
From: Miya Crystal Bay <miyacrystalbayllc@gmail.com>

Sent: Monday, January 31, 2022 2:24 PM

To: Large, Michael <mlarge@da.washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Tone, Sarah <STone@washoecounty.gov>; pnielsen@trpa.gov

Cc: Ann Nichols <preserve@ntpac.org>; Earl Nemser <enemser@interacvebrokers.com>; Vanessa Rude <vanessa.rude@ipm-tahoe.com>

Subject: Original Boulder Bay permit application (and Special Use Permit Case Number WSUP21-0035 - Resort at Tahoe and Residences)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Michael and team,

We are new homeowners in the Granite Place (Boulder Bay) condominium complex, and are, therefore, new to the concerns being discussed by the community in Crystal Bay, but we are very concerned nonetheless. It is rare that new condominium owners and long-time homeowners in a neighborhood are aligned and feel as strongly as we all do about the new plans EKN Development Group/EKN Tahoe LLC & Big Water Investments is now pushing forward for the development of the Biltmore property and surrounding area, including roads. The community's concerns need to be strongly considered. Those concerns relate to the fact that the original Boulder Bay EIS has changed tremendously and is no longer current. It most certainly should require a new detailed submission, one that specifically addresses the MANY changes to the structures, uses of the property, and roads. The new submission would also need to address public safety, the environment, and well-being of the public in this area. Traffic, fire conditions, overtaxed infrastructure and capacities are concern areas expressed by the public and should be concerns of your committee as well.

With regard to traffic, a new study simply must be done. The last study done in 2008 holds no relevance to the current traffic conditions in the area that would be further impacted by this new property.

- a. The 2008 traffic study and the Final EIS failed to use existing traffic counts (about 1400 daily trips) as the baseline, instead they used projected traffic counts as if the property were fully developed under current zoning maximized buildout. This resulted in an unrealistic baseline that was excessively high (over 5000 daily trips), and then compared it with the proposed "smart growth" development that could potentially reduce trips to about 4000 per day. This false baseline deceived the public and decision-makers into thinking that the proposed development would reduce traffic from actual existing conditions of about 1400 vehicle trips daily. This deception must be corrected to accurately inform the public about the extent of further congestion from any new development.
- b. The 2008 traffic study was based on a four lane configuration of SR28 in Kings Beach which no longer exists. Today the two single-lane roundabouts significantly reduced roadway capacity creating a bottleneck with queues that impact and affect traffic flows at the project site. This requires further study.
- c. A roundabout at Crystal Bay may better enable traffic from the project site to access SR28 going east rather than crossing the already congested westbound lane. The current stoplight at Crystal Bay does not coordinate well with the queues from Kings Beach, and a roundabout with creative pedestrian control may help traffic move more consistently. Please have NDOT comment on the need and potential location for a roundabout.
- d. The 2008 traffic study did not accurately reflect the level of service F which is experienced today for about four months of the year, often times for 6 hours per day. Fourteen year old data under false pretenses does not produce an accurate representation for the public and decision-makers.
- e. The 2008 traffic study and the Final EIS Traffic element failed to adequately account for redevelopment of the Cal Neva property, the Tahoe Inn (110 affordable housing units), Kings Beach CEP project, Ferrari's project and redevelopment of several other vacated and underutilized commercial properties in Kings Beach. A cumulative impact of North Shore traffic is required.
- f. The 2008 traffic study and the Final EIS failed to address the number of trips from the importation of manufactured road base, structural aggregate base, bedding material, drain rock, backfilling of retaining walls, etc. The Application for this grading permit also fails to produce any numbers for imported material and the associated truck trips occurring simultaneously with the export of excavated material.
- g. The Final EIS assumes 121,000 cubic yards (CY) of excavated native soil that would be exported from the site during grading, requiring about 200 truck trips per day. The new number in the Application is now 155,000 CY while keeping another 42,000 CY of excavated material on the site. Where would this material be stored, how would it be processed and utilized on site? What are the new traffic impacts, and where is the soil going? This information is incomplete.
- h. The new owner, EKN has purchased Beasley's Cottages, a lakefront property in Tahoe Vista, CA (Placer County) as an additional destination for guests of the project. The 2008 traffic study maintained that since the original project was a "destination resort" guests would never have to leave, and traffic would be reduced. The "resort" itself is also now planned as a destination to attract other Tahoe visitors to its retail, restaurants, "outdoor amphitheater", etc, which will further increase traffic in and around the resort. So the idea that any of this would reduce traffic is clearly not the case. New traffic impacts must be considered since the location is west of the Kings Beach bottleneck. There will surely be impacts to Kings Beach/Tahoe Vista from the 2448 population of the RATR site.

Additionally, and on a personal note, the new road (proposed name "Wellness Way") would sit directly in our backyard. I can't imagine that narrow of a variant for a public road next to private dwellings is even allowable. But even if it is, try to imagine a road so close to your home. It is untenable, in addition to the very serious traffic, and safety concerns that have already been expressed to you.

Finally as to REDUCED EVACUATION:

The SUP request is detrimental to the Public because it will limit the ability of Crystal Bay/Incline residents to evacuate by eliminating ONE method of egress for at least two fires and probably many more. The county's previous finding of no detriment to the community due to traffic evacuation is specious at best, given the removal of Wassou Road and the additional construction trips that will be required.

The proposal will cut off Wassou Rd behind the Biltmore casino in February 2022 and not provide a temporary substitute road. Currently the community has Stateline, Reservoir, Beowawie and Amagosa as exits. The SUP scheme will provide only Reservoir, Beowawie and Amagosa. This is an outrageous health and safety violation,

and again points to the need for a new traffic study in advance of the removal of any roads.

It is my understanding that this is the 4th time a project developer has tried to remove an exit from the neighborhood. The community has fought hard to keep their exits, even winning on appeal to the Washoe County Commissioners.

A minimum of 2 years interruption is not temporary, and it may take much longer. This dismissal of community safety and welfare concerns is alarming. Other projects, Mar's Valley West and Squaw Valley have been denied by the courts because of similar issues.

If your group makes the decision to approve and permit this project without considering a new detailed submission and requiring a new approval of all items addressed above, then consistent with that, the project must be held to the original conditions, plans, performance requirements that led to the findings and approvals in the first place.

I acknowledge that the developer has rights and responsibilities. Since Boulder Bay is no longer the developer, evidence must be established that the new developer commits to follow and conform to the plans, stipulations and conditions of the original findings and approvals before they enjoy any rights or benefits through their acquisition of the original project. So far that evidence has not been made nor offered. To the contrary, evidence exists that the project going forward is materially different (Tahoe Vista connection, project drawings and proposed cubic yards of earth moved, as well as uses of the space are all beyond the original scope).

Only one of these situations can exist. Either a new project proposal can be submitted to the approval process or the project going forward must conform to the original conditions of approval. A material different project going forward under prior approvals for the original project must be considered inappropriate and illegal.

I would appreciate a response to the numerous concerns and issues that are raised to you here and by others in the community.

Sincerely,

Sonya Rosenfeld
miyacryystalbayllc@gmail.com
(310) 612-7020

From: Earl Nemser <enemser@interactivebrokers.com>
Sent: Tuesday, February 1, 2022 12:31 PM
To: Washoe311
Subject: Re: Case Number (WSUP21-0035) Hearing February 3, 2022
Attachments: IMG_6616.jpg

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THIS COMMENT IS BEING RESENT WITH THE INTENDED ATTACHMENT ATTACHED.

On 2/1/22, 12:27 PM, "Earl Nemser" <enemser@interactivebrokers.com> wrote:

Greetings:

I am a Condominium Unit Owner at Granite Place adjacent to the project in this case. I addressed the Board at the last public hearing, and there I expressed my general support for the project, but my opposition to the proposed road called Wellness Way. This comment raises two points and expresses my continued opposition to Wellness Way as well as my opposition to use of Sierra Park as a staging area for the project's continued construction.

My general support for the project includes a plea that it be fast-tracked to the extent possible. The current situation, with the dilapidated Biltmore, is an unfortunate plight on the Crystal Bay community and should be remedied as soon as possible. The current developer, EKG, appears well-intentioned and should be encouraged to complete the project. Fast tracking the project does not mean cutting corners. To the extent additional data is needed to evaluate the modified plans, very tight deadlines should be imposed on those who will be responsible for the work.

POINT 1. WELLNESS WAY: My specific objection to the Wellness Way is based on my personal circumstance (and likely that of the other 17 Unit Owners at Granite Place.) We might accept the traffic, noise and congestion on Route 28, but we did not buy our properties with the idea that our entire complex would be surrounded and circumscribed by traffic and a parking lot. To the contrary, the then developer represented to us that the west side of our property would be a nicely landscaped park. Please see the attached photo and focus on the area above the buildings marked "A". This photo was used as a key marketing piece, and, in fact, it still stands on the property even to this date. This marketing piece was a material misrepresentation that we relied on to our detriment, and the developer and its transferee should be estopped from building this particular part of project differently (by adding Wellness Way) and instead surrounding us with a dangerous road. If Wellness Way is permitted, our buildings will be an isolated island encircled by cars--unlike any other property I can identify in the entire county. This should not be permitted in order to favor one set of concerns over another, one set of financial interests over another, and one set of preferences over another all without any consideration for how the obvious relative burdens are imposed and relieved. This road will burden only the Granite Place Unit Owners, and their concerns should be paramount in determining how to proceed.

If Wellness Way is permitted to be built, and it should not be, the county should require important safety precautions, including speed bumps, a 15 mile per hour speed limit, strict no parking and no truck rules, and heated pavement. Otherwise, the proposed road, in addition to being a new and unexpected burden on the 18 Unit Owners, will be a safety concern like no other in the Incline Village/Crystal Bay community.

The whole idea of Wellness Way should be eliminated and the developer should be permitted and encouraged to finish the project as soon as administratively possible.

POINT 2. SIERRA PARK: I understand, and the Unit Owners were told when they purchased, that Sierra Park was to be deeded to the county and preserved for public use. The park is adjacent to our buildings. I further understand that the original developer and the county did not complete the transfer of the park, and instead, delayed implementation for reasons that may not be apparent. Finally, I understand that in all events, the deed to the park is restricted to only one use--a park. If this park is used as a staging area, the resulting burden on Unit Owners in Granite Place will be intolerable when combined with the traffic on Route 28 right next door. If the developer needs a staging area, there is plenty of property in the vicinity that it can reasonably rent for that purpose. There is no reason for the county to save the developer the modest rental cost by depriving us of the park use and imposing on us the attendant burdens.

Respectfully submitted,

Earl H. Nemser
1 Big Water Drive Unit A104
Crystal Bay, NV 89402



From: [Ann Nichols](#)
To: tahoehills@att.net; thomas.clay67@gmail.com; [Christensen, Don](#); [Pierce, Rob](#)
Cc: [Bronczyk, Christopher](#); [Lloyd, Trevor](#); [Large, Michael](#); "Paul Nielsen"; [Tone, Sarah](#)
Subject: 2011 approved BB project vs Grading application 2022
Date: Monday, January 17, 2022 5:48:10 PM
Attachments: [image001.png](#)
[new and old bb.pdf](#)

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Dear Board of Adjustment:(Sarah please forward to Mr. Stanley)

These drawings clearly show the difference between what was approved in 2011 and what they are presenting now.

Thank you,

Ann Nichols



North Tahoe Preservation Alliance

P.O. Box 4

Crystal Bay, Nv. 89402

preserve@ntpac.org

775-831-0625

www.ntpac.org

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

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Incline Village Crystal Bay Citizens Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the Incline Village Crystal Bay Citizens Advisory Board meeting held at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on November 4, 2019, 5:00 P.M.

1. *CALL TO ORDER/ PLEDGE OF ALLEGIANCE – Pete Todoroff called the meeting to order at 5:32 P.M.

2. *ROLL CALL/DETERMINATION OF A QUORUM - Pete Todoroff, Kevin Lyons, Michael LeFrancois, Mike Sullivan. A quorum was determined.

Absent: Judy Miller(excused)

3. *PUBLIC COMMENT –

With no requests for public, Chair Todoroff closed the public comment period.

4. APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 4, 2019 – Kevin Lyons moved to approve the agenda. Mike Sullivan seconded the motion to approve the agenda for **NOVEMBER 4, 2019**. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 3, 2019 – Mike Sullivan noted he is an alternate and the minutes noted he was absent/not excused, but alternates don't need to be excused. He requested that to be reflected. Kevin Lyons moved to approve the minutes of **JUNE 3, 2019** with correction that Mike Sullivan was absent. Mike Sullivan seconded the motion to approve the minutes as corrected. Motion carried unanimously.

6. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page:
www.washoecounty.us/comdev

6.A. Special Use Permit Case Number WSUP19-0006 (Verizon Monopole) - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit for the construction of a new wireless cellular facility consisting of a 45-foot-high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility and a small cabin structure to house the wireless equipment. The monopole is proposed to be located on the southern portion of the 3 acre parcel at 1200 Tunnel Creek Road. (for Possible Action)

- Applicant\Property Owner: Epic Wireless for Verizon Wireless\Tunnel Creek Properties, LLC
- Location: 1200 Tunnel Creek Rd.
- Assessor's Parcel Number: 130-311-17
- Staff: Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on December 5, 2019

Buzz Lyn, Applicant representative, provided an update with the changes since the last time it was proposed.

Mike LeFrancois asked if there are any proposed trees in the area that are similar to the proposed tree. Buzz said the monopine is much shorter, and mimics the jeffery pine in the surrounding area.

Kevin asked if there were any other changes to the application

Public comment:

David Geddes said it's important to include the pad elevations for the mechanical room and the tower. He spoke about fill that isn't depicted in the plans. He said the simulation pictures show the roadway. It's not realistic. Realistically, someone can see the entire tree. He said the pine tree tapers naturally, but the tower has a box at the top. It's important to see what it actually looks like. He spoke about the mechanical room on the roadway. It needs to be clarified. The pad elevation is very important. The most important simulation is simulation from the residence. This will obstruct the multimillion-dollar view. The board needs to consider these things. He said it would be helpful to put stakes in the ground to show the location of the pad and depict the height of the tree to show the structure.

Pricilla O'Leary provided a written comment – The cell tower produces a lot of trash in the form of plastic looking blades. We picked up approximately 2,300 pieces of trash produced by the cell tower.

Alec Flores held up a jar with pine needles. He spoke about the materials from the pine tree on the Mountain Golf Course. He asked how this will impact the Lake. If it will be constructed to mimic the monopine, he asked how it will be constructed and with what materials. He said we need cell coverage but not at the expense of the lake.

Hillary asked if there is limit on expansion. She said Scientific American article spoke about impact of cell towers. She asked if the tower can be limited to 4G. She asked that this is not a blanket approval and limit usage. Please research human safety. She said she doesn't care what it looks like but sympathize with the neighbors who have to look at it, and it should be screened with other natural trees. She said it should be designed for one usage. Look at the impact on humans before expanding.

Craig Olson, Tunnel Creek owner, he said he has done cell sites on property before. He said he put Verizon through the ringer about the appearance. He said this is his property. He said if he was concerned about radio waves, he wouldn't put it on the property. He said he wants it to look good. He said he is concerned with the materials falling off as well. He said he spoke with Buzz about the tree shedding. He said there will be strong language in the contract. He said he doesn't want to put trash in the lake either. He wants to reduce waste and protect the lake. He said cell towers are NIMBY. It won't impact Mr. Geddes or his mother-in-law. He said he met with Duffield's representative. He invited everyone to meet and talk to him. He said he doesn't need the lease money, but we need to coverage. He said they are accepting comments about the look and how to protect the environment.

John Finney, neighbor of Craig Olson, spoke about 5G technologies. It will be distributed on smaller posts around town. It's not a larger tower for 5G.

Hillary asked if another company gets added to the same location, does it increase the cell tower power. Mike Sullivan said the other cell tower proposed was 125 feet. This one is 45 feet. Buzz said carriers like to co-locate so they don't have to recreate cell towers, but at 45 feet, there isn't the opportunity. He said if that is to happen, it would come back to the CAB.

Mike LeFrancois asked about the proposed changes. Buzz said it wasn't to the pole or antenna which will remain the same. He said the structure would move downhill to reduce the view shed by 12 feet vertical and horizontal.

Pete Todoroff asked if it was staked out. Buzz said no. Pete said it would be helpful.

Julee Olander said there are 3 distinct trees where it will be located. She would be happy to send pictures.

Craig Olson said equipment shed with air conditioning units didn't go over well with him since it doesn't look like a log cabin. The air conditioning unit will be on the inside. Craig said he is doing everything to make it look like it belongs there..

Kevin Lyons explained wave length and energy between 4G and 5G technology. He said he would live next to this tower.

MOTION: Kevin Lyons moved to recommend approval and recommend it being staked. Mike Sullivan seconded the motion to recommend approval and to forward community and Citizen Advisory Board comments to Washoe County staff on a request for Special Use Permit Case Number WSUP19-0006 (Verizon Monopole). Mike Sullivan noted Craig Olson will be the first person to approve or deny the final project. The motion passed unanimously.

6.B. Abandonment Case Number WAB19-0002 (Romance Ave.) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an abandonment of Washoe County's interest in ±3,231 square feet of the southern portion of the unimproved right-of-way of Romance Avenue between Lake Tahoe and Lakeshore Drive to the property owner at 1713 Lakeshore Drive (APN: 130-331-05) to the south of the abandonment site. (for Possible Action)

- Applicant\Property Owner: Lee Herz Dixon\Washoe County
- Location: Adjacent to parcels 130-331-04 & 05 off Lakeshore Drive
- Assessor's Parcel Number: 130-331-05
- Staff: Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on December 3, 2019

Art O'Connor, applicant representative, provided a PowerPoint slide show.

- Requesting abandonment of south half of Romance.
- He provided a map of the location south of Incline Village.
- Romance pre-dates the dam in 1909
- He spoke about the lake levels
- In 1933, a new map was recorded with new alignment of Highway 28
- Washoe County has already abandoned 3 roads in Rocky Point
- He reviewed Rocky Point Topographic map
- Romance contours are steep slopes
- He said the property line crosses through the neighbor's property. It's an encroachment.
- He showed pictures and a video of existing public access
- He showed pictures of Romance parcel and property line of the Dixon's, IVGID Pump station, and storm drain treatment system
- He spoke about hill scar and erosion. He said they are proposing turfstone/gravel and access for IVGID access to lift station where the hill scar is located.

Benefits of abandonment:

- Dixon deck encroachment resolved
- 3,200 s.f. added to tax roll
- Erosion mitigation
- Repair access to lift station
- Automatic backup power for lift station
- IVGID lift station protected with fencing
- Public access built to current code
- Turfstone path environmentally friendly

Pete Todoroff said he went down there Saturday and agrees with the erosion issues. Art said they will clean that up and include a utility board to replace the old plywood.

Kevin asked the history of the dock structure. Art said the people across the street built that many years ago. You cannot receive prescriptive right on public property. Everyone can access that dock. The County expressed the desire to obtain it and updated it to code. He said he believes it was 50 years old. Kevin asked how wide. Art said 50 feet. He said IVGID will take 20 for access to lift station, with 5 feet for public access. Kevin asked if the appraisal was done. Art provided background on the nearby abandonment, and the County did not get money. Half will be valued for Dixon on boundary line and increase their evaluation of taxes and County will start to collect. Art said it probably wasn't surveyed. Kevin spoke about paying fair value of the land unless it was a mistake by the County. Kevin said you are taking public property and transferring it private owner. He said it's curious behavior without fair compensation of public funds. He said appraisals might equal the improvements. Art showed the map of their deck and shed and reconstruction of the property. He said it use to be a larger encroachment. He spoke about an established buoy and right to build a community pier. He said the Dixon's want to build a community pier to be used by the Steinheimers and Finney property. Art spoke about fencing and screening with vegetation. He said they will have to do a boundary line adjustment. This property has been in the family since 1926. Kevin said there needs to be an appraisal; it's public property. He asked how there can be transfer public land without appraisal. Art said the County hasn't been collecting taxes on this property. It's being put on the tax roll. Art spoke about application appendix of previous abandonment.

Mike LeFrancois asked how they will maintain the land. Art said IVGID will maintain it. Julee Olander said IVGID will maintain fence around lift station, and nothing else. It's not IVGID property, its Washoe county property, but can't find interest in maintaining this land. Art said IVGID didn't repair the scar after replacing the lift station. Julee Olander said she wasn't sure if the County wants liability of this access. She said it's currently public access.

Public Comment:

Richard Dixon said he doesn't mind paying for appraisal, but it's a non-buildable lot. People have been using that street as access to the lake. We have started to see deterioration and there is soil erosion. He said he doesn't mind leasing or renting it. He said the County isn't taking care of it. He said they won't build on it, but rather landscape it. He said we spend our money to maintain County land with native vegetation. He said across the street neighbor had pipes and electrical lines run down there. He said we have problem with exposure liability to the County. The people across the street wants to access the lake. He said we are trying to satisfy, but the county doesn't know what they want. We are trying to rectify the erosion and abide by TRPA strict guideline. He said we won't build on it, but we want to plant vegetation to prevent erosion.

Matt Callahan said his father built the cabin across the street in 1958 and installed the pipes. That is why that structure was built originally for a pump house. He said 4 generations have used that dock. He said they have maintained that dock. He said they have a problem with meeting noticing. He said we found out last Friday about this meeting. The neighbors emailed him. He said there isn't delivery of mail to physical address. It's lack of legal notice since they just found out about it. The abandonment of Romance will take away their access. Matt said he has IVGID water. The piping was taken out at that time. Art said their dock is not part of the abandonment. Mike Sullivan asked about noticing. Julee Olander said it's a courtesy notice; it will be required noticing when it goes to Planning Commission. Julee noted she sent it to PO boxes, not to physical addresses. She said they use the tax bill address. The official notice will go out when it goes before the Commission. Matt said he didn't talk to the Dixons. They aren't on the best terms.

Derek Callahan spoke about how his grandfather built the cabin and pumped water since early 60s. There has been no notification that it's not supposed to be there. He asked why does the Dixon have say of what happens of the northern section of Romance avenue. It's disingenuous to say it's not upkept. He said his mom spends time and money to keep it maintained.

Pete Todoroff asked for clarification about being what is being maintained. Derek said they maintain the dock structure. They use the slope to access. Pete said the slope is not being maintained. He said there is an issue with erosion. Matt said he has been asking the County to replace the steps for 5 years now.

Jenette Finney, neighbor, said TRPA should go after Washoe County and IVGID for BMPs. It's not the Callahan/Herz to maintain that hill cut. She said there were old wooden stairs that disappeared that was the access. It's been removed on public land. IVGID needs to access the lift station.

Lee Dixon, 1713 Lakeshore, said she refuted what has been said. The wooden stairs were built by her uncle on the south end. It was removed by IVGID because they felt it was endangering their staff down to the lift station. There has been steps carved out illegally. She said she saw Matthew and Derek dig out those stairs which increased erosion. The property is not maintained. The only maintenance added was caution tape added two years ago that said use at your own risk.

Catherine Julian asked if this dock permitted on public land or private land. She asked who is allowed to use it. She asked for clarification. Lee Dixon said its Washoe county property with unpermitted structure. Kevin Lyons provided a similar situation with Crystal Bay public access to the lake. She said she can use it. Richard Dixon said he called Joe Pomroy when they were doing this, and Joe said he was tearing it down because it was unsafe. Richard Dixon said he can use his stairs as easement. He said Joe is concerned about someone messing with the plumbing and so it will be fenced and landscaped. It's not safe currently. Not one wants sewage in the lake. Richard said he would put a generating source so that would not happen. He said he will spend so you won't have to look at it.

Tina Williams said spoke about how she doesn't see a difference between the docks both encroaching into public land. It's public access land being cleaned by a private owner. She said anyone would love to receive an abandoned piece of land on the lake. She said no one has maintained it. She said someone was struck and killed on the highway. Its public access with no proper access and parking. She said we want access to the lake, but any person acquiring land from public should go through process of being purchased as a lot on the lake that someone has the right to buy. Lee Dixon said its public access now. It's no different than abandonment than Twain or Reno in which the abandonment was approved. We are asking for that same courtesy.

Jeanette Finney, neighbor, said he knows about the abandonments. He provided history of the abandonment.

Mr. Connor said the last previous abandonment portion of Romance across the road was for absolutely no money. He said they built illegally on County right-a-way. County gave them the land instead.

Julee Olander said the County abandons without charging a fee. It's a piece of property the County doesn't want to maintain. She provided clarification of why we are abandoning it. She said there are plenty of ways abandonment can be done. It's proposed for 25 feet. But it can be only 10 feet, 25 feet, or nothing at all. She is trying to take in all the voices and comments.

Pete wanted clarification regarding noticing per NRS. Julee Olander said this is courtesy notices, but required notices will go out for the Planning Commission and Board of County Commissioners.

Lee Dixon said this is decades of resentment and familial objections.

Tina Williams said abandonment can take place in different ways. This is a special and unique case on the Lake. As a member of the public, there is already limited lake access for public. This is going from public to private.

Jeannette Finney said no one at Rocky Point has access to IVGID beaches. This is Callahan/Herz' access to the beach.

Susan Herz Callahan read a letter her brother wrote. They are requesting postponement. She said she can provide invoices of maintenance of the dock. A dock was created back in the 60s. She reiterated they haven't had time to digest what is this application so they can seek council.

Mike LeFrancois said Washoe County doesn't have a lot of land on the lake. He said there are options for public access. Erosion can be solved. There is lack of maintenance.

Kevin Lyons spoke about typical abandonment cases. He spoke about the land swap proposed for bull wheel for lake access in Crystal Bay. He said there is a lot of opportunities. IVGID should be held responsible for repairing the land. The County isn't maintaining it and they aren't getting money generated from it. He suggested perhaps an endowed park. He said make sure this land of value is being done properly. It doesn't feel ready. There could be a good solution here.

Mike Sullivan said it's been sitting for so long, let IVGID do what they want. IVGID was wrong on the whole deal. I'm surprised the County isn't upset about it. Art said IVGID didn't cut those stairs.

Pete Todoroff said Planning Commission will hear this on December 3rd. He invited them to attend the Commission meeting to state their concerns. Matt asked for extension. Julee said they can discuss this further after the meeting, and we can come forward with something to agree with all parties.

MOTION: Kevin Lyons recommended the neighbors talk with the County. Kevin Lyons moved to recommend further work on this before the Planning Commission hears this item, and forward minutes and comments to County Staff. Pete Todoroff seconded the motion. The motion passed unanimously.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Berkbigler was not available to address questions and concerns from the CAB and the audience. Commissioner Berkbigler can be reached at (775) 328-2005 or via email at mberkbigler@washoecounty.us.

Julee Olander announced there will be a Tahoe Area plan neighborhood meeting with Eric Young after Thanksgiving. She said there will be a notice sent to the community. They are still having conversation about where that meeting will be located.

8. *CHAIRMAN/BOARD MEMBER ITEMS- This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

There were no updates

9. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

With no requests for public comment, Pete Todoroff closed the public comment period.

ADJOURNMENT – meeting adjourned at 6:41 p.m.

Number of CAB members present: 4

Number of Public Present: 12

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga



Incline Village/Crystal Bay Citizen Advisory Board

Meeting Agenda

November 4, 2019 at 5:30 P.M.

Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Community Services Department, (775) 328-2000, two working days prior to the meeting.

Following the agenda. All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, or moved to the agenda of a later meeting at the discretion of the Chair.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County advisory and governing boards. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. Citizen Advisory Board members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS "

Posting locations. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), Incline Village General Improvement District (893 Southwood Blvd.), and online at notice.nv.gov and www.washoecounty.us/cab.

Support documentation. Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the Community Service Department (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, 775-328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

4. APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 4, 2019 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETING OF June 3, 2019 (for Possible Action)

6. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page:

www.washoecounty.us/comdev

6.A. Special Use Permit Case Number WSUP19-0006 (Verizon Monopole) - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit for the construction of a new wireless cellular facility consisting of a 45-foot-high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility and a small cabin structure to house the wireless equipment. The monopole is proposed to be located on the southern portion of the 3 acre parcel at 1200 Tunnel Creek Road.

(for Possible Action)

- **Applicant\Property Owner:** Epic Wireless for Verizon Wireless\Tunnel Creek Properties, LLC
- **Location:** 1200 Tunnel Creek Rd.
- **Assessor's Parcel Number:** 130-311-17
- **Staff:** Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on December 5, 2019

6.B. Abandonment Case Number WAB19-0002 (Romance Ave.) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an abandonment of Washoe County's interest in ±3,231 square feet of the southern portion of the unimproved right-of-way of Romance Avenue between Lake Tahoe and Lakeshore Drive to the property owner at 1713 Lakeshore Drive (APN: 130-331-05) to the south of the abandonment site. **(for Possible Action)**

- **Applicant\Property Owner:** Lee Herz Dixon\Washoe County
- **Location:** Adjacent to parcels 130-331-04 & 05 off Lakeshore Drive
- **Assessor's Parcel Number:** 130-331-05
- **Staff:** Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Planning Commission on December 3, 2019

7. *WASHOE COUNTY COMMISSIONER UPDATE- Washoe County Commissioner, Marsha Berkbigler may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation Commissioner Berkbigler may be available to address questions and concerns from the CAB and the audience. Commissioner Berkbigler can be reached at (775) 328-2005 or via email at mberkbigler@washoecounty.us.

8. *CHAIRMAN/BOARD MEMBER ITEMS- This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

ADJOURNMENT

From: [Robert Hasler](#)
To: [Washoe311](#)
Cc: [Earl Nemser](#); [Dan Adams](#)
Subject: TIME SENSITIVE Resort and Tahoe and Residences. Case Number (WSUP21-0035)
Date: Tuesday, February 1, 2022 10:36:44 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Sirs or Madams:

My name is Robert Hasler and I am an owner in Unit A 302 in the development commonly known as Granite Place at Boulder Bay (phase 1 of the project mentioned above).

The residents at Granite Place are generally in support of the project which is scheduled to begin in the spring of this year. However, there have been some changes/additions to the original plans to which we object. We were also promised several unique things regarding us having access with this Boulder Bay project as I have highlighted below:

1. The latest plan shows a new road running parallel to our condominium complex. This would clearly create additional traffic, noise, headlights at night and other disruptions to our homes, our outdoor spa area and the park (the only greenspace in the area) to the North of our building. The current roads that end at route 28 are not very crowded and seem to work well for our neighborhood without creating a burden on our complex. We respectfully request that this road not be built.
2. The park to the North of our complex is listed as a staging area for construction materials and equipment. I believe this is in direct violation of the easement that created this park (please review). Additionally, it would create a safety hazard and unnecessarily impact the town's enjoyment of this "public space." Alternatively, we believe there is more than adequate space for staging to the south and west of the project. For the reasons above, we believe T.R.P.A. would not allow this park to be used for the purposes on the permit. We respectfully request that this park use be removed from the plans as it would severely devalue our property and the aesthetic of the area in general.
3. We understand that Big Water Drive will not be changed to Wellness Drive (please confirm this), but is intended to be a separate road that connects with Big Water Drive. This is a very twisty road with a significant change in elevation. We do not believe this will be safe for regular traffic. Additionally, it will unnecessarily increase the traffic to our complex and cause noise and headlights flashing into our units. We recommend that this road be for emergency use only (fire etc.). It is still difficult to get deliveries here as the Big Water Address is still new and it's taken us this long to get on maps for official use as well as with the Post Office etc. We would like this to remain Big Water Drive as it also better suits the name of our building

As full time residents at this property, the above changes would result in meaningful benefit to our lives without disrupting the project. We hope that you will give these issues serious consideration and the process progresses. Also, it may not be your issue now (as it was promised by the original developer/owner), but we were promised access to the pools, spas,

and all the amenities at the new development, and would still like to be a part of that if at all possible.

Thank you for your attention and consideration to these matters; we look forward to working with you and being part of the new community.

Sincerely,

Robert G. Hasler
1 BIG WATER DRIVE
A 302
CRYSTAL BAY, NV 89402

From: [Ann Nichols](#)
To: [Bronczyk, Christopher](#); [Tone, Sarah](#); [Lloyd, Trevor](#)
Subject: unanswered texts
Date: Wednesday, January 26, 2022 12:24:57 PM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Sarah, hope you are feeling better. You said you would ask the applicant re: keeping the casino open until Oct. as claimed at the employee meeting. In that case, why do they need Wassou now? Doesn't that negate their new claim of only taking 4th exit for one season?
Perhaps I missed your response.

Thanks,
Ann Nichols



North Tahoe Preservation Alliance

P.O. Box 4

Crystal Bay, Nv. 89402

preserve@ntpac.org

775-831-0625

www.ntpac.org

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: [Jon Kagan](#)
To: [Washoe311](#)
Cc: enemser@interactivebrokers.com; [Joseph T. Seminetta](#); dadams949@gmail.com; [Monique Kagan](#)
Subject: TIME SENSITIVE Resort and Tahoe and Residences. Case Number (WSUP21-0035)
Date: Tuesday, February 1, 2022 11:57:57 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

To Whom it may concern:

My wife and I decided to purchase real estate in Washoe County because we felt it embodied the perfect balance between physical beauty and livability. While we both love the outdoors--and are truly enamored with the hills, trees, and all the flora and fauna that share this special space--we wanted to live in a place where civilization was not too far away. We therefore decided to purchase a condominium in the Granite Place development at Boulder Bay, which we understood was phase 1 of what would ultimately be a larger development.

Before we decided to purchase our home, we reviewed the plans for the later phases of this project; we did not want to buy a home in a beautiful, natural location, only to then have that location change beyond our expectations.

We felt that the later phases of the project were consistent with the balance we had been seeking, so we decided to purchase our home with that understanding. We both remain supportive of the later phases of this development to the extent those are consistent with the plans we had previously reviewed. It now appears, however, that the developer is trying to make changes to the project that fundamentally alter the balance we had been seeking. We would urge you not to approve these changes, but to allow the project to proceed in the manner in which it was originally intended.

In general, the proposed changes would add traffic, noise, and other nuisances to the residents at Granite Place. Some of our specific concerns are the following:

1. It appears the developer now wants to add a new road running next to Granite Place. Obviously, a new road will create more traffic--and therefore more noise, headlights, and other disruptions that would impact our ability to enjoy our home at Granite Place. One of the reasons we moved to Granite Place was to be able to enjoy the outdoor spaces in the area, including the park adjacent to our home. Building a new road would clearly impact this, and would likely force us inside to avoid the noise, lights, pollution, and other impacts of the new traffic. The existing road near our home--which ends at route 28--is not heavily traveled, and is more than adequate to handle the needs of us and our neighbors. We would therefore ask that you reject the request to build a new road with all of its attendant noise, traffic, and pollution.

2. Our local park, which is located just to the North of our building, is identified in the latest plans as a proposed staging area for construction materials and

equipment. This park was created to allow all residents of the area to have an open green space to enjoy. We cannot do this if the park is converted to a construction area. Again, allowing an existing green space that is dedicated for public use into a private staging area for construction fundamentally alters the balance between preservation and development in a way that would negatively impact existing residents of the area.

3. It appears the developer would like to create a new road called Wellness Drive that will connect to the small road that leads into our parking access road called Big Water Drive. It appears that this new proposed road will create significant additional traffic to our complex (with the problems already identified above). In addition, this will make it substantially more difficult for us to enter or leave our homes in Granite Place--which is already challenging because of the traffic on route 28. We would urge the developer to find an option that does not involve creating additional burdens on the residents of Granite Place..

We know that striking the right balance between preservation and development can be difficult. We believe, however, that the right balance was struck when this project was originally conceived and approved. The proposed new changes seek to alter that balance in a fairly significant way that would negatively impact the current residents. We ask you to defend the original scope of this project so it will not become an unnecessary burden on its neighbors.

Sincerely,

Jonathan and Monique Kagan
1 Big Water Drive #204
Crystal Bay, NV 89402

From: [Ann Nichols](#)
To: tahoehills@att.net; thomas.clay67@gmail.com; [Christensen, Don](#); [Pierce, Rob](#)
Cc: [Lloyd, Trevor](#); [Bronczyk, Christopher](#); [Tone, Sarah](#); [Hill, Alexis](#); [Large, Michael](#); "Paul Nielsen"
Subject: Boulder Bay Grading SUP is ALL about Boulder Bay
Date: Monday, January 17, 2022 3:25:10 PM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Board of Adjustments, (Sarah please forward to Brad Stanley)

The Boulder Bay (RATR) Grading SUP is ALL about Boulder Bay. The project is mentioned 20 times in the 9 pages of the SUP supplement comments.

There is no reason or justification for the Grading SUP without the project.

What's unclear is what's happening with the project. Is it the same or is it changed? The developer won't say.

Please ask the developer to clearly state what is the same or different about the new Boulder Bay project as compared to what was approved by TRPA in 2011.

Thank you,

Ann Nichols



North Tahoe Preservation Alliance

P.O. Box 4

Crystal Bay, Nv. 89402

preserve@ntpac.org

775-831-0625

www.ntpac.org

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: [Earl Nemser](#)
To: [Development](#)
Cc: [Tone, Sarah](#)
Subject: case number is WSUP21-0035.
Date: Sunday, January 23, 2022 2:17:49 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am President of the Granite Place HOA, and I am writing to secure more information about, and begin a dialogue concerning the proposed development and particularly the planned Wellness Way and the application to use our park as a staging area.

We are, of course, very concerned about the disruptive nature and scale of the project, and how it will impact our home owners.

I would like to have a chance to discuss the matter with the appropriate county representative (before the hearings), and would appreciate your providing me with the right contact.

As you know, I did not support the road at the last public hearing. The proposal gives no thought to, and provides no discussion about the interests of our 18 Unit Owners. As proposed, our units will be surrounded by high traffic on three sides—Wellness Way on two sides and Route 28 on the 3rd side—and a parking lot on the 4th side—all without regard to appropriate set-backs and safety features. I know of no residential property in North Lake that will be more burdened, particularly as traffic will increase as the project is developed.

I look forward to hearing from you.

Respectfully,

Earl H. Nemser
Crystal Bay, NV
917-689-9994

From: [Building](#)
To: [Tone, Sarah](#)
Subject: FW: Demolition Permit
Date: Wednesday, January 19, 2022 12:42:23 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

I was told to forward these to you.

Please tell us how we did by taking a quick [survey](#)

Ariel Lester

Permit Service Coordinator | Community Services Dept

alester@washoecounty.gov | Office: 775.328.2036 Cell: 775.843.1274
1001 E 9th St, Reno, NV 89512



****Have some kudos to share about a Community Services Department employee or experience? csdallstars@washoecounty.gov***

From: David McClure <mccluretahoe@yahoo.com>
Sent: Wednesday, January 19, 2022 11:44 AM
To: Building <Building@washoecounty.gov>
Subject: Demolition Permit

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I was inquiring if a demolition permit has been issued for the Boulder Bay project, also called the Resort at Tahoe and Residences.

The address is 47 Reservoir Road, 101 Lake View Ave, 0 Wassou Road, 5 SR28, and 0 SR28

If so, would you email the application and permit to me?

Thanks

David McClure

From: [Tone, Sarah](#)
To: [Development](#)
Subject: FW: staff report questions on Boulder Bay
Date: Monday, January 31, 2022 10:34:28 AM
Attachments: [image001.png](#)

From: Ann Nichols <preserve@ntpac.org>
Sent: Friday, January 28, 2022 12:31 PM
To: West, Walt <WWest@washoecounty.gov>
Cc: Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Tone, Sarah <STone@washoecounty.gov>; Jennifer Donohue <jdonohue@ntfpd.net>; Wolfson, Alexander <awolfson@dot.nv.gov>
Subject: staff report questions on Boulder Bay

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Walt,

Chris told me to contact you regarding our concerns. Please respond to the following items as soon as you can.

1. Is there detail on the slope of the new roads including Wellness Way? Per the abandonment/variance they can't be more than 12%. It appears they are in places. Please notate the slope locations over 12%.
2. Is there detail on the exposed retaining walls over 15'? Can you direct me to where their location is depicted on a application? For instance there are over 1510 ft of retaining wall over 8'. Per the abandonment/variance they can't be over 15'. Are they?
3. What was your rationale re: only \$2k per acre bonding to take up to 35' off over 4 acres and all the trees?
4. What was your rationale re: 5 years to complete Grading project? Our 4th exit out of the community could be gone for 5 years. The Commissioners in 2008 protected our exits due to fire evacuation. Why aren't you following that action order?
5. Are you going to allow and record the first phase of the abandonment (Wassou west of Reservoir) with only 30% of the preliminary plans completed? Why such a minimal requirement? Do the applicants know what they intend to do? Has any portion of the abandoned ROW been

conveyed to the developer? Will there be recordation of the initial phased abandonment? Why isn't Wellness Way part of this engineering discussion?

6. There are no meaningful consequences if the developer fails to perform. The current permit has been extended multiple times based on the economy or covid. Is Covid an acceptable developer excuse going forward?
7. How do you revegetate 35' grading holes if they fail to complete the project? Do you refill the holes with 197,000 CY of dirt first?

As you can understand the Community is more than concerned. Our only safe exit is Reservoir Rd and Wassou to Stateline (scheduled to be taken Feb 2022).

Thank you,

Ann Nichols



North Tahoe Preservation Alliance

P.O. Box 4

Crystal Bay, Nv. 89402

preserve@ntpac.org

775-831-0625

www.ntpac.org

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: [Bronczyk, Christopher](#)
To: [Tone, Sarah](#)
Subject: FW: WSUP21-0035 The Resort at Tahoe and Residence
Date: Thursday, January 20, 2022 10:16:59 AM
Attachments: [image001.png](#)

FYI



Chris Bronczyk
Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: kathie julian <kathiejulian@gmail.com>
Sent: Thursday, January 20, 2022 10:02 AM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Cc: Lloyd, Trevor <TLloyd@washoecounty.gov>
Subject: WSUP21-0035 The Resort at Tahoe and Residence

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Chris

Please advise if a Developer initiated meeting has been scheduled for this project. As it requires further approvals from the county, I would think that we do need a meeting.

The 45 minute virtual meeting organized by EKN on 28 Jan is nice, but does not seem to constitute the kind of "neighborhood" meeting the County was envisaging when it eliminate any CAB review/comment on projects.

Thanks!

FORMERLY BOULDER BAY...

Case Number: [WSUP21-0035 The Resort at Tahoe and Residence](#)

Planner: Chris Bronczyk, cbronczyk@washoecounty.gov ; Trevor

Lloyd, tlloyd@washoecounty.gov

Tentative Hearing Date: February 3, 2022

Reviewing Body: [Board of Adjustment](#)

Outcome:

Kathie M. Julian

PO Box 5477

Incline Village, NV 89450

Cell: 1 (415) 646 5413

E-mail: kathiejulian@gmail.com

From: [kathie julian](#)
To: [Bronczyk, Christopher](#); [Bronczyk, Christopher](#)
Cc: [Lloyd, Trevor](#); [Development](#); [Hill, Alexis](#); [Diane Heirshberg](#)
Subject: Fwd: WSUP21-0035 The Resort at Tahoe and Residence
Date: Friday, January 21, 2022 3:36:19 PM
Attachments: [PastedGraphic-1.tiff](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Chris

I received a notice for this 45-minute zoom “neighborhood” meeting for The Resort at Tahoe and Residence by mail on 20 Jan 2022. Meeting is on 28 Jan.

I am disturbed by a number of factors outlined below.

This meeting appears to be one of the County mandated, but developer initiated, “neighborhood” meetings that were put in place in lieu of CAB review of such projects. It is on the County Neighborhood meeting web page. However, the meeting notice by mail says “*This is not a legal or required meeting. This is provided as a courtesy to keep you informed of a project in your area*”

What is the County requirement? It seemed that the County had said that the developers **MUST** call a neighborhood meeting prior to submitting items for approval. How can this developer call this meeting a **COURTESY**?

Meeting duration is only 45 minutes.

A meeting of this short duration provides time for the developer to present the project, but little time for the community members to comment, question or give feedback — **THE COUNTY STATED PURPOSE OF THESE NEIGHBORHOOD MEETINGS.**

Meeting notice gives no indication if the ZOOM participants will be able to ask questions or make suggestions during the ZOOM Neighborhood meeting.

As I asked during multiple CAB meetings, the Incline Village/CB community needs to understand from the Planning Dept what are the protocols for these Developer-initiated “Neighborhood” meetings to ensure that the meetings will be productive in terms of securing questions, feedback and comments on proposed development projects and various requests of Washoe County. We also need to understand what efforts will be taken by the County Planning staff to incorporate the community

concerns raised at the meetings. **WITHOUT SUCH GUIDELINES FROM THE COUNTY, THESE NEIGHBORHOOD MEETINGS WILL BE NOTHING BUT JUST DEVELOPER PROMOTION, WHICH WAS NOT I BELIEVE WHAT THE COUNTY INTENDED.**

Please do be kind enough to respond to my queries.

Copying our Commissioner and our Chair of IV-CB CAB for information.

Thanks and regards.

Kathie M. Julian
PO Box 5477
Incline Village, NV 89450
Cell: 1 (415) 646 5413
[E-mail: kathiejulian@gmail.com](mailto:kathiejulian@gmail.com)



Begin forwarded message:

From: kathie julian <kathiejulian@gmail.com>
Subject: **WSUP21-0035 The Resort at Tahoe and Residence**
Date: January 20, 2022 at 10:01:30 AM PST
To: cbronczyk@washoecounty.gov
Cc: Trevor Lloyd <tlloyd@washoecounty.gov>

Hi Chris

Please advise if a Developer initiated meeting has been scheduled for this project. As it requires further approvals from the county, I would think that we do need a meeting.

The 45 minute virtual meeting organized by EKN on 28 Jan is nice, but does not seem to constitute the kind of “neighborhood” meeting the County was envisaging when it eliminate any CAB review/comment on projects.

Thanks!

FORMERLY BOULDER BAY....

Case Number: [WSUP21-0035 The Resort at Tahoe and Residence](#)
Planner: Chris Bronczyk, cbronczyk@washoecounty.gov ;
Trevor Lloyd, tlloyd@washoecounty.gov
Tentative Hearing Date: February 3, 2022
Reviewing Body: [Board of Adjustment](#)
Outcome:

Kathie M. Julian
PO Box 5477
Incline Village, NV 89450
Cell: 1 (415) 646 5413
[E-mail: kathiejulian@gmail.com](mailto:kathiejulian@gmail.com)

ROBERT & JEANNE SHIELLS
1 Big Water Drive, A201
Crystal Bay, NV 89402
rshiells@smgiinc.com, 775 315 6844

January 30, 2022

Washoe County Board of Adjustment
1001 East Ninth Street, Building A
Reno, NV 89512

Dear Sirs or Madams:

Subject: Special Use Permit Case Number WSUP21-0035, Resort at Tahoe Residences

My wife and I are owners of 1 Big Water Drive, A201, that is part of an 18-unit condominium project known as Granite Place. It was described by the original developer, Roger Wittenberg, as an integral part and first phase of the greater development, Boulder Bay.

We attended an EKN presentation on 1/28/22 explaining the development and proposed changes to it. As it turns out, EKN proposes to change the street name on the north side of Granite Place from Big Water Drive to Wellness Way. The new name makes no sense, other than to support their proposed wellness center, and will cause address changes to all of Granite Place and its eighteen owners. Also, the proposed name change does not fit the Lake Tahoe and mountain environment. The owners of Granite Place respectfully recommend leaving the street name Big Water Drive!

The proposed roadway, Wellness Way, is also very problematic. The connection to Wassou Road is entirely unnecessary as it promotes more and continuous traffic on the north side of Granite Place, traffic noise, complicates ingress and egress from the Granite Place parking structure, makes Granite Place surrounded on three sides by roadways, and reduces the scenic and mountain views on the westside with a new roadway and high retaining walls. It also tends to divide Granite Place from the greater development that we thought we would be an integral part of. Wassou Road and Lakeview Avenue can simply continue access to HWY 28 via Stateline Road that is a more established and recognized roadway that offers better traffic safety.

Additionally, there are standards and code flaws and discrepancies in engineering reports on the new proposed roadway with faulty grades, falls and keeping wall heights that deepens the problems with connecting the proposed Wellness Way with Wassou Road. The owners of Granite Place recommend dropping the proposed Wellness Way connection to Wassou Road!

Lastly, EKN is proposing to use the community park on the south of Granite Place as a construction material staging area for their building period of two to three years. This is entirely unacceptable to the owners of Granite Place. It would be disruptive to our condominium amenities, noisy and unsightly for the owners and other neighborhood users. It may also create a safety issue. The owners of Granite Place recommend excluding any construction use of our community park!

The owners of Granite Place certainly intend to be a valued part of the development. We will request EKN to voluntarily change their proposed development on the three issues detailed above, but fear that may not have potential.

So, on behalf of the owners of Granite Place, we urge Washoe County to reject the roadway name change of Wellness Way and keep the name Big Water Drive, drop the roadway connection of the proposed Wellness Way to Wassou Road and exclude the use of our community Park as a construction material staging area.

Thank you on behalf of the owners of Granite Place, 1 Big Water Drive, Crystal Bay, NV.

Best wishes,

Robert and Jeanne Shiells, Granite Place owners

Tone, Sarah

From: roxanna dunn <roxanna_dunn@yahoo.com>
Sent: Tuesday, February 1, 2022 2:52 PM
To: larrypeyton@comcast.net; KateNelsonPE@gmail.com; Donshick, Francine; Flick, Michael; Chvilicek, Sarah; Chesney, Larry; Phillips, Patricia; ken@kraterconsultinggroup.com
Cc: Hill, Alexis; Olander, Julee; Brown, Eric P.; Washoe311
Subject: 1713 Lakeshore request for abandonment, just running some numbers

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Regarding the request by 1713 Lakeshore Blvd., Incline Village, for the county's abandonment of adjacent property... just running some numbers here:

I live in Incline Village, and per my Washoe County Assessment Notice, my land is 75% of the worth of my property. I'm not sure how universal this percentage is, but in the case of Lakeshore Blvd., we are talking lake front property which is gold, so I will use 75%.

The current Zillow estimate on 1713 Lakeshore is \$4,673,500, and applying the 75% value estimate, that means the current lot, which I understand to be .35 acres, is worth \$3,505,125. Adding the requested .175 acres increases lot size by 50%, so the estimated value of the requested abandonment is \$1,752,563.

That's a sweet deal. And what is the cost to Washoe residents? Dividing the \$1,752,563 by the population of Washoe County, 446,903, means that every man, woman and child in Washoe is donating \$3.92 to the landowner at 1713 Lakeshore.

I understand that the Zillow estimate is not equivalent to the land assessment, which is subject to increase restrictions, but this is a good estimate of the actual value that could be realized. I recognize that the .175 acre sliver of lake front property is not large enough for a separate development and that with the abandonment it would at least bring in some property tax revenue, but stil... So, tell me where my numbers are wrong.

Roxanna Dunn
Member, Citizens Advisory Board, District V, Washoe County

boulder bay
granite bay




Resort Entry Water Feature
Casino Porte Cochere

Building D Garage Entrance
Resort Pool
Emergency Services Pull-Out

Events Terrace
Spa Deck
Building B Garage Entrance

Building A (Granite Place) Amenity Area

Loading/Service Entrance
Hotel Porte Cochere
Hotel Garage Entrance
Building F Amenity Area
Central Plaza/Water Feature

Sierra Park

FINANCING
TAYLOR • DERR

From: [Michael McCrary](#)
To: [Washoe311](#)
Subject: Important: Resort impact on Tahoe and Residences - Case Number WSUP21-0035
Date: Tuesday, February 1, 2022 11:36:20 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Sirs or Madams:

My wife and I are the owners of unit A103 in the development commonly known as Granite Place at Boulder Bay (phase 1 of the project mentioned above).

We support of the project which is scheduled to begin in the spring of this year. There have been some changes/additions to the original plans to which we object. I have highlighted these below:

1. The latest plan shows a new road running parallel to our condominium complex. This would clearly create additional traffic, noise, headlights at night and other disruptions to our homes, our outdoor spa area and the park (the only greenspace in the area) to the North of our building. The current roads that end at route 28 are not very crowded and seem to work well for our neighborhood without creating a burden on our complex. We respectfully request that this road not be built.
2. The park to the North of our complex is listed as a staging area for construction materials and equipment. I believe this is in direct violation of the easement that created this park (please review). Additionally, it would create a safety hazard and unnecessarily impact the town's enjoyment of this "public space." Alternatively, we believe there is more than adequate space for staging to the south and west of the project. For the reasons above, we believe T.R.P.A. would not allow this park to be used for the purposes on the permit. We respectfully request that this park use be removed from the plans.
3. We understand that Big Water Drive will not be changed to Wellness Drive (please confirm this) but is intended to be a separate road that connects with Big Water Drive. This is a very twisty road with a significant change in elevation. We do not believe this will be safe for regular traffic. Additionally, it will unnecessarily increase the traffic to our complex and cause noise and headlights flashing into our units. We recommend that this road be for emergency use only (fire etc.).

The above changes would result in meaningful benefit to our lives without disrupting the project. We hope that you will give these issues serious consideration and the process progresses.

Thank you for your attention and consideration to these matters.

Sincerely,

Michael and Kelly McCrary
1 Big Water Drive Unit A103
Crystal Bay, NV 89402
818-519-0860

From: [Bronczyk, Christopher](#)
To: [Tone, Sarah](#)
Subject: FW: Original Boulder Bay permit application (and Special Use Permit Case Number WSUP21-0035 - Resort at Tahoe and Residences)
Date: Monday, January 31, 2022 2:24:58 PM
Attachments: [image001.png](#)



Chris Bronczyk
Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Miya Crystal Bay <miyacrystalbayllc@gmail.com>
Sent: Monday, January 31, 2022 2:24 PM
To: Large, Michael <mlarge@da.washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Tone, Sarah <STone@washoecounty.gov>; pnielsen@trpa.gov
Cc: Ann Nichols <preserve@ntpac.org>; Earl Nemser <enemser@interactivebrokers.com>; Vanessa Rude <vanessa.rude@ipm-tahoe.com>
Subject: Original Boulder Bay permit application (and Special Use Permit Case Number WSUP21-0035 - Resort at Tahoe and Residences)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Michael and team,

We are new homeowners in the Granite Place (Boulder Bay) condominium complex, and are, therefore, new to the concerns being discussed by the community in Crystal Bay, but we are very concerned nonetheless. It is rare that new condominium owners and long-time homeowners in a neighborhood are aligned and feel as strongly as we all do about the new plans EKN Development Group/EKN Tahoe LLC & Big Water Investments is now putting forward for the development of the Biltmore property and surrounding area, including roads. The community's concerns need to be strongly considered. Those concerns relate to the fact that the original Boulder Bay EIS has changed tremendously and is no longer current. It most certainly should require a new detailed submission, one that specifically addresses the MANY changes to the structures, uses of the property, and roads. The new submission would also need to address public safety, the environment, and well-being of

the public in this area. Traffic, fire conditions, overtaxed infrastructure and capacities are concern areas expressed by the public and should be concerns of your committee as well.

With regard to traffic, a new study simply must be done. The last study done in 2008 holds no relevance to the current traffic conditions in the area that would be further impacted by this new property.

a. The 2008 traffic study and the Final EIS failed to use existing traffic counts (about 1400 daily trips) as the baseline, instead they used projected traffic counts as if the property were fully developed under current zoning maximized buildout. This resulted in an unrealistic baseline that was excessively high (over 5000 daily trips), and then compared it with the proposed “smart growth” development that could potentially reduce trips to about 4000 per day. This false baseline deceived the public and decision-makers into thinking that the proposed development would reduce traffic from actual existing conditions of about 1400 vehicle trips daily. This deception must be corrected to accurately inform the public about the extent of further congestion from any new development.

b. The 2008 traffic study was based on a four lane configuration of SR28 in Kings Beach which no longer exists. Today the two single-lane roundabouts significantly reduced roadway capacity creating a bottleneck with queues that impact and affect traffic flows at the project site. This requires further study.

c. A roundabout at Crystal Bay may better enable traffic from the project site to access SR28 going east rather than crossing the already congested westbound lane. The current stoplight at Crystal Bay does not coordinate well with the queues from Kings Beach, and a roundabout with creative pedestrian control may help traffic move more consistently. Please have NDOT comment on the need and potential location for a roundabout.

d. The 2008 traffic study did not accurately reflect the level of service F which is experienced today for about four months of the year, oftentimes for 6 hours per day. Fourteen year old data under false pretenses does not produce an accurate representation for the public and decision-makers.

e. The 2008 traffic study and the Final EIS Traffic element failed to adequately account for redevelopment of the Cal Neva property, the Tahoe Inn (110 affordable housing units), Kings Beach CEP project, Ferrari’s project and redevelopment of several other vacated and underutilized commercial properties in Kings Beach. A cumulative impact of North Shore traffic is required.

f. The 2008 traffic study and the Final EIS failed to address the number of trips from the importation of manufactured road base, structural aggregate base, bedding material, drain rock, backfilling of retaining walls, etc. The Application for this grading permit also fails to produce any numbers for imported material and the associated truck trips occurring simultaneously with the export of excavated material.

g. The Final EIS assumes 121,000 cubic yards (CY) of excavated native soil that would be exported from the site during grading, requiring about 200 truck trips per day. The new number in the Application is now 155,000 CY while keeping another 42,000 CY of excavated material on the site. Where would this material be stored, how would it be processed and utilized on site? What are the new traffic impacts, and where is the soil going? This information is incomplete.

h. The new owner, EKN has purchased Beasley’s Cottages, a lakefront property in Tahoe Vista, CA (Placer County) as an additional destination for guests of the project. The 2008 traffic study

maintained that since the original project was a "destination resort" guests would never have to leave, and traffic would be reduced. The "resort" itself is also now planned as a destination to attract other Tahoe visitors to its retail, restaurants, "outdoor amphitheater", etc, which will further increase traffic in and around the resort. So the idea that any of this would reduce traffic is clearly not the case. New traffic impacts must be considered since the location is west of the Kings Beach bottleneck. There will surely be impacts to Kings Beach/Tahoe Vista from the 2448 population of the RATR site.

Additionally, and on a personal note, the new road (proposed name "Wellness Way") would sit directly in our backyard. I can't imagine that narrow of a variant for a public road next to private dwellings is even allowable. But even if it is, try to imagine a road so close to your home. It is untenable, in addition to the very serious traffic, and safety concerns that have already been expressed to you.

Finally as to REDUCED EVACUATION:

The SUP request is detrimental to the Public because it will limit the ability of Crystal Bay/Incline residents to evacuate by eliminating ONE method of egress for at least two fires and probably many more. The county's previous finding of no detriment to the community due to traffic evacuation is specious at best, given the removal of Wassou Road and the additional construction trips that will be required.

The proposal will cut off Wassou Rd behind the Biltmore casino in February 2022 and not provide a temporary substitute road. Currently the community has Stateline, Reservoir, Beowawie and Amagosa as exits. The SUP scheme will provide only Reservoir, Beowawie and Amagosa. This is an outrageous health and safety violation, and again points to the need for a new traffic study in advance of the removal of any roads.

It is my understanding that this is the 4th time a project developer has tried to remove an exit from the neighborhood. The community has fought hard to keep their exits, even winning on appeal to the Washoe County Commissioners.

A minimum of 2 years interruption is not temporary, and it may take much longer. This dismissal of community safety and welfare concerns is alarming. Other projects, Martis Valley West and Squaw Valley have been denied by the courts because of similar issues.

If your group makes the decision to approve and permit this project without considering a new detailed submission and requiring a new approval of all items addressed above, then consistent with that, the project must be held to the original conditions, plans, performance requirements that led to the findings and approvals in the first place.

I acknowledge that the developer has rights and responsibilities. Since Boulder Bay is no longer the developer, evidence must be established that the new developer commits to follow and conform to the plans, stipulations and conditions of the original findings and approvals before they enjoy any rights or benefits through their acquisition of the original project. So far that evidence has not been made nor offered. To the contrary, evidence exists that the project going forward is materially different (Tahoe Vista connection, project drawings and proposed cubic yards of earth moved, as well as uses of the space are all beyond the original scope).

Only one of these situations can exist. Either a new project proposal can be submitted to the approval process or the project going forward must conform to the original conditions of approval. A material different project going forward under prior approvals for the original project must be considered inappropriate and illegal.

I would appreciate a response to the numerous concerns and issues that are raised to you here and by others in the community.

Sincerely,

Sonya Rosenfeld

miyacryystalbayllc@gmail.com

(310) 612-7020

Circulation Alt C



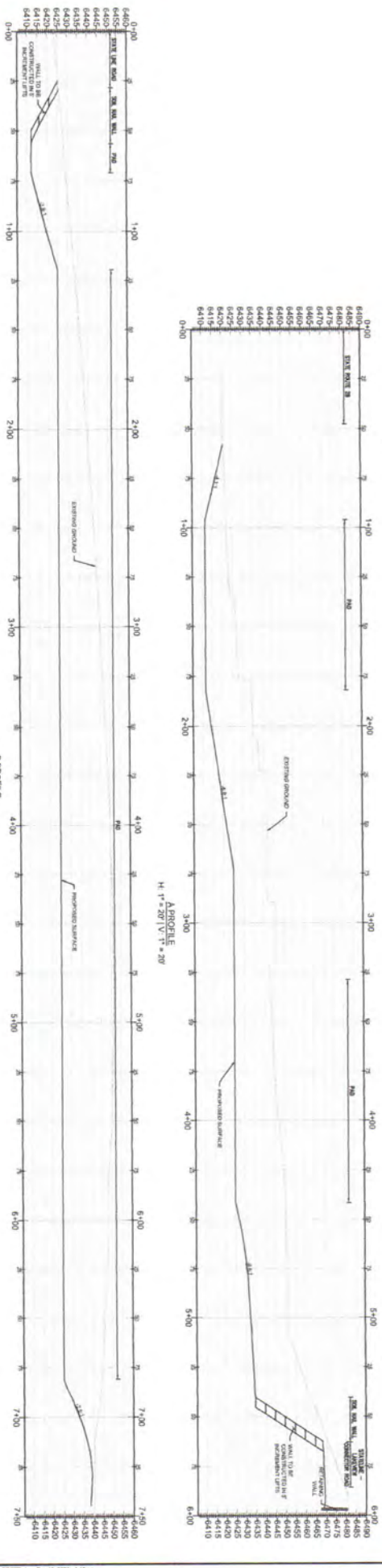


EARTHWORK:

DATE	8/20/20
SCALE	AS SHOWN
PROJECT	THE RESORT ATTACHE AND RESIDENCES

LEGEND:

PERMANENT SOIL WALL	PERMANENT SOIL WALL
TEMPORARILY OPEN AREA	TEMPORARILY OPEN AREA
EXTENSION WALL	EXTENSION WALL
RETAINING WALL	RETAINING WALL
STOCKING & AREA	STOCKING & AREA
SUBTERRANEAN PARKING PAD (T/P)	SUBTERRANEAN PARKING PAD (T/P)



<p>N ENGINEERING 1400 PLYMOUTH BLVD. SUITE 100 SAN ANTONIO, TX 78204 PH: 214.343.8800 WWW.NENGINEERING.COM</p>	<p>PROJECT: THE RESORT ATTACHE AND RESIDENCES</p> <p>DATE: 8/20/20</p> <p>SCALE: 1" = 20'</p> <p>PROJECT NO: 202014</p> <p>DATE: 8/20/20</p> <p>BY: SSK</p> <p>CHECK: SSK</p>
	<p>PROJECT: THE RESORT ATTACHE AND RESIDENCES</p> <p>DATE: 8/20/20</p> <p>SCALE: 1" = 20'</p> <p>PROJECT NO: 202014</p> <p>DATE: 8/20/20</p> <p>BY: SSK</p> <p>CHECK: SSK</p>

From: [Ann Nichols](#)
To: [Tone, Sarah](#)
Subject: Northstar employees at the Biltmore
Date: Friday, January 14, 2022 8:03:25 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I also understand the Biltmore is renting rooms in the main hotel to Northstar employees through this winter.

Sent from my iPad

From: [Ann Nichols](#)
To: [Large, Michael](#); [Bronczyk, Christopher](#); [Lloyd, Trevor](#); [Tone, Sarah](#); "Paul Nielsen"
Subject: Original Boulder Bay Project approvals/conditions
Date: Wednesday, January 26, 2022 9:26:36 AM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Michael,

The community has sent you their concerns that the original Boulder Bay EIS is no longer timely and that conditions which affect the environment, public safety and public well-being require (deserve) a new submission. Traffic, fire conditions, overtaxed infrastructure and capacities are concern areas expressed by the public.

However if those concerns are dismissed or ignored and the project is considered "it is what it is" as approved and permitted, then consistent with that thinking, the project must be held to the original conditions, plans, performance requirements that led to the findings and approvals.

The developer has rights and responsibilities. Since Boulder Bay is no longer the developer, evidence must be established that the new developer commits to follow and conform to the plans, stipulations and conditions of the original findings and approvals before they enjoy any rights or benefits through their acquisition of the original project. So far that evidence has not been made nor offered. To the contrary, evidence exists that the project going forward is materially different (Tahoe Vista connection, project drawings and proposed cubic yards of earth moved).

Only one of these situations can exist. Either a new project proposal can be submitted to the approval process or the project going forward must conform to the original conditions of approval. A material different project going forward under prior approvals for the original project must be considered inappropriate and illegal.

Please comment on your view of the above.

Sincerely,

Ann Nichols



-
North Tahoe Preservation Alliance

P.O. Box 4

Crystal Bay, Nv. 89402

preserve@ntpac.org

775-831-0625

www.ntpac.org

“Helping preserve the natural beauty and rural character of North Lake Tahoe”

From: [Ann Nichols](#)
To: [Tone, Sarah](#)
Cc: [Ann Nichols](#); [Lloyd, Trevor](#); [Hill, Alexis](#); [Bronczyk, Christopher](#); [Large, Michael](#); [Development](#)
Subject: Questions for applicant and Walt West re Wassou Rd./stockpile/Duffield
Date: Friday, January 14, 2022 6:00:55 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

After speaking with employees who were in on a meeting at the Biltmore, We understand the casino will remain open until October. Why is it necessary to take Wassou Rd. In February? Will Duffield continue to lease the parking lot for a stockpile area for his Gonowabie project? We understand the stockpile area on the park will not be allowed and engineering has approved the new design per the previous owner's discussions with Granite Place owners? Can you please respond to the above?
Thank you
Ann Nichols

Sent from my iPad

On Jan 14, 2022, at 2:28 PM, Tone, Sarah <STone@washoecounty.gov> wrote:

Ann,
Thank you Ann, will get on this and respond with the requested information by Tuesday afternoon. Appreciate the follow up.

Sincerely,

<image001.png>

Sarah M. Tone
Business Facilitator | Community Services Department
Email: stone@washoecounty.gov | Main Line: 775.328.3600 | Direct Line: 775.433.0666 (Call/Text)
Many CSD Services are online: www.washoecounty.us/csd
Business Office Hours: 8 a.m. to 4 p.m.
<image002.png>
<image003.png>
<image004.png>
<image005.png>

From: Ann Nichols <preserve@ntpac.org>

Sent: Friday, January 14, 2022 2:08 PM

To: Tone, Sarah <STone@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Hill, Alexis <AHill@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Large, Michael <mlarge@da.washoecounty.gov>

Cc: tahoellie@yahoo.com; tahoehills@att.net; johnsellmail@gmail.com; 'David McClure' <mcluretahoe@yahoo.com>; Gene Wilson <wilson1224@gmail.com>; ann@annnichols.com

Subject: Boulder Bay Hearing SUP Grading - Cart before the Horse

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Sarah,

Regarding our phone conversation today, I understand you to say that the SUP Grading approval process has nothing to do with an approved project. That when the actual grading permit is applied for it will “ then” have to have a project approval. Please correct me if I misunderstood.

This makes no sense particularly since the SUP Grading Application repeatedly refers to “a previously approved project”. Don’t forget this isn’t just about grading. It’s the abandonment of Public roads. The application is misleading the Board of Adjustment and the Public.

Can you quote any written policy, ordinance or code that supports the County’s stance in this case? In the absence of those things, please provide us with examples of other projects that had an SUP permitting process preceding project approval.

The 2/3/22 hearing is premature and a inappropriate waste of time.

Thank you,

Ann Nichols

<image006.png>

North Tahoe Preservation Alliance

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Crystal Bay, Nv. 89402
preserve@ntpac.org
775-831-0625
www.ntpac.org
"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: Tone, Sarah <STone@washoecounty.gov>
Sent: Thursday, January 13, 2022 2:34 PM
To: Ann Nichols <preserve@ntpac.org>
Subject: Resort At Tahoe

Good afternoon Ann,
Do you have anytime for me to call you back tomorrow, January 14 to help with remaining questions that you have on the Resort at Tahoe application? Happy to provide you additional information. We received your additional comments today. Thank you Ann.

Sincerely,

<image001.png>

Sarah M. Tone

Business Facilitator | Community Services Department

Email: stone@washoecounty.gov | Main Line: 775.328.3600 | Direct Line:
775.433.0666 (Call/Text)

Many CSD Services are online: www.washoecounty.us/csd

Business Office Hours: 8 a.m. to 4 p.m.

[<image002.png>](#)

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[<image004.png>](#)

[<image005.png>](#)

From: [Ann Nichols](#)
To: [Tone, Sarah](#)
Cc: [Ann Nichols](#); [Lloyd, Trevor](#); [Hill, Alexis](#); [Bronczyk, Christopher](#); [Large, Michael](#); [Development](#)
Subject: Questions for applicant and Walt West re Wassou Rd./stockpile/Duffield
Date: Friday, January 14, 2022 6:00:53 PM

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Business Facilitator | Community Services Department
Email: stone@washoecounty.gov | Main Line: 775.328.3600 | Direct Line: 775.433.0666 (Call/Text)
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[<image002.png>](#)
[<image003.png>](#)
[<image004.png>](#)
[<image005.png>](#)

From: Ann Nichols <preserve@ntpac.org>

Sent: Friday, January 14, 2022 2:08 PM

To: Tone, Sarah <STone@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Hill, Alexis <AHill@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Large, Michael <mlarge@da.washoecounty.gov>

Cc: tahoellie@yahoo.com; tahoehills@att.net; johnsellmail@gmail.com; 'David McClure' <mcluretahoe@yahoo.com>; Gene Wilson <wilson1224@gmail.com>; ann@annnichols.com

Subject: Boulder Bay Hearing SUP Grading - Cart before the Horse

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Sarah,

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<image006.png>

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"Helping preserve the natural beauty and rural character of North Lake Tahoe"

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Sent: Thursday, January 13, 2022 2:34 PM
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[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

From: [Wolfson, Alexander](#)
To: [David McClure](#)
Cc: [Tone, Sarah](#)
Subject: RE: Boulder Bay Traffic Study
Date: Thursday, January 20, 2022 2:50:09 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Dave,

The question about the differences between NDOT numbers for cut/fill and the SUP is a tough one for me to answer. We generally don't review that kind of information as part of developments, as it is outside of our jurisdiction and tends to be dependent on a lot of things. Conditions of approval for the grading permit and contractor selected to do the work can have effect the impact that this work may have. This is also another reason why we can't really require a traditional traffic study for temporary construction impacts since they can be mitigated with traffic control. I've CC'd Sarah Tone from Washoe County as a lot of this is going to be within their purview.

NDOT can only request a final traffic study once permanent improvements are formally proposed within the NDOT right of way. Grading is not covered under this since any traffic impacts generated by construction are considered temporary. I did have others look at peak hour trips ratio, and they will be required to base numbers off of actual counts. If they go with assumptions, they would have to provide additional justification for those numbers. It's hard for me to comment specifically until I see a draft traffic study since everything is going to be changing from the original study.

I'm not sure all the details, but there have been discussions regarding the new traffic study. They are aware of everything that will be required as part of the traffic study, and so if they can't collect the information they need in time, it will affect their schedule.

I hope this helps some. Since I'm just a commenter on the development, I have limited information on certain parts of it.

Thank you,

Alex Wolfson, P.E., PTOE, RSP1

Engineering Manager – District 2

Nevada Department of Transportation

o 775.834.8304 | m 775.301.8150

e awolfson@dot.nv.gov | w dot.nv.gov

From: David McClure <mclcluretahoe@yahoo.com>
Sent: Wednesday, January 19, 2022 1:09 PM
To: Wolfson, Alexander <AWolfson@dot.nv.gov>
Subject: Boulder Bay Traffic Study

Hi Alex,

As you know I usually wait to hear your response to my question before asking another, but it seems the timing of these concerns is being compressed.

I had asked you most recently about the differences between NDOT numbers for cut, fill, and export compared to the SUP. We are interested in this to help calculate the truck trips that would be generated during any grading process being addressed in the SUP. We do not have demo trips, imported material trips, nor how truck trips would impact the slow moving congested conditions for about 6 hours a day compared to regular autos.

But I understood from you that there would be some discussion in January regarding the traffic study required by the applicant prior to abandonment of the ROW and preceding any grading. The last question on this was about the ratio of peak hour trips to total daily trips and how the prior traffic studies had used 6.4% derived from generalized tables, as opposed to the 8.5% directly calculated from actual counts. You were going to have others look at it, and I wondered if that has been done.

Given the paving project anticipated this summer and the need for an accurate traffic study the window to record turning movements appears narrow. Can you give me some idea if discussions are taking place about the traffic study addressing some of the assumptions, the scope, queue analysis, etc.?

Thanks for attending the "hot seat."

Dave

From: [Earl Nemser](#)
To: [Washoe311](#)
Subject: Re: Case Number (WSUP21-0035) Hearing February 3, 2022
Date: Tuesday, February 1, 2022 12:31:08 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

THIS COMMENT IS BEING RESENT WITH THE INTENDED ATTACHMENT ATTACHED.

On 2/1/22, 12:27 PM, "Earl Nemser" <enemser@interactivebrokers.com> wrote:

Greetings:

I am a Condominium Unit Owner at Granite Place adjacent to the project in this case. I addressed the Board at the last public hearing, and there I expressed my general support for the project, but my opposition to the proposed road called Wellness Way. This comment raises two points and expresses my continued opposition to Wellness Way as well as my opposition to use of Sierra Park as a staging area for the project's continued construction.

My general support for the project includes a plea that it be fast-tracked to the extent possible. The current situation, with the dilapidated Biltmore, is an unfortunate plight on the Crystal Bay community and should be remedied as soon as possible. The current developer, EKG, appears well-intentioned and should be encouraged to complete the project. Fast tracking the project does not mean cutting corners. To the extent additional data is needed to evaluate the modified plans, very tight deadlines should be imposed on those who will be responsible for the work.

POINT 1. WELLNESS WAY: My specific objection to the Wellness Way is based on my personal circumstance (and likely that of the other 17 Unit Owners at Granite Place.) We might accept the traffic, noise and congestion on Route 28, but we did not buy our properties with the idea that our entire complex would be surrounded and circumscribed by traffic and a parking lot. To the contrary, the then developer represented to us that the west side of our property would be a nicely landscaped park. Please see the attached photo and focus on the area above the buildings marked "A". This photo was used as a key marketing piece, and, in fact, it still stands on the property even to this date. This marketing piece was a material misrepresentation that we relied on to our detriment, and the developer and its transferee should be estopped from building this particular part of project differently (by adding Wellness Way) and instead surrounding us with a dangerous road. If Wellness Way is permitted, our buildings will be an isolated island encircled by cars--unlike any other property I can identify in the entire county. This should not be permitted in order to favor one set of concerns over another, one set of financial interests over another, and one set of preferences over another all without any consideration for how the obvious relative burdens are imposed and relieved. This road will burden only the Granite Place Unit Owners, and their concerns should be paramount in determining how to proceed.

If Wellness Way is permitted to be built, and it should not be, the county should require important safety precautions, including speed bumps, a 15 mile per hour speed limit, strict no parking and no truck rules, and heated pavement. Otherwise, the proposed road, in addition to being a new and unexpected burden on the 18 Unit Owners, will be a safety concern like no other in the Incline Village/Crystal Bay community.

The whole idea of Wellness Way should be eliminated and the developer should be permitted and encouraged to finish the project as soon as administratively possible.

POINT 2. SIERRA PARK: I understand, and the Unit Owners were told when they purchased, that Sierra Park was to be deeded to the county and preserved for public use. The park is adjacent to our buildings. I further understand that the original developer and the county did not complete the transfer of the park, and instead, delayed implementation for reasons that may not be apparent. Finally, I understand that in all events, the deed to the park is restricted to only one use--a park. If this park is used as a staging area, the resulting burden on Unit Owners in

Granite Place will be intolerable when combined with the traffic on Route 28 right next door. If the developer needs a staging area, there is plenty of property in the vicinity that it can reasonably rent for that purpose. There is no reason for the county to save the developer the modest rental cost by depriving us of the park use and imposing on us the attendant burdens.

Respectfully submitted,

Earl H. Nemser
1 Big Water Drive Unit A104
Crystal Bay, NV 89402

From: [Development](#)
To: [Ann Nichols](#)
Cc: [Ann Nichols](#); [Lloyd, Trevor](#); [Hill, Alexis](#); [Bronczyk, Christopher](#); [Large, Michael](#); [Development](#)
Subject: RE: Questions for applicant and Walt West re Wassou Rd./stockpile/Duffield
Date: Tuesday, January 18, 2022 9:18:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Dear Ms. Nichols,

I have forwarded the questions to the applicant to address. Thank you.

Sincerely,



Sarah M. Tone

Business Facilitator | Community Services Department

Email: stone@washoecounty.gov | Main Line: 775.328.3600 | Direct Line: 775.433.0666

(Call/Text)

Many CSD Services are online: www.washoecounty.us/csd

Business Office Hours: 8 a.m. to 4 p.m.



From: Ann Nichols <ann@annnichols.com>
Sent: Friday, January 14, 2022 6:01 PM
To: Tone, Sarah <STone@washoecounty.gov>
Cc: Ann Nichols <preserve@ntpac.org>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Hill, Alexis <AHill@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Large, Michael <mlarge@da.washoecounty.gov>; Development <Development@washoecounty.gov>
Subject: Questions for applicant and Walt West re Wassou Rd./stockpile/Duffield

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After speaking with employees who were in on a meeting at the Biltmore, We understand the casino will remain open until October. Why is it necessary to take Wassou Rd. In February? Will Duffield continue to lease the parking lot for a stockpile area for his Gonowabie project? We understand the stockpile area on the park will not be allowed and engineering has approved the new design per the previous owner's discussions with Granite Place owners?

Can you please respond to the above?

Thank you

Ann Nichols

Sent from my iPad

On Jan 14, 2022, at 2:28 PM, Tone, Sarah <STone@washoecounty.gov> wrote:

Ann,

Thank you Ann, will get on this and respond with the requested information by Tuesday afternoon. Appreciate the follow up.

Sincerely,

<image001.png>

Sarah M. Tone

Business Facilitator | Community Services Department

Email: stone@washoecounty.gov | Main Line: 775.328.3600 | Direct Line: 775.433.0666 (Call/Text)

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[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

From: Ann Nichols <preserve@ntpac.org>

Sent: Friday, January 14, 2022 2:08 PM

To: Tone, Sarah <STone@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Hill, Alexis <AHill@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Large, Michael <mlarge@da.washoecounty.gov>

Cc: tahoellie@yahoo.com; tahoehills@att.net; johnsellmail@gmail.com; 'David McClure' <mccluretahoe@yahoo.com>; Gene Wilson <wilson1224@gmail.com>; ann@annnichols.com

Subject: Boulder Bay Hearing SUP Grading - Cart before the Horse

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Sarah,

Regarding our phone conversation today, I understand you to say

that the SUP Grading approval process has nothing to do with an approved project. That when the actual grading permit is applied for it will “ then” have to have a project approval. Please correct me if I misunderstood.

This makes no sense particularly since the SUP Grading Application repeatedly refers to “a previously approved project”. Don’t forget this isn’t just about grading. It’s the abandonment of Public roads. The application is misleading the Board of Adjustment and the Public.

Can you quote any written policy, ordinance or code that supports the County’s stance in this case? In the absence of those things, please provide us with examples of other projects that had an SUP permitting process preceding project approval.

The 2/3/22 hearing is premature and a inappropriate waste of time.

Thank you,

Ann Nichols

<image006.png>

North Tahoe Preservation Alliance

P.O. Box 4

Crystal Bay, Nv. 89402

preserve@ntpac.org

775-831-0625

www.ntpac.org

“Helping preserve the natural beauty and rural character of North Lake Tahoe”

From: Tone, Sarah <STone@washoecounty.gov>

Sent: Thursday, January 13, 2022 2:34 PM

To: Ann Nichols <preserve@ntpac.org>

Subject: Resort At Tahoe

Good afternoon Ann,

Do you have anytime for me to call you back tomorrow, January 14 to help with remaining questions that you have on the Resort at Tahoe application? Happy to provide you additional information. We received your additional comments today. Thank you Ann.

Sincerely,

<image001.png>

Sarah M. Tone

Business Facilitator | Community Services Department

Email: stone@washoecounty.gov | Main Line: 775.328.3600 | Direct Line:
775.433.0666 (Call/Text)

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[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

From: [Diane Heirshberg](#)
To: [Lloyd, Trevor](#)
Cc: [Julian, Kathie](#); [Development](#); [Hill, Alexis](#)
Subject: Re: WSUP21-0035 The Resort at Tahoe and Residence
Date: Monday, January 24, 2022 11:08:28 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Trevor,

I have reviewed your email below and it raised a question for me on the subject of the requirement for a neighborhood public meeting at least 10 days prior to Special Use Permit application hearings. I had understood from your oral presentation to the CAB that while the CAB would no longer be able to make recommendations on development approvals, including Special Use Permit applications, that there was a mandatory neighborhood public meeting to be held 10 days prior to the BOA meeting. Sarah Tone had mentioned the same understanding in an email to me stating that there would be a mandatory neighborhood public meeting held at least 10 days prior to the February 3 Special Use Permit application hearing before the BOA on the Boulder Bay project. So I think there is a lack of clear understanding as to the policies and procedures for the current development reviews both among the public, the CAB and perhaps the County planning staff.

I think it is critical that the public fully understand the policies and procedures that the County has developed/is developing on development project approval.

I would like to invite you to make a follow-up presentation to the CAB to clearly explain the policies and procedures, and to hopefully consider comments which the Incline Village/Crystal Bay community may offer to you. It would be great if you could make a presentation to the CAB at the March 7 or April 4 CAB meeting on the County's new development policies and procedures. It would be appreciated if you could provide Marc De La Torre a power point for him to put up on the CAB website at least 3 business days prior to the presentation. The community has noted that having a power point for the community to consider and review in advance of an oral presentation gives an opportunity for the community to formulate better community recommendations. I did not copy Marc on this email, but would appreciate it if you and Commissioner Hill could consider an appropriate time for presentation of this information to the Incline Village Crystal Bay community.

I thank you in advance for your consideration.

Regards,

Diane Becker
Chairperson, Incline Village Crystal Bay CAB
805-290-2779

On Mon, Jan 24, 2022 at 6:43 AM Lloyd, Trevor <TLloyd@washoecounty.gov> wrote:

Good morning Kathie,

The neighborhood meeting at this time is a courtesy meeting there are no code or statute requirements for this meeting. You are correct that the meeting is only 45 minutes long which was established by the applicants; however, there will be an opportunity for question and answers.



Trevor Lloyd

Planning Manager, Planning & Building Division | Community Services Department

tlloyd@washoecounty.gov | Direct Line: 775.328.3617

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: kathie julian <kathiejulian@gmail.com>

Sent: Friday, January 21, 2022 3:36 PM

To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>

Cc: Lloyd, Trevor <TLloyd@washoecounty.gov>; Development <Development@washoecounty.gov>; Hill, Alexis <AHill@washoecounty.gov>; Diane Heirshberg <dbheirshberg@gmail.com>

Subject: Fwd: WSUP21-0035 The Resort at Tahoe and Residence

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Chris

I received a notice for this 45-minute zoom “neighborhood” meeting for The Resort at Tahoe and Residence by mail on 20 Jan 2022. Meeting is on 28 Jan.

I am disturbed by a number of factors outlined below.

This meeting appears to be one of the County mandated, but developer initiated, “neighborhood” meetings that were put in place in lieu of CAB review of such projects. It is on the County Neighborhood meeting web page. However, the meeting notice by mail says *“This is not a legal or required meeting. This is provided as a courtesy to keep you informed of a project in your area”*

What is the County requirement? It seemed that the County had said that the developers **MUST** call a neighborhood meeting prior to submitting items for approval. How can this developer call this meeting a **COURTESY**?

Meeting duration is only 45 minutes.

A meeting of this short duration provides time for the developer to present the project, but little time for the community members to comment, question or give feedback — **THE COUNTY STATED PURPOSE OF THESE NEIGHBORHOOD MEETINGS.**

Meeting notice gives no indication if the ZOOM participants will be able to ask questions or make suggestions during the ZOOM Neighborhood meeting.

As I asked during multiple CAB meetings, the Incline Village/CB community needs to understand from the Planning Dept what are the protocols for these

From: kathie julian <kathiejulian@gmail.com>

Subject: WSUP21-0035 The Resort at Tahoe and Residence

Date: January 20, 2022 at 10:01:30 AM PST

To: cbronczyk@washoecounty.gov

Cc: Trevor Lloyd <tlloyd@washoecounty.gov>

Hi Chris

Please advise if a Developer initiated meeting has been scheduled for this project. As it requires further approvals from the county, I would think that we do need a meeting.

The 45 minute virtual meeting organized by EKN on 28 Jan is nice, but does not seem to constitute the kind of “neighborhood” meeting the County was envisaging when it eliminate any CAB review/comment on projects.

Thanks!

FORMERLY BOULDER BAY....

Case Number: [WSUP21-0035 The Resort at Tahoe and Residence](#)

Planner: Chris Bronczyk, cbronczyk@washoecounty.gov ;

Trevor Lloyd, tlloyd@washoecounty.gov

Tentative Hearing Date: February 3, 2022

Reviewing Body: [Board of Adjustment](#)

Outcome:

Kathie M. Julian
PO Box 5477
Incline Village, NV 89450
Cell: 1 (415) 646 5413
[E-mail: kathiejulian@gmail.com](mailto:kathiejulian@gmail.com)

From: [Ann Nichols](#)
To: [West, Walt](#)
Cc: [Bronczyk, Christopher](#); [Lloyd, Trevor](#); [Tone, Sarah](#); [Jennifer Donohue](#); [Wolfson, Alexander](#)
Subject: staff report questions on Boulder Bay
Date: Friday, January 28, 2022 12:31:12 PM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Walt,

Chris told me to contact you regarding our concerns. Please respond to the following items as soon as you can.

1. Is there detail on the slope of the new roads including Wellness Way? Per the abandonment/variance they can't be more than 12%. It appears they are in places. Please notate the slope locations over 12%.
2. Is there detail on the exposed retaining walls over 15'? Can you direct me to where their location is depicted on a application? For instance there are over 1510 ft of retaining wall over 8'. Per the abandonment/variance they can't be over 15'. Are they?
3. What was your rationale re: only \$2k per acre bonding to take up to 35' off over 4 acres and all the trees?
4. What was your rationale re: 5 years to complete Grading project? Our 4th exit out of the community could be gone for 5 years. The Commissioners in 2008 protected our exits due to fire evacuation. Why aren't you following that action order?
5. Are you going to allow and record the first phase of the abandonment (Wassou west of Reservoir) with only 30% of the preliminary plans completed? Why such a minimal requirement? Do the applicants know what they intend to do? Has any portion of the abandoned ROW been conveyed to the developer? Will there be recordation of the initial phased abandonment? Why isn't Wellness Way part of this engineering discussion?
6. There are no meaningful consequences if the developer fails to perform. The current permit has been extended multiple times based on the economy or covid. Is Covid an acceptable developer excuse going forward?

7. How do you revegetate 35' grading holes if they fail to complete the project? Do you refill the holes with 197,000 CY of dirt first?

As you can understand the Community is more than concerned. Our only safe exit is Reservoir Rd and Wassou to Stateline (scheduled to be taken Feb 2022).

Thank you,

Ann Nichols



North Tahoe Preservation Alliance

P.O. Box 4

Crystal Bay, Nv. 89402

preserve@ntpac.org

775-831-0625

www.ntpac.org

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: [Joseph Seminetta](#)
To: [Washoe311](#)
Cc: [Earl Nemser](#); [Dan Adams](#)
Subject: TIME SENSITIVE Resort and Tahoe and Residences. Case Number (WSUP21-0035)
Date: Tuesday, February 1, 2022 10:17:50 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Sirs or Madams:

My wife and I are the owners of unit A104 in the development commonly known as Granite Place at Boulder Bay (phase 1 of the project mentioned above).

We are generally in support of the project which is scheduled to begin in the spring of this year. However, there have been some changes/additions to the original plans to which we object. I have highlighted these below:

1. The latest plan shows a new road running parallel to our condominium complex. This would clearly create additional traffic, noise, headlights at night and other disruptions to our homes, our outdoor spa area and the park (the only greenspace in the area) to the North of our building. The current roads that end at route 28 are not very crowded and seem to work well for our neighborhood without creating a burden on our complex. We respectfully request that this road not be built.
2. The park to the North of our complex is listed as a staging area for construction materials and equipment. I believe this is in direct violation of the easement that created this park (please review). Additionally, it would create a safety hazard and unnecessarily impact the town's enjoyment of this "public space." Alternatively, we believe there is more than adequate space for staging to the south and west of the project. For the reasons above, we believe T.R.P.A. would not allow this park to be used for the purposes on the permit. We respectfully request that this park use be removed from the plans.
3. We understand that Big Water Drive will not be changed to Wellness Drive (please confirm this) but is intended to be a separate road that connects with Big Water Drive. This is a very twisty road with a significant change in elevation. We do not believe this will be safe for regular traffic. Additionally, it will unnecessarily increase the traffic to our complex and cause noise and headlights flashing into our units. We recommend that this road be for emergency use only (fire etc.).

As full time residents int this property, the above changes would result in meaningful benefit to our lives without disrupting the project. We hope that you will give these issues serious consideration and the process progresses.

Thank you for your attention and consideration to these matters.

Sincerely,

Joseph and Denise Seminetta
1 Big Water Drive Unit A104
Crystal Bay, NV 89402
(847) 652-5070