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
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.

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.

[Signature]

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

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 that 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 then 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 transportation. 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
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.
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,

Marylin 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 1018
Truckee, CA. 96161

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

From: Paul Eisenhardt [mailto:paul@eisenhartdgroup.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@eisenhartdgroup.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.
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 Irritated 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
December 5, 2011

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
slow@chasinternational.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
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
December 4, 2011

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 on 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 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,

[Signature]

Domino Aonilno
General Manager
Embassy Suites Lake Tahoe Hotel & Ski Resort

Cc: Joanne Marchetta, Executive Director-TRPA
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
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  
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.
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,

Joseph Lynch
385 Lakeview Drive
Tahoma Ca, 96142
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, 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 1018
Truckee, CA. 96161

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

From: Paul Eisenhardt [mailto:paul@eisenshardtgroup.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

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,

[Signature]

John Stafford, AIA
4795 Fern Avenue
Homewood, California 96141
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
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
*75 588-5929 (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.
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 "as 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
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
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 consideration 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
Tahoe City, CA 96142
530.525.1335
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 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.
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
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
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
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.
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
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
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 Meeks 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 Tahama 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 gets my vote!

Thank you,

Connie Peel

(916) 564-2341
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 925-858-0555
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
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.
MEMORANDUM

TO: ALL GOVERNING BOARD MEMBERS
FROM: TOM MAC LAUGHLIN
DATE: NOVEMBER 26, 2007
RE: HOMEOOD 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/4h
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
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
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
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 though 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
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 1989 (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

Louisa's Café

Delicious ideas to please the pickiest eaters. Watch the video on AOL Living.
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 07:52:38 -0800
To: <nikkel@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 upgrade 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
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 Mc Morrow

Stewart Mc Morrow
Forest Fuels Program Manager
North Tahoe Fire Protection District
530-546-2212
Homewood Mountain Ski Area Master Plan

Public Comment

Form Letters

FOR
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@collectiveconversation.com]
Sent: Sunday, December 04, 2011 5:32 PM
To: lisa@collectiveconversation.com; mason@friendswestshore.org; susan@friendswestshore.org; jmontese@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,

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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
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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; jmtonese@aol.com; Placer County Environmental Coordination Services; homewoodfeascomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

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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@tpa.org
Subject: Friends of the West Shore Letter of Concern

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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)
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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)
Dear Placer County and TRPA,

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I hope you take my comments and concerns into consideration.

Sincerely,

Name
Keith Batory

Tahoe Address
195 Simpion Pass Road
Homewod 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.scrm01.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; jmonthese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

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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; jmtorrese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

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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.lightspeed.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
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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
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Name
Ron Scharf

Tahoe Address
4910 West Lake Boulevard
Homewood, CA 96141

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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
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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/20110103 Firefox/3.6.24
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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; placercountyenvironmentalcoordinationservices, homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

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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; jmtormese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
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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/
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!

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

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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.

From:  WordPress [lisa@collectivediscovery.com]
Sent:  Friday, December 02, 2011 4:26 PM
To:  lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtormese@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:

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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

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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;
jromese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

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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.mds-g-pacwest.com)
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:

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I hope you take my comments and concerns into consideration.

Sincerely,

Name
Tango

Tahoe Address
Homewood ca

Additional Comments
Kkeep 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
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:

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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)
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:

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I hope you take my comments and concerns into consideration.

Sincerely,

Name
Verna and John Parrish

Tahoe Address
3335 Sacramento Ave.
Homewood, Ca.

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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 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:

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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 Concern

To: contact

Dear Placer County and TRPA,

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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.scram01.pacbell.net)
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:

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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
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:

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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
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:

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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
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:

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I hope you take my comments and concerns into consideration.

Sincerely,

Name
Henry P. C. Culp

Address
5520 West Lake Blvd
Homewood, California, 96141

Additional Comments
I am concerned that the cir 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
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:

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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.
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:

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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/
Dear Placer County and TRPA,

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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)
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.scrm01.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 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
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] : vikkigb@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] : stormfan@gmail.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
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 <aaucoin66@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] :
[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
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
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
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 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@sklaipine.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
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@maventuresllc.com

----- Forwarded Message
From: <hobieb@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
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@skilalpine.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
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
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@skialplne.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] : queenaimee33@yahoo.com
[b1_agree] : on
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] : mmelton601@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
[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
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@skilpine.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
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@maventuresllc.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 unveiling 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
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. Lewis
Date: 2/14/11

Contact information
Address: One Kaiser Plaza #1101, Oakland CA
Phone: 510-457-0458
Email: william@sonline.com
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,  Jr
Print Name: Lawrence,  Jr
Date: 2-13-2011

Contact information
Address: 5499 McKinley Drive, PO Box 508, Homewood, CA
Phone: 916-260-4161 Email: Lawrence@judy.com

Note: I am Past President of the McKinley Shore Homeowners Association and current Board President for the Shore State Parks 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: 1/30/2011

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: [Print Name: C.J. Wilson]
Address: [Address:]
Phone: [Phone:]
Email: [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: [Signature: N.J. Baker]
Print Name: [Print Name: N.J. Baker]
Address: [Address: 6424 Pine Haven, Condon, CA 95719]
Phone: [Phone: 916-390-2229]
Email: [Email: N.J.Baker@Hotmail.com]

Date: 1/3/2011

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: M.E. Wilson]
Print Name: [Print Name: M.E. Wilson]
Address: [Address: 6435 Carllinda Dr., Orange, CA 92867]
Phone: [Phone: 916-390-2229]
Email: [Email: M.E.Wilson@Hotmail.com]

Date: 1/3/2011

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: M.E. Wilson]
Print Name: [Print Name: M.E. Wilson]
Address: [Address: 6435 Carllinda Dr., Orange, CA 92867]
Phone: [Phone: 916-390-2229]
Email: [Email: M.E.Wilson@Hotmail.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: [Signature]
Print Name: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [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: [Signature]
Print Name: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [Email]
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: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [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: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [Email]

Date: 2-3-11

We Love Homewood!!!
To Whom It May Concern:

Date: 1-29-11

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: [Print Name]
Address: 2901 Blue Ridge Dr., Morgan Hill, CA 95037
Phone: [Phone]
Email: [Email]

---

To Whom It May Concern:

Date: 1-29-11

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: [Print Name]
Address: 224 7th St., 1st Floor, Martinez, CA 94553
Phone: 805.857.8587
Email: taylorsmiles@comcast.net

---

To Whom It May Concern:

Date: 1-29-11

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: [Print Name]
Address: 664 Vernon St., #105, Oakland, CA 94610
Phone: 510.470.9389
Email: kateriedelle@gmail.com
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:

Date: 2/14/11

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: [Signature]
Print Name: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [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: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [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: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [Email]

Date: 2/8/11

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: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [Email]

Date: 2/8/11
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: 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

Print Name

Date

Contact information

Address

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: 
Print Name: 
Date: 

Contact Information

Address: 
Phone: 
Email:

Date: 1/22/11

To Whom It May Concern:

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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:
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 2/14/11

Contact Information

Address 164 classic drive
SF CA 74112

Phone

Email

Date 1/29/11

Signature

Print Name

Date 1/29/11

Contact Information

Address 4761 wanders way

Phone 414-1325

Email DANIELLE WILLIAM
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: [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 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 Ski Area Master Plan.

[Signature]

Print Name: [Signature]

Date: 3/3/11

Contact Information

Address: [Signature]

Phone: [Signature]

Email: [Signature]
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 1-29-11

Contact information

Address P.O. BOX 12175
RENO, NV 89516

Phone

Email jim.schonleber@comlink.net

Date 1/16/11

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: 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: [Print Name]

Address: [Address]

Phone: [Phone]
Email: [Email]
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 reinforce a sense of community center, help 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: [Print Name]
Address: 123 Main St., Homewood, CA 96101
Phone: 555-123-4567
Email: info@homewoodmountainresort.com

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 reinforce a sense of community center, help 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: [Print Name]
Address: 123 Main St., Homewood, CA 96101
Phone: 555-123-4567
Email: info@homewoodmountainresort.com

TO WHOM IT MAY CONCERN:

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

Signature: [Signature]
Print Name: [Print Name]
Address: 123 Main St., Homewood, CA 96101
Phone: 555-123-4567
Email: info@homewoodmountainresort.com
To Whom It May Concern:

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

Signature: [Signature]
Print Name: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [Email]

Date: 3/18/10
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: 
Print Name: 
Address: 2649, Martinez Drive
Burlington, CA 94010
Phone: 530-692-2214
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: 
Print Name: 
Address: 2649, Martinez Drive
Burlington, CA 94010
Phone: 530-692-2214
Email: dbaggiani@yahoo.com
To Whom It May Concern:

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

Signature
Print Name
Address
Phone
Email

Date 3/13/10
To Whom It May Concern:

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

Signature
Print Name
Address
Phone
Email

Date 3/14/10
To Whom It May Concern:

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

Signature: 
Print Name: 
Address: 
Phone: 
Email: 

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: 
Print Name: 
Address: 
Phone: 
Email: 

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: 
Print Name: 
Address: 
Phone: 
Email: 

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
Print Name
Address
Phone
Email

Date 3/1/10

To Whom It May Concern:

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

Signature
Print Name
Address
Phone
Email
To Whom It May Concern:

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

Signature: Beverly Schlieder
Print Name: Beverly Schlieder
Address: 6428 Yale Ct., Chico, CA 95928
Phone: 
Email: 

Date: 3-1-10
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
Print Name
Address 18600 Pala
Phone
Email

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
Print Name
Address 18600 Pala
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
Print Name
Address 18600 Pala
Phone
Email
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
E. Larson
Print Name

Address
25 Devonshire Dr
Homewood, CA 96140
Phone 725-756-0311
Email Larsonfamily.development@gmail.com
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: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [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: [Signature]
Print Name: [Print 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
Print Name
Address
Phone
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
Print Name
Address
Phone
Email

Date 3/20, 2016

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
To Whom It May Concern:

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

Signature
Print Name
Address
Phone
Email

Date
To Whom It May Concern:

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

Signature
Print Name
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: [Signature]
Print Name: [Print Name]
Date: 3-1-10

Contact information
Address: P.O. Box 623, P.O. Box 623
Phone: 925-367-5655
Email: cshshpaper@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: [Signature]
Print Name: [Print Name]
Date: 3-1-10

Contact information
Address: 2136 Westlake Dr
Los Altos, CA 94022
Phone: 408-553-4963
Email: [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

Date

Contact information

Address

Phone

Email

Date

Signature

Print Name

Date

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 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 Ski Area Master Plan.

Signature: [Signature]
Print Name: [Print Name]
Date: [Date]

Contact information
Address: 237 Las Pales
Sonoma, CA 95476
Phone: [Phone]
Email: [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: rishard@berkeley.edu
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]

Signature: [Signature]
Print Name: [Print Name]
Date: [Date]

Contact information
Address: [Address]
Phone: [Phone]
Email: [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: Anitha Loverde

Date: 3/3/10

Contact information

Address: 311 Wheeler Rd.
Hollis, NH 03049

Phone: 603.493.7240

Email: Wloverede72@icloud.com

____________________________________

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: ___________________________

Print Name: Rachel Schwartz

Date: 3/2/10

Contact information

Address: 1015 Castro St. Apt 3
SF, CA 94114

Phone: (510) 517-7127

Email: gateaudumonde@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: ...........................................
Print Name: .......................... Steve P. Minutoli
Date: .......................... 3/4/10

Contact information
Address: .......................... 2302 7th Ave
Phone: .......................... 707-724-5585
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: .......................... William Laverro
Date: .......................... 03/03/10

Contact information
Address: .......................... 311 Wheeler Rd
Phone: .......................... 632-836-7218
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 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 Ski Area Master Plan.

Signature: [Signature]
Print Name: Sandra Hall
Date: 3-11-10

Contact information
Address: 7302 7th Ave
Hilo, HI 96720
Phone: 536-525-7870
Email: koopert@hinet.net
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 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 Ski Area Master Plan.

signature

Print Name: Jonathan Keppe

Date: 3/4/10

Contact information

Address: 1250 N. Avera
King Salmon, CA

Phone: 775-626-1234

Email: jkepple@gmail.com

Date: 3/4/10

To Whom It May Concern:

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

Signature

Print Name: Jonathan Keppe

Date: 3/4/10

Contact information

Address: 1660 Treenew Drive, Daly City, CA 94014

Phone: 650-468-0254

Email: jkepple@gmail.com
Whom It May Concern:

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Date: 

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Signature

Print Name

Date

Contact Information

Address

Phone

Email
Whom It May Concern:

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

[Signature]

Print Name: [Name]

Date: [Date]

Contact information

Address: [Address]

Phone: [Phone]

Email: [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: Durazzo

Date: 3/15/10

Contact information

Address:

Phone:

Email:
Date: 3/6/10

To Whom It May Concern:

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

Signature: Ken Stover
Print Name: Ken Stover
Date: 3/6/10
Contact Information:
Address: 179 N. Lakeview Dr.
Phone: 272-6611
Email: jenifer@stover.com

Signature: Jennifer Stover
Print Name: Jennifer Stover
Date: 3/6/10
Contact Information:
Address: 179 N. Lakeview Dr.
Phone: 272-6611
Email: jenifer@stover.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 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 Ski Area Master Plan.

Signature: 
Print Name: [Name]
Date: 
Contact information
Address: 
Phone: 
Email: 

To Whom It May Concern:

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

Signature: [Signature]
Print Name: [Name]
Date: 
Contact information
Address: 
Phone: 
Email: 

105
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: 3/7/12

Contact Information

Address: 825 S. 5th St. Homwood, CA 95112

Phone: 408-687-9777

Email: 

Date: 3/25/10

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: 

Date: 

Contact Information

Address: 

Phone: 

Email: 

Date: 

Contact Information

Address: 

Phone: 

Email:
Whom It May Concern:

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

Signature: Deanne Eagle
Print Name: Deanne Eagle
Date: 3/8/20

Contact information:
Address: 172 W 40st
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: .........................................................

Print Name: ......................................................

Date: .............................................................

Contact information

Address: ...........................................................

Phone: .............................................................

Email: .............................................................

Date: 03/01/00

To Whom It May Concern:

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

Signature: ........................................................

Print Name: ......................................................

Date: 03/01/01

Contact information

Address: ...........................................................

Phone: .............................................................

Email: .............................................................
Date: 

To Whom It May Concern:

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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: 3/10

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

Signature: ____________________________
Print Name: ____________________________
Date: ____________________________
Contact Information:
Address: P. O. BOX 111
Phone: ____________________________
Email: tofoheart@yahoo.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

Print Name: Pasa
dade

Date: 3-8-10

Contact information

Address: 45 Bootten Ave RD3
Bootten, NJ 07605
Phone: 973-294-3903
Email: 4Ad.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: Margaret Verbeke
Print Name: Margaret A. Verbeke
Date: 3/9/10

Contact information
Address: 31602 Piper Ct
Phone: 248 410 7325
Email: gverb 50@hotmail.com

Date: 9-AMR-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. Altamont
Phone: 248-458-2188
Email: Sun pomoc@microwave.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

Print Name: GARY VERBEKE

Date: 3/10/10

Contact information

Address: 362 Fike Ct
CAMERON PARK, CA 95682

Phone: 248.410.7225

Email: JVERBEKE@HOTMAIL.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

Print Name: JERT TULLARI

Date: 3-10-16

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: Cosue Oliveira

Date: 03/12/10

Contact information
107 Hibbs Drive 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: 

Print Name: Giovanna Oliveira

Date: 03/12/10

Contact information
2011 Gardner, LA, CA 94613
Phone: (707) 480-3034
Email: 

123
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: Lucien Olivera
Date: 03/12/10
Contact information
Address: 301 Grosvenor Place
Oakland, CA 94610
Phone: (510) 656-7659
Email: olivera@lucienolivera.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: ______________________________
Print Name: ____________________________
Date: _________________________________

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: [Signature]
Print Name: Jessica R. Holz
Date: 3/15/10

Contact Information
Address: 
Phone: 
Email: jhholz@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: [Signature]
Print Name: Jack Helms
Date: 3/15/10

Contact Information
Address: 
Phone: 
Email: Jhelms69@comcast.net
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

May 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

Contact information

Address

Phone

Email

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: __________________________
Date: ________________________________

Contact information

Address: ______________________________
Phone: ________________________________
Email: ________________________________

Date: ________________________________
Signature: ____________________________
Print Name: __________________________
Date: ________________________________

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: CRAIG SPRINGBETT

Date: 3/15/10

Contact information

Address: 5811 NAPOUNALA PL
MAUNA KEA 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: 

Date: 

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: R. M. Wills

Date: 3/16/10

Contact information

Address: P.O. Box 2224, Olympic Valley, CA 96146

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: G. Manley

Date: 

Contact information

Address: 

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: 

Print Name: BILL BROWN

Date: 3/16/10

Contact Information

Address: P.O.B. 9264
TRUCKEE, CA 96162

Phone: 530.472.0182

Email: BROWNWA@FT.NEWYORKLIFE.COM

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: SALLY TAYLOR

Date: 3/16 - 2010

Contact Information

Address: P.O.B. 1284
Homewood, CA 96141

Phone: 530.525.7817

Email: SALLY.TAYLOR@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
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: 
Print Name: Nicole Christoff
Date: 3/16/2010

Contact information
Address: P.O. Box 3524
Phone: (530) 546-3374
Email:  

142
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 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 Ski Area Master Plan.

Date: 3/16/10

Signature

Print Name

Date: 3/16/10

Contact information

Address: 1002 Main St, Homewood, CA

Phone: 530 525 7347

Email: paulaschultz@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: Jamie Cizik
Print Name: Jamie Cizik
Date: 3/16/10

Contact information
Address: 10165 Whistler Trail
Phone: 530-588-5600
Email: jamie@whistler.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: [Print Name]
Date: 3/16/10

Contact information
Address: 13472 Balsam Way
Phone: 510-999-8989
Email: Edmond@balsam.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

Print Name

Date

March 19, 2010

Contact information

Address

739 Col St
San Francisco

Phone

(415) 442-1321

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

Date

3/16/2010

Contact information

Address

P.O. Box 1044 Trucker, CA

Phone

(530) 550-0905

Email

pauline@stegeng@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 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 Ski Area Master Plan.

Signature: [Signature]
Print Name: Liz Feingold
Date: 3/20/10

Contact information
Address: 23 Presidential Dr.
Novato, CA 94945
Phone: (415) 882-1790
Email: Feingold@att.net
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: [Terry McGuigan]
Date: [3/20/2010]

Contact Information
Address: 2817 Secret Town Rd
Colfax, CA 95713
Phone: 530-389-2618
Email: [TAMS92@PEOPLE.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: [Signature]
Print Name: [Hugh M. Talley]
Date: [3-20-2010]

Contact Information
Address: 2817 Secret Town Rd
Colfax, CA 95713
Phone: 530-389-2618
Email: [HUGEBREWLYSE@JWD.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 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 Ski Area Master Plan.

Signature: [Signature]
Print Name: [Print Name]
Date: [Date]
Contact information
Address: [Address]
Phone: [Phone]
Email: [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...
Dell Redoner

Print Name...
Dell Redoner

Date...
3/20/10

Contact information
Address...
1069 Samboro Rd
Pebble Beach

Phone:...
Dell Redoner (503) 227-2101

Email:...
Dell Redoner@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: [Signature]

Print Name: FRANK MIESCHER

Date: 3/21/10

San Francisco, CA

Contact information

Address: 1456 P Flora St, San Francisco, CA

Phone: ............................................................

Email: .............................................................
To Whom It May Concern:

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

Signature:  
Print Name: Barton H. Land  
Date: 28 March 2010

Contact information

Address: 1800 Barton Dr.  
Vista, CA  
Phone: 512-281-5125

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:  
Print Name: Justin Faulk  
Date: 3/27/10

Contact information

Address: 650 Tyler St. Apt C  
San Francisco  
Phone:  
Email:  

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 bold undertaking.

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

Signature: [Signature]

Print Name: [Print Name]

Date: 3/28/10

Contact information

Address: 7901 Lake Grand Dr
Sacramento, CA 95831

Phone: (916) 292-2021

Email: catherine.mezquita@gmail.com

2nd Mile, Box 64
Tahoe City, 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
Print Name: B. Fairchild
Address: 123 Fairchild St., Homewood, CA
Phone: (555) 123-4567
Email: b.fairchild@homewood.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
Print Name: C. Fairchild
Address: 123 Fairchild St., Homewood, CA
Phone: (555) 123-4567
Email: c.fairchild@homewood.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
Print Name: D. Fairchild
Address: 123 Fairchild St., Homewood, CA
Phone: (555) 123-4567
Email: d.fairchild@homewood.com
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

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

Address

Phone

Email

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

Address

Phone

Email
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: 350 Wonderland Ave, Homewood, CA 95740
Phone: 916-735-0422
Email: JAMARCHES@TOMPA.COM

Date: 4/21/11

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: Celeb Phillips
Print Name: Celeb Phillips
Address: 9815 Country Park Dr
Phone: 916-783-2522
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: 
Print Name: 
Address: po box 1372
Phone: 925-986-3828
Email: 

155
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 Desage
Address: 2333 17th Ave
          SE, CA 94116
Phone: 935-8568
Email: dave.desage@gmail.com

Date: 12/1/11

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: Jonathan Kern
Address: 5191 Convict Way
          Camarillo, CA 93010
Phone: 914-887-4470
Email: jonkern@stanfordalumni.org

Date: 1/21/14

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 Costello
Address: 1130 Barnes st
          Inverness, CA
Phone: 510-316-1523
Email: costello@stanfordalumni.org
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

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
Address
Phone
Email

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
Address
Phone
Email
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: Lecia Debbird
Print Name: Lecia Debbird
Address: 441 Country Club Drive
          South Lake CA 96151
Phone: (530) 694-523-2323
Email: leciadebbird@gmail.com


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
          South Lake CA 96151
Phone: (530) 694-508-17
Email: waspdude40@hotmail.com


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 Ferran
Print Name: Cindy Ferran
Address: 2520 Overhill Rd
          Glenbrook CA 96108
Phone: 775-674-6323
Email: cindyf@some.net
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

Date 12/27/2019

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

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
Address
Phone
Email

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
Address
Phone
Email
To Whom It May Concern:

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

Signature
Print Name
Address
Phone
Email

Date 12/24/10

To Whom It May Concern:

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

Signature
Print Name
Address
Phone
Email

Date 12/24/10

To Whom It May Concern:

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

Signature
Print Name
Address
Phone
Email

Date 12/24/10
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: DALLAS A. PHILLIPS
Address: 7735 UPLANDS WAY CITRUS HEIGHTS, CA 95610
Phone: (916) 961-7136
Email: [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: [signature]
Print Name: DALLAS A. PHILLIPS
Address: 809 TYNERS ST INCLINE VILLAGE, NV 89450
Phone: (415) 725-0888
Email: [email]

Date 4/1/10

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: RHEE LEE
Address: 1350 CONCESSION RD
Phone: (415) 954-1378
Email: [email]
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:... Signet of dated
Print Name:... [Name]
Address:... 572 Miller Rd.
Phone:... (209) 393-9372
Email:... [Email]
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

Date: 3/27/2010
To Whom It May Concern:

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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: 4/2/10
To Whom It May Concern:

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Print Name
Address
Phone
Email

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Signature
Print Name
Address
Phone
Email

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Signature
Print Name
Address
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Email
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My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature: [Signature]
Print Name: [Print Name]
Address: [Address]
Phone: [Phone]
Email: [Email]

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: LESLEY CARMON

Address: 123 PADDLEFORD, LIMSFIELD SURNEY, RH6 0DF, UK

Phone: 0188 716 782

Email: mcarton@cam.corn

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: MARTIN CARMON

Address: 123 PADDLEFORD, LIMSFIELD SURNEY, RH6 0DF, UK

Phone: 0188 716 782

Email: mcarton@cam.corn

Date

To Whom It May Concern:

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

Signature

Print Name: MIKI CARMON

Address: 123 PADDLEFORD, LIMSFIELD SURNEY, RH6 0DF, UK

Phone: 0188 716 782

Email: mcarton@cam.corn
To Whom It May Concern:

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

Signature: 
Print Name: 
Address: 
Phone: 
Email: 

Date: 4/10/10
To Whom It May Concern:

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

Date: April 10, 2010

Signature: [Signature]
Print Name: Cindy Petros
Address: 17470 Belletta Dr
Phone: 408-408-8497
Email: cindy.p@garlic.com

We do love the “loney” environment here though - hope that

Date: 3/12/11

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.

Date: 4/14/10

Signature: [Signature]
Print Name: [Print Name]
Address: P.O. 123
Phone: 555-5555
Email: [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: [Signature]
Print Name: Lynne M. Hurst
Date: 3/27/10
Contact information
Address: 42 Pierce Lane, Novato CA 94947
Phone: 415-899-9808
Email: Lynne @homestead.com
To Whom It May Concern:

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

Signature: __________________________
Print Name: Pamela Kappellhof
Date: 12/28/10

Contact information

Address: 7136 8th Ave, Tahoma
Phone: 530-525-1045
Email: pamk86@ymail.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: __________________________
Print Name: Cesar de Garcia
Date: 3/25/10

Contact information

Address: 416 Ensign Dr
Phone: 408 657-9977
Email: jimmymthompson@gmail.com
To Whom It May Concern:

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

Signature: Nick Kappelhof
Print Name: Nick Kappelhof
Date: 12/28/10
Contact information
Address: 7136 8th Ave, Tahoma, CA 96142
Phone: 530-525-1045
Email: nkappelhof@gmail.com

To Whom It May Concern:

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

Signature: Peter Kappelhof
Print Name: Peter Kappelhof
Date: 12/28/10
Contact information
Address: 7136 8th Ave, Tahoma, CA 96142
Phone: 530-525-1045
Email: peterk86@comcast.net
To Whom It May Concern:

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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...

To Whom It May Concern:

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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...
Homewood Mountain Ski Area Master Plan

Public Comment

Individual Letters

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
FROM: Barbara Brochard
President, McKinney 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

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 expense, 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
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
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 ther 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
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)
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,

[Signature]

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
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
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,

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

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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.

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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.

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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.

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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.

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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 project’s 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
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.
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

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.
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
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

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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”

<table>
<thead>
<tr>
<th>Homewood Mountain Resort Project Configuration</th>
<th>HMR Proposed Project Number of Units &amp; Bedrooms</th>
<th>FOWS Alternative 33% Reduction Number of Units &amp; Bedrooms</th>
<th>Number of People at Full Occupancy/ PAOT* HMR vs Alternative</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>North Base Hotel</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Penthouse Condos</td>
<td>30 @ 3 BRs = 90 BRs</td>
<td>30 @ 3 BRs = 90 BRs</td>
<td>180 vs 180</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>75 @ 1 BR = 75 BRs</td>
<td>75 @ 1 BR = 75 BRs</td>
<td>150 vs 150</td>
</tr>
<tr>
<td>Condos</td>
<td>40 @ 2 BRs= 80 BRs</td>
<td>40 @ 2 BRs= 80 BRs</td>
<td>160 vs 160</td>
</tr>
<tr>
<td><strong>Hotel</strong></td>
<td><strong>145 units &amp; 245 BRs</strong></td>
<td><strong>145 units &amp; 245 BRs</strong></td>
<td><strong>490 vs 490</strong></td>
</tr>
<tr>
<td>Multi-Residential Condos</td>
<td>56 @ 2-4 BRs = 168</td>
<td>20 @ 3 BRs = 60 BRs</td>
<td>336 vs 120</td>
</tr>
<tr>
<td>Townhouses</td>
<td>16 @ 4 BRs = 64 BRs</td>
<td>Deleted</td>
<td>128 vs -0-</td>
</tr>
<tr>
<td><strong>North Base Totals</strong></td>
<td><strong>217 units &amp; 477 BRs</strong></td>
<td><strong>165 units &amp; 305 BRs</strong></td>
<td><strong>954 vs 610</strong></td>
</tr>
<tr>
<td><strong>South Base</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chalet Duplexes - cabin style</td>
<td>48 @ 3 BRs + study &amp; loft = 192 BRs**</td>
<td>40 @ 3 BRs + study &amp; loft = 160 BRs**</td>
<td>384 vs 320</td>
</tr>
<tr>
<td>Condos</td>
<td>47 @ 3 BRs = 141 BRs</td>
<td>delete</td>
<td>282 vs NA</td>
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<tr>
<td><strong>South Base Totals</strong></td>
<td><strong>95 units &amp; 333 BRs</strong></td>
<td><strong>40 units &amp; 160 BRs</strong></td>
<td><strong>666 vs 320</strong></td>
</tr>
<tr>
<td><strong>Sub-total North &amp; South</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Workforce Housing</td>
<td>312 units &amp; 810 BRs</td>
<td>205 units &amp; 465 BRs</td>
<td>1620 vs 930</td>
</tr>
<tr>
<td>13 units</td>
<td>9@2, 4@4 BRs = 34 BRs</td>
<td>9 @2, 4@4 BRs= 34 BRs</td>
<td>68 vs 68</td>
</tr>
<tr>
<td><strong>Total North &amp; South Bases</strong></td>
<td><strong>325 units &amp; 844 BRs</strong></td>
<td><strong>218 units &amp; 499 BRs</strong></td>
<td><strong>1688 vs 998</strong></td>
</tr>
<tr>
<td><strong>North Base Parking</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Underground parking</td>
<td>410 spaces</td>
<td>248</td>
<td></td>
</tr>
<tr>
<td>Public Parking Garage</td>
<td>272 spaces</td>
<td>272</td>
<td></td>
</tr>
<tr>
<td>On Site</td>
<td>56 spaces</td>
<td>56</td>
<td></td>
</tr>
<tr>
<td><strong>South Base</strong></td>
<td>145</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Townhomes</td>
<td>64 spaces</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Total Parking Spaces</strong></td>
<td><strong>738 spaces</strong></td>
<td><strong>636</strong></td>
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</tr>
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</table>

### Commercial Floor Space

<table>
<thead>
<tr>
<th></th>
<th>HMR Proposed Project SF</th>
<th>FOWS Alternative SF</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Base Commercial/Retail</td>
<td>25,000 sf</td>
<td>24,000 sf</td>
<td>1,000 sf</td>
</tr>
<tr>
<td>Skier Services</td>
<td>30,000 sf</td>
<td>20,000 sf</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>South Base -skier services</td>
<td>2,000 sf</td>
<td>2,000 sf</td>
<td>0 sf</td>
</tr>
<tr>
<td>Mid-Mountain Day lodge</td>
<td>15,000 sf</td>
<td>14,000 sf</td>
<td>1,000 sf</td>
</tr>
<tr>
<td>Gondola terminal</td>
<td>18,000 sf</td>
<td>10,000 sf</td>
<td>8,000 sf</td>
</tr>
<tr>
<td>Maintenance Facility</td>
<td>15,000 sf</td>
<td>10,000 sf</td>
<td>5,000 sf</td>
</tr>
<tr>
<td><strong>Total CFS</strong></td>
<td><strong>105,000 sf</strong></td>
<td><strong>80,000 sf</strong></td>
<td><strong>25,000 sf</strong></td>
</tr>
</tbody>
</table>

### 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
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

I am using the Free version of SPAMfighter.
SPAMfighter has removed 22348 of my spam emails to date.
October 5, 2011

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

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,

Marylin Thompson
26 Redwood Drive
Woodland, CA 95695
530-666-3748
thompsona.m@sbcglobal.net
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 gridlock 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
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
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 trees 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.scrm01.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
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
To: contact

From:
doug and valerie welch
dw7230q@sbcglobal.net

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

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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.
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 it’s 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...
esoal 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
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.
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.

Sent from (ip address): 76.21.81.164
Starting (user agent): 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)
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 adverted 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
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?
**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

200+ service employees = 50 automobiles

75 boats

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
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 9:30 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 HHMR 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

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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 econony needs to be looked at when hiring takes place making sure that jobs are fulltime with benefits for local 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)
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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.
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; jntornese@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.
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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

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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.
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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 (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; 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 11:25 AM
To: mason@friendswestshore.org; susan@friendswestshore.org; jmtonese@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.
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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/6333.18.5

https://exch10.trpa.org/owa/?ae=Item&t=IPM.Note&id=RgAAAC%2bg1qwinrsSKAw... 10/31/2011 9
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

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Friends of the West Shore Homewood Survey

To: contact
From: Tootie Beeman
tootie@bullseyefarms.com

Tahoe Address
4820 West Lake Blvd

City
Homewood

Zip
96141

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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 (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/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
c 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.

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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; jntornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:
Bill Clausen
billbon@sonic.net

Tahoe Address
6120 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.
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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; jntornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS

To: contact

From:
Kevin Cronin
kcronin82@gmail.com

Tahoe Address
6250 Lark Ave

City
Homewood

Zip
96141

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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: 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.
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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 development does not follow many of the current codes. The traffic will be horrendous. It can take over 1 hour to drive from Homewood to Tahoe City on a busy summer weekend. What happens then in the case of an emergency vehicle trying to get someone to the hospital.

https://exch10.trpa.org/owa/?ae=Item&t=IPM.Note&id=RgAAAAC%2bg1qwinrsSKAw... 10/31/2011
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 with in 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 (referer): 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)
Friends of the West Shore Homewood Survey
don fouts [don@foutsonstruction.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@foutsonstruction.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
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; jntornese@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.
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; jntornese@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 HMRC 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
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; jmtomese@aol.com; cdraecs@placer.ca.gov; David Landry

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)
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; jmtomese@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 (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/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.com

Tahoe Address
po box 1156

City
tahoe city

Zip
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.
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.
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; jntornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS
Comments

To: contact

From:
Erik Jegers
erikjegers@yahoo.com

Tahoe Address
6405 Flicker ave

City
Homewood

Zip
california

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.
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
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 [dmb1414@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
dmb1414@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 (FAS) 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 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.scram01.sbcglobal.net)
Date/Time: October 11, 2011 7:51 pm
Coming from (referer):
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; jmtonese@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 [daneley@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
daneley@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:dennie1@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
dennie1@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. Bromagen. 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 (referer):
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 Survey
Lori Quinn [majll@aol.com]

Sent: Tuesday, October 11, 2011 7:41 PM
To: mason@friendswestshore.org; susan@friendswestshore.org; jmntornese@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 (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) 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 disneyland 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.

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.

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

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 (referer):
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; jmtomese@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; jmontese@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
(139.187-76-65.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; jntornese@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.sbglobal.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

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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; BL1E8_v1;ENUS)
Friends of the West Shore Homewood Survey
Ceylan Pumphrey [ceylanoluca@comcast.net]

Sent: Monday, October 10, 2011 10:54 PM
To: mason@friendswestshore.org; susan@friendswestshore.org; jintornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:
Ceylan Pumphrey
ceylanoluca@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.abcglobal.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

https://exch10.trpa.org/owa/?ae=Item&t=IPM.Note&id=RgAAAC%2bg1qwinrSKAw...
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.snfccap.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 Roadd

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

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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
(ads1-68-126-196-169.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

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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; jmtornea@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:
kristina franceschi
kristinadjb@hotmail.com

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Sent from (ip address): 68.126.196.169
(adsl-68-126-196-169.dsl.plin13.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

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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!

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.com

Tahoe Address
605 Olympic Drive

City
Tahoe City

Zip
96145

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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; jmontanese@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

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Agree

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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)