**From:** Jennifer Self <jself@trpa.gov>
**Sent:** 2/4/2025 3:51:25 PM
**To:** Dawnne Hirt <dhirt@lands.nv.gov>
**Cc:** Brent E. Moore <bemoore@lands.nv.gov>; Public Comment <PublicComment@trpa.gov>;
**Subject:** RE: ERSP2024-1388 1713 Lakeshore Blvd Washoe County APN 130-331-14
**Attachments:** image001.png

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Thank you for the comment letter. We appreciate the information. I'll note this letter in the application file.

This is a fairly narrow and constrained stretch of highway with nearby sensitive areas and recreation. Typically, prior to any construction, the applicant will provide a construction methodology to the TRPA compliance inspectors. For this particular project, I think it would be beneficial to call attention to this in the condition of the permit to be provided prior to acknowledgment (or finalizing). The condition could require specific information about planned staging, access, and parking for construction purposes and we'll call attention that the NDSL urban lots not be used for storing materials related to the project or used in any unauthorized way.

Here is the response from the applicant's representative:

> "The construction staging area is planned to be located in the existing garage and paved driveway, as indicated on sheet A1.2 of the plan set.
>
> In addition, we're in coordination with NDOT and will be submitting a temporary occupancy application, as required, to gain access to the construction site from State Route 28. No work is proposed in the NDOT right-of-way.
>
> The NDOT permit term is good for one year and takes only a few weeks to process, so NDOT staff suggested submitting the attached application and standard traffic control guidelines for review approximately 30 days prior to commencement of construction.
>
> No staging, access, or other use is proposed on the adjacent property owned by Nevada Division of State Lands."

Best,
Jen

**Jennifer Self**
Principal Planner
Permitting & Compliance Department
(775) 589-5261 · jself@trpa.gov

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**From:** Dawnne Hirt <dhirt@lands.nv.gov>
**Sent:** Monday, February 3, 2025 3:26 PM
**To:** Jennifer Self <jself@trpa.gov>
**Cc:** Brent E. Moore <bemoore@lands.nv.gov>
**Subject:** ERSP2024-1388 1713 Lakeshore Blvd Washoe County APN 130-331-14

Hi Jennifer,

Nevada Division of State Lands (NDSL) received an " NOTICE OF APPLICATION AND PUBLIC HEARING" letter from TRPA, signed by you, dated January, 23, 2025. On behalf of the NDSL Tahoe Resource Team, I would like to provide a comment about several NDSL Urban Lots that are in close proximity to 1713 Lakeshore, the location of the building project within Washoe County. The perimeter of the project are is outlines in pink and affected NDSL Urban Lots are depicted in the screenshot below (with green/white labels inside the polygons):

NDSL would like to convey that the depicted NDSL Urban Lots make up part of the approximately 500 lots maintained on the Nevada side of the Tahoe Basin. The lots exist to protect water quality and community open space and are considered to be environmentally sensitive and are managed as conservation areas. Unauthorized use of Urban Lots is a problem that can lead to damage of soils and vegetation. As a result, NDSL requests that the Urban Lot not be used for storing materials related to the project or used in any unauthorized way.

If anyone has any questions about NDSL's comment, please let me or Brent Moore know. Brent is the Urban Lot Forester and can be contacted at 775-684-2743 or bemoore@lands.nv.gov.

Thank you for including NDSL in the official notice process,

**Dawnne Hirt**

Nevada Tahoe Resource Team

Land Agent

Nevada Division of State Lands

Department of Conservation and Natural Resources

901 S. Stewart Street, Suite 5003

Carson City, NV 89701

dhirt@lands.nv.gov

(O) 775-684-2735 | (F) 775-684-2721

130-331-03
TAHOE-327-0
TAHOE-325-0
130-332-13
28
130-331-14
130-332-12
130-331-06
TAHOE-326-0

**From:** Jennifer Self <jself@trpa.gov>
**Sent:** 2/6/2025 12:51:03 PM
**To:** jeanette.finney@gmail.com <jeanette.finney@gmail.com>; johndfinney@gmail.com <johndfinney@gmail.com>
**Cc:** Public Comment <PublicComment@trpa.gov>;
**Subject:** FW: Parcel 130-331-14

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Jeanette & John Finney:
Thank you for the email regarding TRPA file # ERSP2024-1388. This correspondence will be noted in the file.

More information regarding the meeting and how to attend virtually or in person can be found here: https://www.trpa.gov/event/hearings-officer-hybrid-meeting-5-2025-02-06/.

The Hearings Officer will ask for public comment on this item. Your email will be noted on record as received.

Thank you,
Jen

Jennifer Self
Principal Planner
Permitting & Compliance Department
(775) 589-5261 · jself@trpa.gov

-----Original Message-----
From: Jeanette Finney
Sent: Thursday, February 6, 2025 12:33 PM
To: Jennifer Self
Cc: Jack Finney
Subject: Parcel 130-331-14

Hello Ms. Self:

We have a couple of concerns with the proposed project for this parcel as follows:

The proposed skybridge will eliminate our lake views views from our carriage house apartment where no structure has previously existed. We object to this design.

What is the plan for contractor parking?

What is the plan for construction staging?

How will the sewer easement be maintained? This line currently serves 5 homes. It cannot be taken out of service

When the current home was built, c. 2008, the contractor placed a large dumpster on our parking pad at 1715, unapproved, which cracked our old pad to the point it was unusable. Also, Richard Dixon approved their contractor stealing our electrical conduit which crosses our driveway in the ROW from the transformer. Despite oral agreement, Dick never fixed this. We have spent extensive funds to pave the ROW (previously dirt, with NDOT & TRPA approval) extending down to the south past 1719. This pavement must be protected (or fixed should it be damaged). Bond must be issued

Our current driveway has expensive stone and will not support construction vehicles without damage, so this is a hard no for heavy construction vehicles to turn around on. Despite the posted 45 m/h, traffic proceeds at over 70 m/p/h on any given hour. With the extension of 580 from Reno, SR 28 is now the preferred route for truckers and day workers and thus the road is quite busy.

The wooden fence must be protected and maintained and a bond needs to be issued by the owners to maintain this. We set the fence back 1' from the property line.

Thanks for your consideration, we will be following the meeting on Zoom

Best,

Jeanette & John Finney