

## Marja Ambler

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**From:** Ellie <tahoellie@yahoo.com>  
**Sent:** Sunday, January 22, 2023 9:24 AM  
**To:** Marja Ambler  
**Cc:** Cindy.Gustafson; Hayley Williamson; Julie Regan; John Marshall  
**Subject:** Public Comment January 24 and January 25 Tahoe Regional Planning Agency meeting

Please accept this Public Comment for the January 24 (tour of Biltmore and Kings Beach Community Revitalization project sites) and January 25 Tahoe Regional Planning Agency meeting Governing Board.

Ellie Waller for the record

As often touted, transparency is a key element. Below is an announcement for the day before (January 24) the scheduled January 25th TRPA Governing Board meeting. This tour notification does not appear on the TRPA home screen only within the body of agenda. This is disingenuous.

The screenshot shows the top navigation bar with four circular icons: a dog reading (PRESS ROOM), a lake (DOCUMENTS), a lake with trees (Lake Tahoe INFO), and a boat (BOAT INSPECTIONS). Below this is a section with two columns: 'Announcements' and 'Calendar'. The 'Announcements' column lists several events from November 2022 to January 2023. The 'Calendar' column shows 'Upcoming Events' for January and February 2023, including dates and times for various meetings.

| Announcements  | Calendar   |
|--|--|
| JAN 20, 2023 <a href="#">Tahoe's Conservation Continues</a>  | <b>Upcoming Events</b>   |
| JAN 18, 2023 <a href="#">Governing Board Documents January 25, 2023 - Hybrid Meeting</a>                 | JAN 10:30 am - 5:00 pm<br><b>25</b> <a href="#">Governing Board Meeting</a>            |
| JAN 4, 2023 <a href="#">Advisory Planning Commission Meeting January 11, 2023 - VIRTUAL ONLY Meeting</a> | FEB 2:00 pm - 4:00 pm<br><b>2</b> <a href="#">Hearings Officer - Hybrid Meeting</a>    |
| DEC 9, 2022 <a href="#">We're All Here for the Lake</a>  | FEB 9:30 am - 2:00 pm<br><b>8</b> <a href="#">Advisory Planning Commission Meeting</a> |
| DEC 8, 2022 <a href="#">10th Anniversary Issue of Tahoe In Depth Is Here</a>                             | FEB 2:00 pm - 4:00 pm<br><b>16</b> <a href="#">Hearings Officer - Hybrid Meeting</a>   |
| DEC 8, 2022 <a href="#">Hearings Officer Meeting Documents December 15, 2022-Hybrid Meeting</a>          | FEB All day<br><b>22</b> <a href="#">Governing Board Meeting</a>                       |
| DEC 7, 2022 <a href="#">Governing Board Documents December 14, 2022 - Hybrid Meeting</a>                 | <a href="#">View Calendar</a>  |
| NOV 16, 2022 <a href="#">Shoreline Mooring Drawing Opens Dec. 1</a>                                      |  |

NOTICE IS HEREBY GIVEN that on **Tuesday, January 24, 2023**, a possible quorum of the Governing Board of the Tahoe Regional Planning Agency will meet at **1:00 p.m.**, for a site visit of the **Biltmore/Waldorf**

Astoria Lake Tahoe (Boulder Bay), 5 State Route 28, Crystal Bay, Nevada and following that at 2:30 p.m., there will be a site visit of the Kings Beach Community Revitalization Projects, The North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach, CA

| TAHOE REGIONAL PLANNING AGENCY   |                            |
|--|----------------------------|
| GOVERNING BOARD  |                            |
| Biltmore/Waldorf Astoria Lake Tahoe (Boulder Bay) Site Visit             | January 24, 2023           |
| 5 State Route 28, Crystal Bay, Nevada                                    | 1:00 p.m.                  |
| Kings Beach Community Revitalization Projects Site Visit                 | January 24, 2023           |
| The North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach, CA | 2:30 p.m.                  |
| Zoom/Tahoe Regional Planning Agency                                      | January 25, 2023           |
| 128 Market Street, Stateline, NV   | No earlier than 10:30 a.m. |

Furthermore, (from posted agenda)

D. Presentation on the Waldorf Astoria Lake Tahoe Project, 5 Informational Only Page 465 State Route 28, Crystal Bay, Nevada, Assessor’s Parcel Number 123-051-02, et.al, TRPA File Number ERSP2022-0138-01

<https://www.trpa.gov/wp-content/uploads/January-25-Governing-Board-Agenda.pdf>

The developer (EKN- Ebbie Nakhjavani) in an article dated January 21, 2023 (Nevada Appeal) article ENCOURAGES people to attend and speak up.

**PLEASE CLARIFY THAT PUBLIC COMMENT WILL BE HELD FOR THIS AGENDA ITEM.**

# WALDORF

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staunch progress, though.

“We are committed to this project; we’re not just going to start something and go away. However, when I started this project, it was going to cost \$364 million but now it will be around \$750 million,” he says. Nakhjavani further explains that with rising project costs and changing interest rates, time is of the essence, and interest rate loans are being quoted at 9-11.5 percent. So to hold onto this project we will need capital.”

“If this delays then it jeopardizes the project,” Nakhjavani adds.

Nakhjavani does admit that although the project is already approved by the TRPA, a handful of naysayers are bombarding the Planning Agency on a daily basis with misinformation about the project. The TRPA is

hosting a hearing on Jan. 25 at its office on Stateline and over Zoom regarding the vision for Revitalize Biltmore, and he encourages people to attend and speak up if they support the project. The TRPA is holding this public hearing to make a finding of substantial conformance of the approved existing plans, and the Jan. 25th meeting will determine whether if the TRPA staff recommendation will hold or if it will need to go back to the board at the end of February.

“Most of the TRPA board are members from California and we need to show support for Nevada [but] our team has worked very closely with TRPA staff to make sure we meet all of the requirements,” Nakhjavani adds.

For information about the Revitalize Biltmore project, visit [www.revitalizetahoe-biltmore.com](http://www.revitalizetahoe-biltmore.com). For information regarding the upcoming Jan. 25 TRPA meeting, visit [www.trpa.gov](http://www.trpa.gov).

<https://edition.pagesuite-professional.co.uk/html5/reader/production/default.aspx?pubname=&pubid=c818133f-c3e2-45ca-80ab-a383aa2bca87>