

**From:** [Revitalize Tahoe Biltmore](#)  
**To:** [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)  
**Subject:** Letter of Support for the Waldorf Astoria Project  
**Date:** Tuesday, April 25, 2023 10:23:55 AM

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First Name: Blaine  
Last Name: Beard  
Email: [blaine.e.beard@gmail.com](mailto:blaine.e.beard@gmail.com)  
City of Residence: Sparks, NV

Message: Members of the board my name is Blaine Beard and I express my support.

My team and I am here today to show support for this project for a host of reasons - but most notably wanted to highlight what the project managers have done over the course of the last year.

I have had the pleasure of working with them in several capacities always with positive interactions and information sharing. From community events and meetings - to critical stakeholder discussions and advice, they have integrated themselves into the Incline Village / Crystal Bay Community. They are wonderful community stewards who understand the importance of public safety and want to create an environment of such.

The principal partners of EKN development group have listened to our public safety interests in the demolition and ultimate new construction of this multi acre project. The parcel in question was identified as a former problem area which generated several repeat calls for service relative to trespassing, trouble unknowns, driving under the influence, disturbances, destruction of property, batteries, etc. The principal partners have listened and want to partner with law enforcement for collaboration and crime reduction strategies.

As a law enforcement professional, I cannot tell you how important this is to protect life and property. Oftentimes, law enforcement is met with resistance and delays when investigating crimes. It's refreshing to work with a group of business professionals who truly have public safety at the forefront of their agenda and want to incorporate crime reduction strategies through environmental design.

They have hosted community meetings discussing the project in great detail and have solicited input from the SUBJECT MATTER EXPERTS in the public safety field. We appreciate the open lines of communication and feedback and wanted to ensure that was read into the record today.

As this property remains vacant, even with routine patrols and on site security it has become a local breeding ground for broken windows theory - a safe haven for juvenile and adult acts of crime and delinquency. Any delays to this project will result in more of the same and immediately impact our ability to revitalize Tahoe.

Thank you for your time and consideration in this matter.

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Date: April 25, 2023

Time: 10:23 am

**From:** [Meyer Construction](#)  
**To:** [Marja Ambler](#)  
**Subject:** WALT/Boulder Bay Project  
**Date:** Tuesday, April 25, 2023 1:08:03 PM

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Please send the following to the governing board members.

Re: WALT/Boulder Bay Project

TRPA decided that the way to enforce completion of water quality improvements (BMPs) by commercial owners was to incentivize large development projects with extra height, density and coverage. CEPP didn't work. It's 12 years later and the Boulder Bay water quality improvements are still unfinished. Water has been running off the site for years. The site is a dilapidated eyesore with holes in the roof windows and missing doors. The previous owner built 18 multimillion dollar condominiums and then sold the entire site to EKN development. The original plan was approved by Governing Board in 2011. At that hearing two members of the Governing Board voted against approval. TRPA should never have approved the project since it went from the existing build out of 120,000 square feet to the proposal of as much as 800,000 square feet, yet the original developer claimed the new project would reduce traffic based on a faulty 2006 traffic baseline. For years the actual baseline traffic of the site has been nil. The project's own traffic study states the project will create 2880 vehicle trips each day. Although repeatedly asked, EKN has refused to disclose the population of the revised project.

The project owners have tried to eliminate the 4<sup>th</sup> access out of upper Crystal Bay numerous times. The community has spent thousands to maintain the 4<sup>th</sup> exit.

Now the WALT project has substantially changed. It's still the same basic build out (800k sf), just less units. The units are larger and building up to 2' higher. Some units are over 5k sf. The access to the site has significantly changed with a drop off point on upper lakeview and the elimination of access on SR 28 and exit on Stateline Rd. Representatives of our group have had numerous meetings with EKN and the County with no agreement on cut through issues for the residential neighborhood of upper Crystal Bay.

Where is the basin wide evacuation plan that covers the millions of visitors and locals when the next wildfire or other emergency occurs? Where is the cumulative impact of the numerous (12 large) projects approved or under review. Cal-Neva, Tahoe Inn, 39 Degrees, Ferrari/Laulima, Martis Valley West, Neptune Investments, Alpine View Estates, Boatworks Redevelopment, Tahoe City Lodge, Homewood, and Palisades?

Charles Meyer  
1000 Lakeshore Blvd.  
Incline Village, NV 89451  
775-843-5357

**From:** [Revitalize Tahoe Biltmore](#)  
**To:** [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)  
**Subject:** Letter of Support for the Waldorf Astoria Project  
**Date:** Tuesday, April 25, 2023 10:05:07 AM

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First Name: Christina  
Last Name: Byron  
Email: [cebyron@gmail.com](mailto:cebyron@gmail.com)  
City of Residence: Truckee  
Message: I support this project.

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Date: April 25, 2023  
Time: 10:04 am

**From:** [Revitalize Tahoe Biltmore](#)  
**To:** [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)  
**Subject:** Letter of Support for the Waldorf Astoria Project  
**Date:** Tuesday, April 25, 2023 8:10:13 AM

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First Name: Georgia

Last Name: Chase

Email: [gchase@chaseinternational.com](mailto:gchase@chaseinternational.com)

City of Residence: Gardnerville

Message: I have reviewed the plan revision for the Boulder Bay project and support the revitalization of Crystal Bay. Please vote to approve the Plan Revision on April 26.

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Date: April 25, 2023

Time: 8:09 am

**From:** [Revitalize Tahoe Biltmore](#)  
**To:** [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)  
**Subject:** Letter of Support for the Waldorf Astoria Project  
**Date:** Tuesday, April 25, 2023 9:38:26 AM

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First Name: Greg

Last Name: Fish

Email: [gdfish@gmail.com](mailto:gdfish@gmail.com)

City of Residence: Incline Village

Message: Please vote YES tomorrow night regarding the proposed Plan Revision for the Tahoe Biltmore.

Thanks

Greg Fish

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Date: April 25, 2023

Time: 9:38 am

**From:** [Hilary Jimenez](#)  
**To:** [Marja Ambler](#)  
**Subject:** Boulder Bay is Unacceptable  
**Date:** Tuesday, April 25, 2023 12:39:38 PM

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Dear Ms. Ambler,

I am emailing to communicate my disapproval of the Boulder Bay project. The role of TRPA is to protect the quality and clarity of the lake, how can an approval of this massive development execute that obligation? It is negligent to expect that this will not significantly impact the quality of this region. As a born and raised local I am appalled at the ability to ignore the safety concerns that come with such a development. Please acknowledge your obligation to keep our community safe and our lake crystal.

Sincerely,  
Hilary Jimenez  
North Lake Tahoe resident/born and raised local

--

**Hilary Jimenez**  
530-412-2772  
[hilarysjimenez25@gmail.com](mailto:hilarysjimenez25@gmail.com)

**From:** [Revitalize Tahoe Biltmore](#)  
**To:** [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)  
**Subject:** Letter of Support for the Waldorf Astoria Project  
**Date:** Tuesday, April 25, 2023 8:29:34 AM

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First Name: Joseph  
Last Name: Hummel  
Email: [joe@4calaneva.org](mailto:joe@4calaneva.org)  
City of Residence: Crystal Bay  
Message: Hello,

I am president of 4 Cal Neva Owners Association. A 16-unit condo complex located in between the Cal Neva resort, Crystal Bay Casino and the previous Biltmore. While I do not represent everyone's opinion, the overwhelming sense in our community is that the area has been stagnated and is in desperate need of development as it affects us directly as the residents of this community.

My wife, myself and neighbors of this association have attended multiple presentations, including the walk through with Washoe County advisory panel members, TRPA meeting in January and we are very excited about this project being approved.

Please approve the development project so that we do not continue to have an eyesore as a hallmark of this community.

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Date: April 25, 2023  
Time: 8:29 am



**From:** [Ann Nichols](#)  
**To:** [Marja Ambler](#)  
**Subject:** Fwd: Boulder Bay Approval is Tomorrow....Unless  
**Date:** Tuesday, April 25, 2023 2:08:10 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Katharyn Cooper <coopka@aol.com>  
**Date:** April 25, 2023 at 1:30:27 PM PDT  
**To:** NTPA <preserve@ntpac.org>  
**Subject: Re: Boulder Bay Approval is Tomorrow....Unless**

My email has a glitch.

Please pass on my disapproval of the Boulder Bay development - including the 'amendments' - Crumbs thrown to the opposition in hopes of pacifying them.

[Sent from the all new AOL app for iOS](#)

On Tuesday, April 25, 2023, 3:15 PM, NTPA <preserve@ntpac.org> wrote:

[View this email in your browser](#)



## THERE IS A HUGE COST TO SILENCE

**Subject:Waldorf Astoria Lake Tahoe/Boulder Bay**

Tahoe Regional Planning Agency will approve this project on 4/26/23 unless the public makes a lot of noise. Below is the zoom link. TRPA claims the hearing will begin at 10:45 am, but they are usually quite late.

Or send in your comments to Marja Ambler at TRPA [mambler@trpa.gov](mailto:mambler@trpa.gov) and ask her to dlceminate them to Governing Board.

You can use NTPA comments below:

Re: WALT/Boulder Bay Project

TRPA decided that the way to enforce completion of water quality improvements (BMPs) by commercial owners was to incentivize large development projects with extra height, density and coverage. CEPP didn't work. It's 12 years later and the Boulder Bay water quality improvements are still unfinished. Water has been running off the site for years. The site is a dilapidated eyesore with holes in the roof windows and missing doors. The previous owner built 18 multimillion dollar condominiums and then sold the entire site to EKN development. The original plan was approved by Governing Board in 2011. At that hearing two members of Governing Board voted against approval. TRPA should never have approved the project since it went from the existing build out of 120,000 square feet to the proposal of as much as 800,000 square feet, yet the original developer claimed the new project would reduce traffic based on a faulty 2006 traffic baseline.

For years the actual baseline traffic of the site has been nil. The project's own traffic study states the project will create 2880 vehicle trips each day. Although repeatedly asked, EKN has refused to disclose the population of the revised project.

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Now the WALT project has substantially changed. It's still the same basic build out (800k sf), just less units. The units are larger and building up to 2' higher. Some units are over 5k sf. The access to the site has significantly changed with a drop off point on upper lakeview and the elimination of access on SR 28 and exit on Stateline Rd. Representatives of our group have had numerous meetings with EKN and the County with no agreement on cut through issues for the residential neighborhood of upper Crystal Bay.

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The Lake appreciates you voice.

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**North Tahoe Preservation Alliance**

P.O. Box 4  
Crystal Bay, NV 89402  
775-831-0625  
[preserve@ntpac.org](mailto:preserve@ntpac.org)

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NORTH TAHOE PRESERVATION ALLIANCE · P.O. Box 4 · Crystal Bay, NV 89402 · USA



**From:** [Kristina Hill](#)  
**To:** [Marja Ambler](#)  
**Cc:** [Ann Nichols](#)  
**Subject:** Waldorf Astoria  
**Date:** Tuesday, April 25, 2023 12:53:33 PM

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Hi Marja,

Please circulate the comments below to the Governing Board prior to tomorrow's meeting.

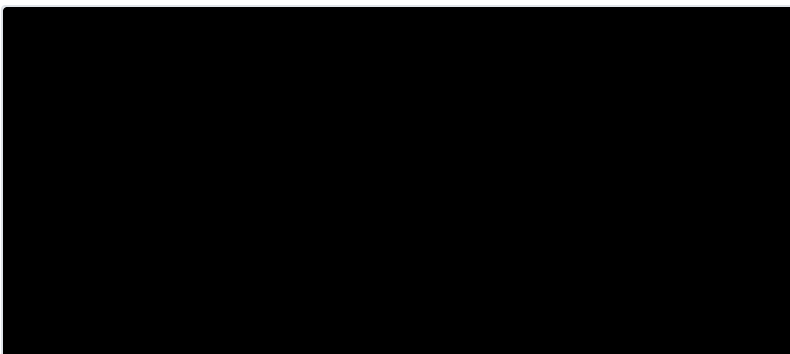
Thank you,  
Kristina

Re: WALT/Boulder Bay Project

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## **Preserve Lake Tahoe.**

Say no to reckless development.

Kristina Hill  
Hill Planning, Inc.  
P.O. Box 6139  
Incline Village, NV 89450

c: (775) 544-4345

**From:** [Revitalize Tahoe Biltmore](#)  
**To:** [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)  
**Subject:** Letter of Support for the Waldorf Astoria Project  
**Date:** Tuesday, April 25, 2023 9:16:23 AM

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First Name: Lou

Last Name: Dietz

Email: [louiedietz@gmail.com](mailto:louiedietz@gmail.com)

City of Residence: Genoa Nv

Message: Another easy access destination will improve the offerings to the area and increase our enjoyment of the lake while hopefully easing congestion to the roads and local attractions that are already over-impacted.

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Date: April 25, 2023

Time: 9:16 am

**From:** [Revitalize Tahoe Biltmore](#)  
**To:** [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)  
**Subject:** [BULK] Letter of Support for the Waldorf Astoria Project  
**Date:** Tuesday, April 25, 2023 7:00:48 AM

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First Name: Melissa

Last Name: West

Email: westmelissa145@gmail.com

City of Residence: Bedford Hills

Message: I support this plan revision project and encourage the TRPA to support it as well.

Melissa West

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Date: April 25, 2023

Time: 7:00 am

**From:** [Revitalize Tahoe Biltmore](#)  
**To:** [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)  
**Subject:** [BULK] Letter of Support for the Waldorf Astoria Project  
**Date:** Tuesday, April 25, 2023 9:22:37 AM

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First Name: Nick  
Last Name: west  
Email: [nickwesty43@gmail.com](mailto:nickwesty43@gmail.com)  
City of Residence: Rumson  
Message: Support

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Date: April 25, 2023  
Time: 9:22 am



**From:** [Revitalize Tahoe Biltmore](#)  
**To:** [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)  
**Subject:** Letter of Support for the Waldorf Astoria Project  
**Date:** Tuesday, April 25, 2023 1:52:45 PM

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First Name: Rick

Last Name: Jones

Email: [jones\\_tahoe@yahoo.com](mailto:jones_tahoe@yahoo.com)

City of Residence: Crystal Bay, NV

Message: Approval of this Proposed Plan Revision is a win-win for the community and the environment. This less dense and well thought out project is a giant step forward for Crystal Bay and the Tahoe Basin.

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Date: April 25, 2023

Time: 1:52 pm

**From:** [Ron Grassi](#)  
**To:** [Marja Ambler](#)  
**Subject:** Waldorf Astoria project  
**Date:** Tuesday, April 25, 2023 1:02:28 PM

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TRPA: Please stop the building. We're tired of permitting these large developments which produce further housing and clog our roads and beaches. This is our town, not a toy or play land for the tourists. How do we get out in an emergency? You know it will be ugly but you keep adding "units". Why not stop for now and realistically figure out what the Lake can handle?? That's called it's Carrying Capacity. What are you afraid of? Check the Lake's health first and figure what the Lake can still accept, if anything. I can only hope if there's an emergency and we're all trying to get out, that you're in the middle of it. Seem cruel? No, it's justice.

Ron Grassi  
Tahoe City resident 45+ yrs

**From:** [Ryan Wexler](#)  
**To:** [Marja Ambler](#)  
**Subject:** waldorf/boulder bay  
**Date:** Tuesday, April 25, 2023 1:57:54 PM

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I am very concerned about the Boulder Bay project. It seems the project approval is based upon historical plan that is over a decade old. A lot has changed in the area. The traffic in Kings Beach has had a large impact on this region. We need a proper EIR that tanks into account current conditions and cumulative project impacts of area.

Currently, throughout the summer, Kings Beach backs up just about to the project, what will happen with the additional impact? I think the project needs to be scaled down accordingly. I also feel like there has been a lack of public input. Surely there was when the original project was approved, but again that was a different time. We need a proper review, this will have a huge impact on both the Incline Village side and the Kings Beach side, not to mention the local neighborhoods. Please tread carefully here, we are close to capacity now with the current infrastructure and each project has a huge impact.

thanks for your work

ryan wexler

**From:** [Suann Stone](#)  
**To:** [Marja Ambler](#)  
**Subject:** [BULK]  
**Date:** Tuesday, April 25, 2023 12:22:11 PM

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I can't believe you folks would ok this Boulder Bay deal. I've been looking at the traffic science and it's a hot mess. I just heard that it's being reviewed today. I expect to see better common sense than an ok on this. Suann Stone

**From:** [Pilates Workouts Online](#)  
**To:** [Marja Ambler](#)  
**Subject:** Comments for: Boulder Bay Approval is Tomorrow....Unless  
**Date:** Tuesday, April 25, 2023 2:45:36 PM

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Hello,

Please use the NTPA comments below.

I believe this is already in there however concerns around:

Amount of traffic into the area (in regards to winter and summer months). The hazardous areas where people choose to park.

Roads that are unsafe to drive, lots of potholes, along with safety issues will require summer construction adding to impact with traffic along with other projects. And for years to come. Concern with evacuation in any case as congestion occurs year round however, especially in the case of a fire - do you see how backed up we get with just the ski resort traffic

How will these new building heights impact us in the winter months with snow removal, shady areas that are more hazardous with ice on the roads and falling from the roof top.

Livable wages for those who work here locally - how can someone live/work in this area as more than a single person/ someone who has a family as well who can thrive in the community? Keeping stores open and in business.

I'm interested in a more walkable town/eco friendly town, that's not covered with trash which only adds to the impact on the wildlife and what makes tahoe beautiful.

On Tue, Apr 25, 2023 at 12:15 PM NTPA <[preserve@ntpac.org](mailto:preserve@ntpac.org)> wrote:

[View this email in your browser](#)



# THERE IS A HUGE COST TO SILENCE

**Subject:Waldorf Astoria Lake Tahoe/Boulder Bay**

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**[Pilates Resources and Education Programs](#)**  
**[YOUTUBE | INSTAGRAM](#)**

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The Lake appreciates you voice.

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**North Tahoe Preservation Alliance**

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Crystal Bay, NV 89402  
775-831-0625  
[preserve@ntpac.org](mailto:preserve@ntpac.org)

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