

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: [BULK] Letter of Support for the Waldorf Astoria Project
Date: Wednesday, April 26, 2023 9:42:33 AM

First Name: Mark

Last Name: Higgins

Email: msh805@gmail.com

City of Residence: Crystal Bay, Nevada

Message: My name is Mark Higgins and I am the current President of the Granite Place Homeowners Association, the 18 unit condominium complex that was the first phase of the project now known as the Waldorf Astoria Lake Tahoe Resort.

Our condominium community has been impressed with EKN's community outreach for the last 1.5 years and certainly believe their revised plan is vastly superior to what was approved more than a decade ago.

Ebbie Nahkjavani and his executive team have worked closely with our current Board to address our concerns and we fully support his proposed development. We sincerely believe the Waldorf Astoria Resort will be a dramatic improvement to our immediate neighborhood and the Crystal Bay / Incline Village community as a whole.

We hope the TRPA approves the project and construction begins very soon.

Mark Higgins
Granite Place HOA

Date: April 26, 2023

Time: 9:42 am

From: [skitumbleweed](#)
To: [Ann Nichols](#); [Sara Schmitz](#); [Alexis Hill](#); [Jacob Stock](#); [Jeff Cowen](#); [Marja Ambler](#)
Subject: Risk Management, Fiduciary Responsibility, Common Sense, and Credibility are all junk with TRPA
Date: Wednesday, April 26, 2023 10:11:35 AM

Those words pretty much sums up the matter. **When stupid people pal up with politicians to do stupid things it sure is hard to stop. MORE SO WITH THE CROOKED BANKER MONEY TRAIN FLOWING.**

Tahoe Basin has always been a slow motion engineering disaster with a bunch of tourist clowns bouncing around. It's no wonder Tahitian people in French Polynesia don't like them in their surfing breaks either. My shock was that Tahitian people welcomed my family and the kids. That's because it was obvious to them that we actually understand nature and we ride the correct boards and have the correct ability. We know what we are doing. We live with nature preferably and not against nature.

Nature loving athletes know this is all nonsense. We all know. I can't support this. I'll never live it down amongst my peers.

You folks at TRPA build walls to save a house from the ocean while wrecking my surfing break. That is your type of ethic. And you folks at TRPA build giant buildings and walls in a forest as tall as the Angora Lake Cliffs that I used to dive off. Yes, I dove off all the cliffs. All. Possibly over 100 times. The owner of the cabins never wanted the public to see my dives.

NORTH TAHOE IS NOT LARGE BUILDINGS OVER TREES AND GIANT WALLS!!!! NORTH TAHOE IS NOT SUPPOSED TO BE WAVES OF PEOPLE!!

Boulder Bay with 11 other large projects???? ARE YOU FOLKS JOKING? RISK MANAGEMENT ALONE SAYS TRY ONE OR TWO AT A TIME. BUT ALL AT ONCE AND WRECK THE NORTH SHORE????

SO I OWN PROPERTY AND WORK SINCE A BOY TO HAVE THIS GO UP IN MY BACKYARD??? ON MY SSA STATEMENTS YOU SEE CHILD LABOR.

The reason my space projects were so successful is because I did not do things this way. I got the process and lawyer folks out of the picture. And I leveraged off older more experienced engineers. I did things in a manner to ensure success. I don't see that here. I see a public run over with heavy handed tactics and meetings. And eager developers that want to wreck the area.

I can write all kinds of words and even tell you the fine details of my Lockheed Martin work and that I am actually better than Elon Musk. My work is on Mars and in deep space on the other side of the sun. Does it matter? Nope. Does not matter that I had my hands all over the flight computers for those missions. Does not matter what I did for our society. Or that I did that almost 30 years ago while Elon struggles. Nothing matters. Just a corrupt buck. That's all that matters.

Typically I steer away from urban environments. TRPA likes cities. I don't. My whole family keeps me away from crowds. They all know I don't like that action.

So it's a 100% thumbs down for me. This will be another phase of epic ecological and engineering disaster in Tahoe that is immensely stupid. Maybe even a Santana Row fire debacle. Sure hope not. Santana Row made sense in San Jose. Not in Tahoe on the North Shore.

It's no wonder why BP oil spill or Exxon Valdez happens. Agencies like TRPA enable that.

I see no RISK MANAGEMENT here. No FIDUCIARY RESPONSIBILITY to the public. No COMMON SENSE. And no CREDIBILITY whatsoever. I give a grade F for this agenda.

Tim Delaney

Public Comment: TRPA GB Meeting 4.26.2023 Agenda Item VII A Re “WALT”

Submitted by Carole Black Incline Village, NV resident

This proposal could have the potential for enhancing the now pretty desolate area along Rte 28 through Crystal Bay. However the proposed scope and supporting document descriptions raise concerns. I focus on a few areas:

Traffic/congestion along Rte 28: The traffic analyses described appear to be built on a serial “house of cards” comparing complex projections to traffic in 2006. What this has to do with the traffic levels along Rte 28 today is unclear. Yet currently during high volume season this route by current measures exceeds typical accepted traffic trip volumes for an undivided two-lane highway and has documented accident “hot spots.” I submit that for everyone’s safety daily and during potential evacuation, a robust analysis compared to current volumes is needed.

Also the remarkable projected decrease in VMT is I think based on decreased density. However, this may have little to do with actual occupancy or vehicle volumes. I am told that developer has declined to provide occupancy projections – why??

Employee Housing is considered. However, the majority projected will be provided off-site by utilizing existing units. How does this help the overall employee housing shortfalls? Sounds like “Robbing Peter to pay Paul.” Seems as though the developer should be required to actually develop needed workforce housing!

EIC vs EIS: Again we are relying on a superficial largely subjective assessment tool for a huge project. The underlying EIS is >10 years old and the current staff review indicates that “*the proposed project could have a significant effect on the environment.*” This is at best a worrisome approach!

Mitigation: The staff report comments “*To ensure VMT reductions are achieved, the permit for the approved project and the proposed draft permit for the revised project requires traffic reduction monitoring If after five years from project completion the monitoring determines traffic has increased beyond the projection identified in the EIS and subsequent analysis, then the applicant shall permanently retire existing development rights to reduce the traffic to meet the projections.*” What does this mean? Will buildings be closed? Traffic stopped where and how? Will there be any actual impact and is 5 years too long to wait while risking adverse safety impacts?

Please consider and require further evaluation and appropriate modification in these and any other concern areas prior to approval. Thank you.