

From: [Jessica Hoover](#)
To: [Alexis Hill](#); cbronczyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: Boulder Bay Project Concerns
Date: Friday, April 7, 2023 6:52:56 AM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Ms. Jessica Hoover
jessicahoover1989@gmail.com

From: [John Poppe](#)
To: [Alexis Hill](#); cbronczyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: Boulder Bay Project Concerns
Date: Friday, March 24, 2023 4:19:00 PM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Mr. John Poppe
jbpoppe@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: Wednesday, April 19, 2023 9:47:45 AM

First Name: Joseph
Last Name: Pehanick
Email: jpehanick@eastbaytire.com
City of Residence: Zephyr Cove

Message: Dear TRPA Governing Board,

I am a long-time Lake Tahoe Lakefront owner on Nevada's East Shore. I am writing to express my full support for the pending decision to approve the project's plan revision.

I have been eagerly waiting for some new life to finally come to Crystal Bay. I can't help but reflect on spending summers on the North Shore throughout my youth. My Grandparents and my mom were born and raised in Nevada. They introduced me to the beauty of The Lake as a child. We have owned property in the basin for over 50 years. That area of The Lake has been an eyesore for decades. I believe this project will have a huge positive environmental impact on the health of The Lake.

We finally have a developer who understands the community has worked with them. Please vote yes for the Plan Revision.

Sincerely
Joe Pehanick

Date: April 19, 2023
Time: 9:47 am

From: [Josh Wood](#)
To: [Alexis Hill](#); cbronczyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: Boulder Bay Project Concerns
Date: Friday, April 7, 2023 7:36:27 AM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Mr. Josh Wood
Joshua.Wood@uhsinc.com

From: [Joyce Anacker](#)
To: [Alexis Hill](#); cbronczyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: Boulder Bay Project Concerns
Date: Thursday, April 6, 2023 10:20:05 PM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Dr. Joyce Anacker
joyceanacker@gmail.com

From: [Kadence Canchola](#)
To: [Alexis Hill](#); cbronzcyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: Boulder Bay Project Concerns
Date: Friday, April 7, 2023 6:39:16 AM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Ms. Kadence Canchola
kadence_canchola@mail.tmcc.edu

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Thursday, April 20, 2023 11:28:13 AM

First Name: Larry
Last Name: Peyton
Email: larry@peytonre.com
City of Residence: Incline Village
Message: To whom it may concern:

As a resident of both Reno and Incline Village and a former Washoe County Planning Commissioner, I fully support this project and all it will bring to the Lake Tahoe area. It is a much needed revitalization of an area that has been in disrepair for many many years. Lake Tahoe is and always will be a destination for families to enjoy its beauty, and after review of the entire project I believe this will be done in a sustainable manner that will impact the use of the area for decades to come in a positive way, while reducing the damage to our beautiful 8th wonder of the world Lake Tahoe.

Date: April 20, 2023
Time: 11:27 am

From: [Linda Nelson](#)
To: [Alexis Hill](#); cbronczyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: [BULK] Boulder Bay Project Concerns
Date: Friday, April 7, 2023 10:09:18 AM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Ms. Linda Nelson
lindalou210@yahoo.com

From: [Linda Robins](#)
To: [Alexis Hill](#); cbronczyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: Boulder Bay Project Concerns
Date: Monday, March 20, 2023 5:25:51 PM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Mrs. Linda Robins
comfy.trinity.00@icloud.com

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: [BULK] Letter of Support for the Waldorf Astoria Project
Date: Thursday, April 20, 2023 1:29:47 PM

First Name: Lydia

Last Name: Lopez

Email: LYLYLOPEZ03@GMAIL.COM

City of Residence: Incline village nevada

Message: we are very happy with this project we really need something like this project, is going to give a big improvement to our community and it is going to create more jobs too thanks

Date: April 20, 2023

Time: 1:29 pm

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Thursday, April 20, 2023 9:56:41 PM

First Name: Michael
Last Name: Herman
Email: mike.herman@gmail.com
City of Residence: Reno

Message: Crystal Bay rejuvenation is long overdue and this project would go a long way towards that. The area has been an eye sore for over 10 years and was once a livery and beautiful place to visit. I hope the TRPA will work with developers to help enhance and bring life and life back into the area. It is long overdue.

Michael Herman
Former COO Christie's Lake Tahoe

Date: April 20, 2023
Time: 9:55 pm

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: [BULK] Letter of Support for the Waldorf Astoria Project
Date: Saturday, April 22, 2023 7:52:59 AM

First Name: Michelle
Last Name: Geary
Email: michellegeary10@yahoo.com
City of Residence: Crystal bay
Message: I support this project.

Date: April 22, 2023
Time: 7:52 am

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Thursday, April 20, 2023 2:51:31 PM

First Name: Michelle

Last Name: Sturge

Email: msturge@charter.net

City of Residence: Incline Village

Message: Multiple generations of our family have lived and visited in Incline Village. I've seen the revised plan from EKN and support the revisions. This project will make a huge difference to our community. Please vote to approve the plan revision.

Date: April 20, 2023

Time: 2:51 pm

From: [Mike Hess](#)
To: [Marja Ambler](#)
Subject: Boulder Bay Development and others April 26, 2023 Governing Board Meeting
Date: Sunday, April 23, 2023 2:12:47 PM

To: Governing Board TRPA and for inclusion in the public comments:

As a bistate agency, the TRPA, Tahoe Regional Planning Agency, established strict concepts of carrying capacity and environmental thresholds to protect the 207,000 acre Lake Tahoe especially during the 2012 Tahoe Plan.

While locals, year-round, have resigned themselves to gridlock, 2021's immense Caldor Wildfire highlights just how critical the already overburdened roadways are to public safety.

It has now been reported at a North Tahoe Preservation Association (NTPA) meeting that the Boulder Bay development is using 10 year old data for its Traffic Assessment. Not using readily available NDOT data is a misinformation campaign if not truly just fraudulent. Get back to your roots and require a threshold study that includes Kings Beach as required by CEQA. Continued exceptions to CEQA should not be allowed.

Among other things, the CEQA Guidelines explain how to determine whether an activity is subject to environmental review, what steps are involved in the environmental review process, and the required content of environmental documents. The CEQA Guidelines apply to public agencies throughout the state, including local governments, special districts, and State agencies.

We implore you to delay any approvals for development until your charter is lived up to. Following the science of strict concepts of carrying capacity and environmental thresholds that is your job as a protector of Lake Tahoe. Anything less is just a violation of your fiduciary duty that you swore an oath to protect.

Further, I intend to petition our local Sherrifs to protect our evacuation priorities and not approve further degradation of our escape routes by not approving new development without clear evacuation plans being submitted and implemented. They are elected officials and will listen to the voters.

We, Lake Tahoe residents attend meetings and comment on issues based on the facts and public requirements. TRPA is coinciding 12 developments and is not requiring a cumulative study of threshold. Not taking into consideration our views is an insult to process and a rush to development that is not required. Continued violations of process for development will force us to consider advocating to make Tahoe a National Park and avoiding the destruction of Lake Tahoe.

Sincerely,

Michael Hess, Resident Incline Village, NV

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Wednesday, April 19, 2023 7:59:12 PM

First Name: Mike

Last Name: Trute

Email: inclinecleaners@yahoo.com

City of Residence: Incline Village

Message: Less blithe in the Crystal Bay. GET IT STARTED!!!!

Date: April 19, 2023

Time: 7:58 pm

From: [Richard Ferguson](#)
To: [Alexis Hill](#); cbronczyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: [BULK] Boulder Bay Project Concerns
Date: Friday, April 7, 2023 6:40:09 AM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Ms. Richard Ferguson
richfergus@yahoo.com

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Saturday, April 22, 2023 8:41:24 AM

First Name: Richard

Last Name: Offerdahl

Email: richard@offerdahl.com

City of Residence: Incline Village

Message: I support the Waldorf Astoria project. We need more housing at all levels.

Date: April 22, 2023

Time: 8:41 am

From: [Ross Cole](#)
To: [Alexis Hill](#); cbronczyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: Boulder Bay Project Concerns
Date: Monday, April 10, 2023 9:44:35 AM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Mr. Ross Cole
rossacole@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: Thursday, April 20, 2023 5:23:54 PM

First Name: Ruben

Last Name: Salas

Email: papaitosalas@hotmail.com

City of Residence: Incline village

Message: I think it's a good idea to have a resort so that I changed the view of our town and also generate jobs we are going to support

Date: April 20, 2023

Time: 5:23 pm

From: [Scott Taylor](#)
To: [Alexis Hill](#); cbronczyk@washoecounty.us; [Paul Nielsen](#); [Marja Ambler](#); [Joanne Marchetta](#)
Subject: Boulder Bay Project Concerns
Date: Friday, April 7, 2023 7:04:46 AM

The number one cause of Tahoe's problems is too many people. 15 million people visit Tahoe annually. The Tahoe Regional Planning Agency (TRPA) and the Counties: Placer, Eldorado, Washoe, Douglas, Carson City are directly adding to the problem in the name of preservation. Getting more creative at describing or packaging our problems doesn't mean we are smarter at getting needed answers to solve them. Smart growth, sustainable tourism and other clever names and phrases sound progressive, but too often simply promote more of everything, mostly more development.

As Concerned citizens we want solutions...Not more greenwashing.

We are getting further trapped in this culture of more. More residents, more development, more tourists at more times of the year, more taxes, more attractions, more, more, more.

It is clearly not working. We mostly have more problems.

We are considering a petition that TRPA and the Counties do the following:

1. Determine the carrying capacity of the Lake Tahoe Basin and develop methods to stay within that maximum. This may mean not allowing more large projects and attractions.
2. Stop automatically renewing development permits every three years.
3. Require current environmental analysis of projects approved more than 5 years prior that result in more than 100 vehicle trips per day. Particularly traffic analysis.
4. Don't allow phasing of projects to circumvent and delay required mitigations such as traffic analysis, water quality and employee housing.

We are drafting a petition and we'd like community response and community involvement. Concerned citizens and Lake Tahoe lovers please send us your input and suggestions.

-- Ms. Scott Taylor
sidewon80@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 18, 2023 4:02:14 PM

First Name: Steve

Last Name: Tomkovicz

Email: stevet@bowlincline.com

City of Residence: Incline Village

Message: I am in full support of this amazing improvement to the communities it will serve. We live in one of the most beautiful places on earth and have succeeded in allowing human building and intervention to become both an eyesore to the beauty and the decaying infrastructure a detriment to the environment. What a thoughtful and beautiful new addition to the lake that will create new places for us all to enjoy and improve our economic outlook for the future!

Thank you for your support of this project!

Peace Love Bowl

Date: April 18, 2023

Time: 4:01 pm

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Friday, April 21, 2023 9:35:00 AM

First Name: Tara

Last Name: Cannon

Email: tara.cannon347@gmail.com

City of Residence: Incline Village

Message: I fully support the revitalization of the Tahoe Biltmore site. Our area is gorgeous, but some areas are run down and need a boost. I've had the opportunity to meet and discuss this project with the developers, and I do strongly believe they genuinely want to help build our community, be a good steward of the environment, and develop a project that is beautiful and complements and not distracts. They have taken the time to hear from the locals on concerns and put the due-diligence work into researching and problem-solving.

Date: April 21, 2023

Time: 9:34 am

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Wednesday, April 19, 2023 2:45:29 PM

First Name: Tracy

Last Name: Murphy

Email: tracymurfff@charter.net

City of Residence: Reno

Message: We approve the plan for the rebuild and hope TRPA does too.

Date: April 19, 2023

Time: 2:45 pm

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Friday, April 21, 2023 5:13:20 PM

First Name: Travis
Last Name: Hawkins
Email: thawkins@fanfiinc.com
City of Residence: Reno, NV

Message: I would ask that the TRPA approve the plan revision on April 26th. The area is in desperate need to improvements and this is a huge step in the right direction. The aging facilities around the entire lake need to be updated to benefit locals and visitors in the area to prevent Tahoe from becoming irrelevant. While I completely agree with and support efforts to keep Tahoe clean and beautiful, preventing projects around the lake does nothing, but waste it's natural beauty.

I support the plan revision and hope you can also see the benefit and opportunity in this situation far out ways the limited, if any, cost to the local environment and to the lake. Please vote to approve the Plan Revision on April 26th.

Thank you for your support.

Travis Hawkins

Date: April 21, 2023
Time: 5:13 pm

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Wednesday, April 19, 2023 8:26:35 AM

First Name: Vickie
Last Name: Holtmeier
Email: vholtmeier@gmail.com
City of Residence: Incline Village
Message: We live in Incline on Lakeshore
and also have property on White Cap Lane and very supportive.

Date: April 19, 2023
Time: 8:25 am

From: [Revitalize Tahoe Biltmore](#)
To: [John Hester](#); [Julie Regan](#); [Paul Nielsen](#); [Marja Ambler](#)
Subject: Letter of Support for the Waldorf Astoria Project
Date: Friday, April 21, 2023 2:32:25 PM

First Name: Vinton
Last Name: Hawkins
Email: vinton@mjdcp.com
City of Residence: Incline Village

Message: I have tracked this project for a number of years and was very pleased when EKN Development Group acquired the site. Their thoughtful Plan Revision brings a long-awaited revitalization to Crystal Bay and the surrounding communities and is a forward thinking, sustainable, in-Basin development particularly in regards to the reduction in stormwater runoff into Lake Tahoe and the self-imposed reduction in density. Thanks to EKN we will finally see the long awaited improvement to the scenic quality of the Crystal Bay corridor we so desperately need.

I/we fully support the Boulder Bay project and the revitalization of Crystal Bay they are proposing. Please vote to approve the Plan Revision."

Vinton Hawkins & MJD Development Team / The Boatworks Redevelopment

Date: April 21, 2023
Time: 2:32 pm

From: [Ann Nichols](#)
To: [Marja Ambler](#)
Cc: ["Ann Nichols"](#)
Subject: Comments on WALT/Boulder Bay-Marja please distribute to Governing Board and APC-Thanks
Date: Sunday, April 23, 2023 10:07:50 AM
Attachments: [image001.png](#)

April 23rd 2023

To: TRPA Governing Board
From: North Tahoe Preservation Alliance
Re: WALT/Boulder Bay Project

The North Tahoe Preservation Alliance, a 501C4 nonprofit was created in 2007 in response to the TRPA's Community Enhancement Program (CEPP), specifically the Boulder Bay project. At that time 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.

The project owners have tried to eliminate the 4th access out of upper Crystal Bay numerous times. The community has spent thousands to maintain the 4th 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? <https://www.youtube.com/watch?v=WKzPL-EwEUw>

That's thousands of cars and people on our two lane SR 28 infrastructure. (SR28 was 4 lanes when

the Boulder Bay EIS was done). How can you say a project of this size, (10 pounds in a 5 pound bag), has no significant effect on the neighboring community, air quality (190k CY of material will be moved), community character or welfare of the region. This claim defies logic. The recreational demand on Speedboat Beach will be impossible to manage. Already as many as 1000 people in a day have gone to the beach and it's access is only 25 feet wide. To claim this project has a minimal impact is preposterous. The Crystal Bay park is a joke in that there is no signage advertising public use and the six space parking lot is used by the Granite Place condominiums. The claim of diligent pursuit is also a joke. It's been 12 years since approval and the real diligent pursuit is the sale of 18 condominiums. It's the diligent pursuit of profit.

Deny the WALT/Boulder Bay project. Demand a carrying capacity study that considers the cumulative impact of North Shore Projects. It will have a significant effect on neighborhood recreation. The project 800k sf size is unsafe. It's injurious to the general welfare of the region.

TRPA has a responsibility to balance the need for development with the preservation of the natural environment and the needs of the local community.

In considering the WALT/Boulder Bay Project, the TRPA will need to evaluate the project's potential impact on the environment, traffic, and community character, as well as its compliance with applicable regulations and standards. This evaluation will need to be based on a comprehensive analysis of the project's potential impact, taking into account the cumulative impact of other projects in the area

Thank you,

Ann Nichols
President



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"

TikTok Video: https://www.tiktok.com/@northtahoepreservation?_t=8XCELbNFbSt&_r=1

Instagram Video: <https://www.instagram.com/northtahoepreservation/>