

Dear TRPA,

Please accept my formal complaint over the Tahoe Transportation District's (TTD) use of 771 Southwood Blvd (formerly the Old Elementary School OES). I would have submitted this sooner but life is busy.

I have previously posted public comment multiple times over my concerns, observations and expectations that the use of this property as a mobility hub increase many forms of pollution and safety hazards. Please find herein evidence of this for record.

Keep In mind that I only grabbed my camera recently for a couple days to get evidence to back up my public comments. These are only a couple of times I made documented observations, but this is happening regularly and unpredictable during the highly variable demand for this service over the years it has been in use. The variable service sees very quiet times but it also sees extremely chaotic times. I don't see as much now because I started driving the other direction upon leaving my home since traffic can be so bad in that direction in recent years. I was told I might be a liar, so here is some evidence to the contrary.

**Point 1 (Non-impermeable surface parking):** I observed several incidents where customers of the temporary use were parking off pavement on the property. I have friends of other business property owners in Incline who have been warned by TRPA for their customers parking on the dirt. It is only fair that you issue a formal reprimand or notice to the TTD over these violations as well!

- Please see companion document **P1** showing 5 vehicles and 2 motorcycles.

**Point 2 (Increased Miles Traveled):** The TTD has continually claimed that this "mobility hub" reduces vehicle miles traveled (VMT). This couldn't be further from the truth. I observed several incidents of customers of the temporary use circling the block, re-parking multiple times, and not even knowing what they were doing. I overheard one conversation in the parking lot where people are driving all the way from the bay area because of this East Shore Express and didn't know what to expect when they got here asking other tourists questions. This is creating a service that brings people driving here! It does nothing to reduce VMT in the basin and actually adds to the confusion to get to the beach when they can't find parking. Truly reducing VMT means stopping people from driving to the basin in the first place.

- Please see companion documents **P4** Parts 1 through 3 to see the chaos of people trying to get in, parking off-site, re-parking, driving around the block.

**Point 3 (Crime):** The use of this property as a bus station increases crime. I observed multiple graffiti markings on the OES and spilling out with smaller ones on the concrete walls of Incline Apartments, a wooden fence across from White Pines, and on the bridge over the creek across from Rich's Auto Body. They all appeared at the same time. I do believe littering is also a crime and there is clear evidence of that everywhere. See point 6 below. It is great that TTD has taken care of trash and graffiti on their own property this season but what is to be done about the trash from their use in the adjacent neighborhood?

- Please see companion document **P3** showing graffiti

**Point 4 (Trespassing):** As I have previously stated in public comment, the use of this property as a bus station increases tourists parking and driving on private HOA property and other business parking

DESPITE SIGNAGE WARNING NOT TO. This is unacceptable to place a further burden on citizen enforcement.

- Please see companion documents **P4 parts 1 through 3.**
  - Evidence of two events of people driving through 770 Southwood Glen condos.
  - Evidence of 5 events of people parking in business parking lot below OES
  - Evidence of 5 events of people parking in Incline Apartments and along the street right at Incline Apartments.
  - I witnessed other events of driving through private property on the same days but was unable to take pictures at the time.
  - There are many people using business parking when they arrive before ESE opens. On my brief observation I could not assess how many or how many cars were left in business parking.

**Point 5 (Public Endangerment):** As I have previously stated in public comment, the use of this property as a bus station increases public **and residential** endangerment. From my short observation times I saw multiple incidents of vehicles pulling out from Oriole in front of a car driving on Southwood, I saw multiple illegal U-turns in intersections, blind turns and on top of crosswalks. I saw a bicyclist nearly get hit. I saw a pedestrian in a crosswalk nearly get hit. I saw so many people speeding and running around acting like their heads were cut off in a panic to catch the bus. Intense emotions are contagious when people are trying to be the first to catch the bus and get in line. Some of them seem to forget they are in a vehicle that can be deadly to pedestrians. I was reminded of the saying about how people leave their brains at home when going on vacation. Additionally, I saw rare wildlife in this corridor on a highly busy day.

It is clear that TTD should have never been permitted to use the OES as a temporary bus station via increased traffic alone. At times of high demand, it can be chaotic with drivers' emotions high. Based on what I witnessed this season, I am shocked that no one has been severely injured or killed!

- Please see companion document **P4 Part 1-2** for evidence of speeding, parking in no parking areas and parking adjacent to crosswalk.
- Please see companion document **P4 Part 1-3** for evidence of people that drove in a rush and parked off-site to meet the bus in time
- Please see companion document **P5 Part1-2** for evidence of
  - 3 events of speeding related to ESE
  - 2 events of backing up into traffic.
  - Multiple events of backed up traffic caused by ESE bus, people waiting for ESE to open, people driving to-from private property
  - 6 illegal U-turns in intersections, crosswalks, and blind turns.
  - 2 close calls with pedestrians at the crosswalk. One almost being struck when a car had to brake hard.
  - 1 bicyclist almost get hit.
  - At 9:30 9/5/22 I also witnessed, from a distance, a red SUV back up near the OES entrance and hit something making a very loud pop noise.
- Please see companion document **P5 Part3** for evidence of wildlife corridor.

- I witnessed many other events of speeding, dangerous swerving around cars driving slow and close calls but was unable to take photos because they happened too fast.

**Point 6 (Trash, Oil, and Noise Pollution):** The attendants are continually picking up trash on the OES side of Southwood. I commend them for their efforts, however, there is a SIGNIFICANT amount of trash that they pick up. Why so much littering? How is the TTD going to ensure an attendant will do this daily forever of their use and prevent the trash from blowing and ending up on neighboring properties? The customers of this property are parking off-site and leaving trash behind. I observed an increase in the amount of trash at the east end of Oriole Way and east west of Southwood Blvd. Trash that is typically of beach goers like water bottles, beer cups and beer box cartons.

- Please see companion document **P6** with further descriptions of pollution.

I WANT TO MAKE IT CLEAR THAT I DO NOT ENJOY DOING THIS. It takes a great deal of time, effort, and emotional restraint to submit complaints proving what is clear as crystal to anyone living here in our neighborhood. Many people don't bother. I recently started carrying my camera to take note of what I am always seeing. These pictures and videos do not do justice to witnessing these events in person! If I were to really monitor the ESE, I am positive I could supply you with endless photos over the season for these complaints. Even if the TTD were to build an actual mobility hub here, I do not see these problems being resolved. Trash is consistent. Tourists do not know where they are going, are in a rush, consistently performing illegal turns, speeding or driving so slow that other cars swerve around them. Off-site parking is a major problem, especially before opening. This service created another reason for people to drive to Tahoe, to, around, or across Incline Village. I could expand on the illogical argument about supply and demand put forth by the haphazard developers destroying the very things people seek at Tahoe but I will restrict this to my direct complaint. Please don't allow this chaos of a growing carnageddon parking-lot in our low income neighborhood.

Sincerely,  
Aaron Vanderpool  
Oriole Way,  
Incline Village

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## Impermeable Surface Parking

Original files are very large. To save space I condense. I can supply originals upon request that include metadata for time stamp information.  
Some photos are screen captures showing video that tells the story better.

9/4/22 @ 12:39pm





8/27/22 @ 1:59pm



8/27/22 @ 1:59pm



9/4/22 @ 6:36pm



## Crime

Original files are very large. To save space I condense. I can supply originals upon request that include metadata for time stamp information.  
Some photos are screen captures showing video that tells the story better.

It isn't as obvious in the picture but there is more red graffiti in the lower left corner of picture 3.

9/2/22 @ 8:46am





**FREE PARKING**  
LAND HARBOUR BUSSES - 1001 Stone Express  
**FARE FREE**

INCLINE  
SCHOOL

DANGER  
ICE & SNOW  
CONDITIONS  
USE CAUTION





**FREE PARKING**  
Sand Harbor Shuttle - East Shore Express

**FARE FREE**

- Shuttle operates 10:00am - 8:00pm. Last Bus from Village to Sand Harbor is at 7:00pm.
- Passengers may bring bicycles and beach chairs.
- No alcohol, kayaks, smoking, stoves, grills, or non-flammable materials allowed on the bus.

EastShoreExpress.com

**ARTISTIC**  
775-882-4665





NO DAILY  
**ARTISTIC**  
PAINTING CO.  
775-862-4663  
AREA

**FREE PARK**  
Sand Harbor Shuttle - East Shore  
**FARE FREE**  
• Every 30 minutes 10:1  
Incline Village to Sand  
• Passengers may bring  
• NO bikes, kayaks, sm  
propane/flammable r

Tahoe Transportation  
EastShoreExpress.com

Tahoe Transportation  
East Shore

9/2/22 @ 8:49am looking east at the OES



Almost 2 months later. 10/22/2022 @ 11:59am

Follow up picture. It's great that the TTD cleans up trash and graffiti on their property but what about the rest of the neighborhood where it still sits?



Private fence on Oriole Way across from the entrance to White Pines Condominiums. I made the effort to take this picture on 10/22/2022 @ 12:04 just before putting together this complaint. The property owner finally cleaned the graffiti off his fence in the past couple days it seems.



I also finally took the time to take a photo of the graffiti still on cement near the creek on the opposite end of Oriole Way. This is across from Riche's Auto Body Shop. This appeared around the same time as the graffiti on the OES. This Photo taken 10/22/2022 @ 12:07pm



## Trespassing and Traffic Congestion Part 1

Original files are very large. To save space I condense. I can supply originals upon request that include metadata for time stamp information. Some photos are screen captures showing video that tells the story better.

I witnessed this red car drive into 770 Southwood Boulevard, (Southwood Glen Condominium), private parking lot looking for parking. Images are stills taken from a video.

Tools view help





A caravan of three vehicles told by attendants that they could not park there. They continued to park there for several minutes reorganizing their beach gear in the back of their truck before they finally raced off speeding up Southwood. Second image is a still from video taken of the speeding truck. 9/4/22 2:48pm



9/4/22 6:38pm This looks like the same truck from 3 car caravan earlier came back for some reason. One might assume many things about coordinate their trip to Sand Harbor as they drove all over. I took this video because I observed the black car going over the double yellow to get around the truck, pulled into private business parking and later ended up taking the ESE bus in another recorded observation. The car



was circling so I knew what was coming.



I witnessed this white mustang drive all over the place looking for parking. Including 770 Southwood Glen condominiums. They finally made an illegal move backing up 20 feet down oriole to park right at the sidewalk along the street opposite Southwood Blvd from the OES. The driver photographed his vehicle before he and his companion walked onto the OES property to board the bus. Still images taken



from multiple videos.











## Trespassing and Traffic Congestion Part 2

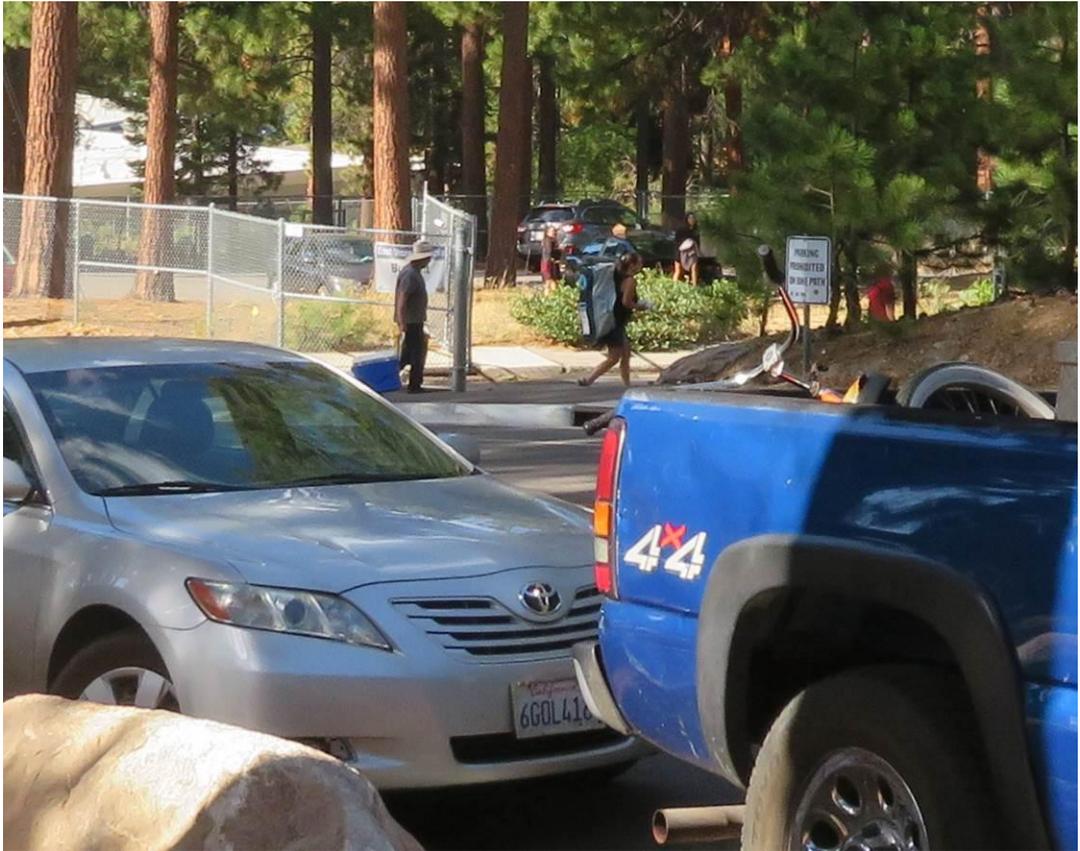
Original files are very large. To save space I condense. I can supply originals upon request that include metadata for time stamp information. Some photos are screen captures showing video that tells the story better.

Family parking off site below and walking onto OES property. 9/5/22 2:54pm



White Toyota parking off-site and walking onto OES property to board bus. 9/5/22 9:34am







Grey Toyota still parked there hours later 11:27am



Family parking at Martial Arts Studio private business parking and then walking onto OES property to board the bus. They were in a panic scrambling to make the last bus and boarded just as it was pulling out. 9/4/22 2:59pm

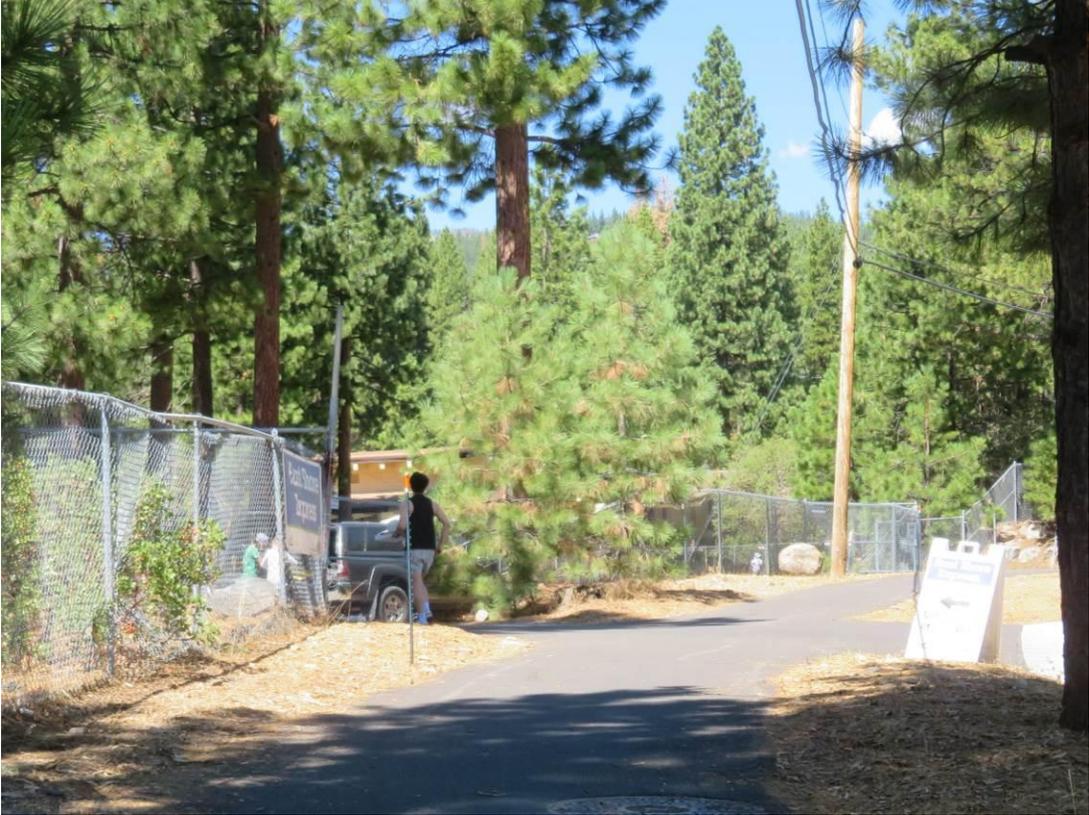




Their vehicle is still parked here nearly 4 hours later at 6:36pm. This parking lot has clearly marked signs for no ESE parking.



I witnessed this man park down at Wired Solutions. 9/4/22 1:03pm



### Trespassing and Traffic Congestion Part 3

Original files are very large. To save space I condense. I can supply originals upon request that include metadata for time stamp information. Some photos are screen captures showing video that tells the story better.

9/4/22 3:11pm I witnessed this man park at Tahoe Family Solutions for 10 minutes organizing his things and then driving onto the OES property.



9/4/22 2:37pm I witnessed this man parking outside OES because of the lot being full and he didn't know what to do.



I believe this woman parked in the lower business parking lot and brought her things in her cart onto OES to board the bus. This is because it was so busy in chaos in the morning with cars lined up and parking all over the neighborhood she was unable to park on OES property while preparing things.



9/5/22 9:42am



Several cars waiting at 9:16am 9/5/22 stopped in the street.



7 vehicles parking in a no parking zone 9/5/22 at 9:29am waiting for service. While a crowd waits below presumably all parking in private parking spaces off-site (I witnessed some).



People parking in a white BMW at Incline Apartments waiting for OES site to open. 9/5/22 9:16am



Still image from a video showing the white BMW pulling out of Incline Apartments to drive to OES and backing up traffic down Southwood Blvd. It still couldn't get into OES and drove around the block until it

finally made it in (second picture).



It still couldn't get into OES and drove around the block until it finally made it in



People in this red car and dark jeep also pulling into Incline Apartments looking for parking while waiting for OES ESE to open. 9/5/22 9:16am



I observed this woman miss the bus after driving through Incline Apartments looking for parking.

9/4/22/ 3:05pm



## Public Endangerment Part 1

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9/5/22 9:36am

ESE bus backed up traffic for a few minutes while unlocking the gate. During that time a bicyclist almost got hit as cars recklessly try to get around. There was honking and shouting involved. Also note the white car in photo 2 that made several illegal U-turns trying to be the first to follow the bus in.









Cars backing up onto Southwood after bus pulls in at 1:42PM 9/5/22 Photo does not do justice to the event.



Car backing up into street traffic after seeing the parking lot was full?. 8/20/22 1:26pm



This car braked HARD to prevent from hitting people in the crosswalk and still drives before they are clear. 9/4/22 6:17pm



I observed this Toyota Camery (ahead of the Subaru) wait through 2 red lights. A common occurrence.  
8/20/22 1:14pm



I have a video of carmageddon when the ESE OES finally opens at 9:39am 9/5/22. The next 5 images.









## Public Endangerment Part 2

Original files are very large. To save space I condense. I can supply originals upon request that include metadata for time stamp information.  
Some photos are screen captures showing video that tells the story better.

I witnessed 11 vehicles waiting along Southwood Blvd 9/4/22 9:08am



I witnessed 12 vehicles waiting along Southwood blvd waiting to get in 9/4/22 at 9:10am and counting



Black SUV backs up in traffic to pull into OES. 8/20/22 1:26pm



Girl with bicycle waiting at crosswalk for cars to stop but they don't.





Video stills of car backing up into traffic from OES. 9/5/22 9:31am





Red car trying to park off-site and find parking causes another car to swerve into other lane right before crosswalk then performs illegal U-turn.9/5/22 9:17am







### Public Endangerment Part 3

Original files are very large. To save space I condense. I can supply originals upon request that include metadata for time stamp information.  
Some photos are screen captures showing video that tells the story better.

White Prius and black truck both perform illegal turns in intersections looking for parking. 9/5/22  
3:52pm



Silver AND white cars doing illegal U-turns in intersections looking for parking. 9/5/22 9:28am



I witnessed this white SUV with Florida plates driving recklessly looking for parking trying to catch the bus. 2:42pm 9/4/22



Black SUV backs up in traffic to pull into OES.



Just prior to the dangerous and reckless driving chaos that ensued on 9/4/22, I witnessed this tired and thirsty looking bobcat at the Incline Apartments. Tourists racing around trying to find parking to take the bus to Sand Harbor is not a friendly atmosphere to the wildlife corridor of bobcats I sometimes see heading toward Burnt Cedar Beach. Metadata can be confirmed.



## Pollution

Original files are very large. To save space I condense. I can supply originals upon request that include metadata for time stamp information. Some photos are screen captures showing video that tells the story better.

I have witness a lot of trash in this vicinity. I don't make it a point to stop and photograph trash when I see it. I pick it up when I can. While I know that none of this evidence is directly showing a connection to the TTD's OES use, an astute person could make the connection.

9/4/22 11:03AM I witnessed a large pile of trash. The attendant loaded her arms with trash to bring to the receptacle but there was still trash all over that needed to be collected.



9/4/22 12:46pm single use beer cups where tourists often park across from OES. Second picture shows them the next day at 11:33am



Steel water bottle run over in intersection. 9/5/22 1:49pm



9/5/22 9:52am I witnessed a ESE driver put out a cigarette. I then walked over to look and found 3 butts on the ground. Unclear if it was from the driver or not but same exact location.



Trolley and bus with very squeaky high pitch brakes. This would contradict Tahoe Transportation District's claim that there are no impacts to neighbors living at Incline Apartments or 770 Southwood Glen.



Rubbish dumped along Oriole Way at the Incline Apartments. 9/4/22 @ 12:35pm and 6:50pm. It was there for a couple weeks afterward.

While I know this dumping event isn't connected to the OES ESE, it shows a common theme in this neighborhood worsened by the trash tourists bring in. Looking at all the trash and dumping of old furniture, and shopping carts down our street some days, one would not think we live in Lake Tahoe or Incline Village.



**From:** [Aaron Vanderpool](#)  
**To:** [Alexis Hill](#); [Bud Hicks](#); [Ashley Conrad-Saydah](#); [Belinda Faustinos](#); [Barbara Cegavske](#); [bosfive@edcgov.us](mailto:bosfive@edcgov.us); [Cindy.Gustafson](#); [Hayley Williamson](#); [jdiss.trpa@gmail.com](mailto:jdiss.trpa@gmail.com); [John Friedrich](#); [John Hester](#); [Bill Yeates](#); [Katherine Huston](#); [Jim Lawrence](#); [Marja Ambler](#); [Shelly Aldean](#); [Vince Hoenigman](#); [Wesley Rice](#)  
**Subject:** Public Comment Oct 26th Item No. 3 & Item No. VI.A  
**Date:** Tuesday, October 25, 2022 12:13:58 PM  
**Attachments:** [TRPA-OES-ESE-Complaint\\_all\\_Appended.pdf](#)

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Dear TRPA Legal Committee and Governing board.

Public comment to:

Legal Committee Agenda Item no. 3 and Governing Board Agenda item no. VI. A.

As public comment to be entered into record, please accept the attached copy of a complaint I submitted through TRPA's complaint form. In the most recent evidence I collected and my observations alone, I am appalled that the TRPA has allowed or will allow further use of 771 Southwood for a bus service. This is a public nuisance, a public danger, an environmental burden, law breaking and insulting to low-income residents (working class).

Sincerely,

Aaron Vanderpool  
806 Oriole Way #20  
Incline Village, NV, 89451

**From:** [Allyson Willoughby](#)  
**To:** [John Hester](#); [John Marshall](#); [Marja Ambler](#)  
**Subject:** Permission To Speak On My Behalf  
**Date:** Tuesday, October 25, 2022 2:50:03 PM

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Dear TRPA Staff -

I hereby give my permission for Ronda Tycer to speak on my behalf concerning the written community group appeal that will be heard during the TRPA October 26, 2022 Legal Committee meeting **Agenda Item 3**) Appeal of Tahoe Transportation District/Washoe County School District Temporary Use (TRPA File #ERSP2021-0673); 771 Southwood Boulevard and 915 Northwood Boulevard; Incline Village, Washoe County, Nevada; Assessor's Parcel Numbers 132-201- 02 and 132-012-05; TRPA File No. ADMIN2022-0027.

Sincerely,

Allyson Willoughby  
415.309.2497

**From:** [Carol Coughlin](#)  
**To:** [John Hester](#); [John Marshall](#); [Marja Ambler](#)  
**Subject:** Proxy for upcoming TRPA meeting  
**Date:** Monday, October 24, 2022 6:04:33 PM

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Dear TRPA Staff,

I hereby give my permission for Ronda Tycer to speak on my behalf concerning the written community group appeal that will be heard during the TRPA October 26, 2022 Legal Committee meeting **Agenda Item 3)** Appeal of Tahoe Transportation District/Washoe County School District Temporary Use (TRPA File #ERSP2021-0673); 771 Southwood Boulevard and 915 Northwood Boulevard; Incline Village, Washoe County, Nevada; Assessor's Parcel Numbers 132-201- 02 and 132-012-05; TRPA File No. ADMIN2022-0027.

Sincerely,

**Carol Coughlin**  
Appellant

**From:** [J Gumz](#)  
**To:** [Alexis Hill](#); [Bud Hicks](#); [Ashley Conrad-Saydah](#); [Belinda Faustinos](#); [Barbara Cegavske](#); [bosfive@edcgov.us](mailto:bosfive@edcgov.us); [Cindy Gustafson](#); [Hayley Williamson](#); [jdiss.trpa@gmail.com](mailto:jdiss.trpa@gmail.com); [John Friedrich](#); [John Hester](#); [Bill Yeates](#); [Katherine Huston](#); [Jim Lawrence](#); [Marja Ambler](#); [Shelly Aldean](#); [Vince Hoenigman](#); [Wesley Rice](#)  
**Subject:** Against the Bus hub at the Old Elementary School  
**Date:** Tuesday, October 25, 2022 8:30:46 AM

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I do not support the bus hub at the OES.

Please stop this project NOW.

Agenda items

[Legal Committee Agenda Item No. 3 & Agenda Item No. VI.A Appeal of East Shore Express Temporary Use Permit \(trpa.gov\)](#).

Long-time resident and voter of Incline Village.

J. Gumz