

From: [McQuone, Alice](#)
To: [Bronczyk, Christopher](#)
Cc: [Emerson, Kathy](#)
Subject: Fw: Please approve the road abandonment at Boulder Bay - Thank you!
Date: Friday, May 28, 2021 1:45:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Alice McQuone

Planning and Building | Community Services Dept.

amcquone@washoecounty.us | Office: 775.328.2722

1001 E 9th St, Reno, NV 89512



From: Kathryn Nelson <katenelsonpe@gmail.com>
Sent: Friday, May 28, 2021 12:52 PM
To: McQuone, Alice <AMcQuone@washoecounty.us>; Lloyd, Trevor <TLloyd@washoecounty.us>
Subject: Fwd: Please approve the road abandonment at Boulder Bay - Thank you!

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Sent from my iPhone

Begin forwarded message:

From: Amy Smith <amy@smithteamcb.com>
Date: May 28, 2021 at 8:23:56 AM PDT
To: ahill@washoecounty.us, larrypeyton@comcast.net, katenelsonpe@gmail.com, f.donslick@att.net, tbruce.washoecountypc@gmail.com, chviliceks@unce.unr.edu, lchesney@washoecounty.us, pataphillips@yahoo.com
Cc: info <info@smithteamcb.com>
Subject: Please approve the road abandonment at Boulder Bay - Thank you!

Hello,

My name is Amy Smith. I am a resident in Incline Village.

I am commenting on the Boulder Bay road abandonment and variance for
st

discussion on June 1 . Please approve this road proposal.

The road that exists today in Crystal Bay are narrow, extremely steep, and unsafe. The roads in the Boulder Bay proposal are wider, flatter, and are safer for stopping. These roads were designed with public safety and fire, along with Washoe County, and are the safest scenario that is possible in this sloped topographic area.

By not approving these roads, you will be subjecting the people of Crystal Bay community to continued unsafe roads and will be subjecting Washoe County to significant liability since this is the best option to improve them.

We would greatly appreciate you all approving the road removal for our community to create safer access in and out of Crystal Bay.

Thank you !

Amy Marie Smith
2021 President for Incline Village Realtors
Luxury Realtor - Smith Team Luxury Real Estate
Coldwell Banker Select
931 Tahoe Blvd, Suite 1A
Incline Village, NV 89451
Office: (775) 831-4834
Fax: (775) 831-4833
Cell: (775) 720-0244
Amy@SmithTeamCB.com
www.Ttahoe.com



Thank You

FOR MAKING US ONE
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STATE OF NEVADA AND THE **#1 TEAM** FOR
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(L to R) Bill, Amy & Trevor #1 Team Incline Village, Nevada for Coldwell Banker

M. Trevor Smith, Nevada Realtors Treasurer 2021,

Smith Team is proud to be The Exclusive Agents for www.graniteplacetahoe.com

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From: frank.murnane
To: [Hill, Alexis](mailto:Hill.Alexis); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](mailto:Donshick.Francine);
tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](mailto:Chvilicek.Sarah); [Chesney, Larry](mailto:Chesney.Larry); [Phillips, Patricia](mailto:Phillips.Patricia); [Bronczyk, Christopher](mailto:Bronczyk.Christopher)
Subject: Approval of Boulder Bay
Date: Tuesday, June 1, 2021 8:00:42 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

All,

Please **approve the Boulder Bay road improvement project!**

The changes will make the roads safer for all residents and will improve emergency response time, The changes will also improve water quality going into the lake since the developers will be collecting all runoff from our roads. Do you want to be responsible for keeping the same Biltmore years from now? Is that good for our community or the lake?

No, so please **approve** the road case for Boulder Bay.

Thank you

Frank Murnane

From: [Gary Finch](#)
To: [Hill, Alexis](#); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](#); tbruce.washoecounty.pc@gmail.com; [Chvilicek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Subject: Re: Please approve Boulder Bay roads on Tuesday, June 1, 2021 WAB21-0002
Date: Monday, May 31, 2021 9:38:23 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear County Commissioner Hill and the Planning Commission,

I am a resident of Incline Village and would like to express my support for the Boulder Bay project and roads proposal. Boulder Bay has already significantly improved our community and the proposed road abandonment and variance would be in all of our best interests. Current roads are narrow, steep and unsafe and the new design makes sense. Please approve the new roads proposal.

Best regards,
Gary Finch

From: [Ginny Murnane](#)
To: [Donshick, Francine](#); [Hill, Alexis](#); larrypeyton@comcast.net; KateNelsonPE@gmail.com;
tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Subject: Approval of Boulder Bay
Date: Tuesday, June 1, 2021 8:12:19 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi,

I'm writing to you because I am very busy (like many others in our community) and do not have time in the evening to attend a zoom meeting.

However, I want to make sure my voice is heard because it is as important as the folks who come to a lot of these types of meetings. I represent our community! I am one of the many voices who are busy with work, or kids, or philanthropy, who assume that our leaders are standing up for us. We assume that they are doing what is best for us and our community, despite what the few loud people complain about.

Please do not listen to the naysayers who come out to every meeting, who harass staff and agencies, who try to intimidate neighbors and members of our community. They are NOT our community and they do not represent us, the silent majority, who have lots of other things, good things, that we are working on every day.

Please approve this road application and this project going forward!

Thank you

Ginny Murnane

From: [Lynn Cusac](#)
To: [Hill, Alexis](#); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](#); tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Subject: Boulder Bay case WAB21-0002
Date: Friday, May 28, 2021 2:18:53 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

As a very concerned resident of Crystal Bay, I want to urge you to approve the Boulder Bay road abandonment and variance which comes up for discussion on June 1st.

The roads that exist today in Crystal Bay are narrow, extremely steep and unsafe. The roads proposed by (and to be paid by) the Boulder Bay project are wider, flatter, and are safer for stopping. These roads were designed, along with Washoe County, for daily public safety and with concern for fire issues. These improvements are the safest scenario that is possible in this sloped topographic area.

By listening to the naysayers, who do not live in this area, and not approving these roads, you will be subjecting us to continued unsafe roads and will be subjecting Washoe County to significant liability since you have an option (at no cost to the county) to improve them.

Please do the right thing for our community and approve these roads today.

Thank you.
Lynn Cusac

From: [Bill Dudley](#)
To: [Donshick, Francine](#); [Hill, Alexis](#); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Chvilicek, Sarah](#); tbruce.washoecountypc@gmail.com; [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Subject: Approval of Boulder Bay-Again WAB21-0002
Date: Friday, May 28, 2021 3:47:07 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Greetings,

My name is Bill Dudley, a 24 year resident of Incline Village. My wife, Maureen and I just sold our home here for the same reason the loud, misinformed very small minority of Boulder Bay detractors want to perpetuate and that is "Old Tahoe". Old Tahoe is not cute or even 'Shabby Chic', it is run down, poorly maintained and/or empty buildings (Cal Neva) including many eyesores like the rotting building that sat for years on the very site of Boulder Bay's attractive new first phase. Do you remember it? We do, but we are not waiting anymore and have chosen to build again in ArrowCreek where everything is beautiful, well kept and with bylaws to keep it that way.

Once the entire Boulder Bay project is completed, it will most likely become a jewel of Tahoe possibly bringing back some of the sparkle Sinatra, Howard Hughes and George Whittell left here. Please do not waste any more of your time allowing a few people stuck in time an audience to the detriment of a huge majority that want to add beauty and value to Tahoe.

Yours Truly,
Maureen and Bill Dudley
964 Tyner Way

From: richcusac@yahoo.com
To: larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](mailto:Donshick.Francine); tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](mailto:Chvilicek_Sarah); [Chesney, Larry](mailto:Chesney_Larry); [Phillips, Patricia](mailto:Phillips_Patricia); [Bronczyk, Christopher](mailto:Bronczyk_Christopher); [Hill, Alexis](mailto:Hill_Alexis)
Subject: Comments on Boulder Bay case WAB21-0002
Date: Monday, May 31, 2021 7:11:05 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Ladies and Gentlemen:

As a very concerned resident of Crystal Bay, I want to urge you to approve the Boulder Bay road abandonment and variance which comes up for discussion on June 1st.

The roads that exist today in Crystal Bay are narrow, extremely steep and unsafe. The roads proposed by (and to be paid by) the Boulder Bay project are wider, flatter, and are safer for stopping. These roads were designed, along with Washoe County, for daily public safety and with concern for fire issues. These improvements are the safest scenario that is possible in this sloped topographic area.

By listening to the naysayers, who do not live in this area, and not approving these roads, you will be subjecting us to continued unsafe roads and will be subjecting Washoe County to significant liability since you have an option (at no cost to the county) to improve them.

Please do the right thing for our community and approve these roads today.

Thank you.

Richard S. Cusac

From: [Ronald Adachi](#)
To: [Hill, Alexis](#); larrypeyton@comcast.net; katenelsonPE@gmail.com; f.donschick@att.com; tbruce.washoecountypc@gmail.com; [Chvilicek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Cc: [Adachi Google Ron](#)
Subject: RE: Complete Support for Boulder Bay Project
Date: Saturday, May 29, 2021 11:01:15 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear County
Commissioner Hill
and Planning
Commissioners,

As a resident and
tax payer of
Washoe County,
please extend my
full **“Support for
the Boulder Bay
Project”**

Warm Regards, Ron Adachi

Sent from my iPhone

From: [STEVEN HARDIE](#)
To: [Hill, Alexis](#); larrypeyton@comcast.net; KateNelsonPE@gmail.com; [Donshick, Francine](#);
tbruce.washoecountypc@gmail.com; [Chvilcek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#); [Bronczyk, Christopher](#)
Cc: [Bea Wittenberg](#)
Subject: Boulder Bay Project
Date: Friday, May 28, 2021 10:53:44 AM

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I am a resident at 475 Crystal Bay Cove Condos and I support and believe the road improvement for Boulder Bay will enhance the the community. Please support this needed improvement to our community. Case WAB21-0002

Steven Hardie
475 Lakeshore Blvd., #25/26
Incline Village, NV 89135

From: [Lloyd, Trevor](#)
To: [Bronczyk, Christopher](#)
Cc: [Weiche, Courtney](#)
Subject: FW: Approval for Boulder Bay
Date: Monday, May 31, 2021 10:27:14 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Please tell us how we did by taking a [quick survey](#)

Trevor Lloyd

**Planning Manager, Planning and Building Division
Community Services Department**

tloyd@washoecounty.us | Office: 775.328.3617

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



From: Kathryn Nelson <katenelsonpe@gmail.com>
Sent: Sunday, May 30, 2021 12:42 PM
To: McQuone, Alice <AMcQuone@washoecounty.us>; Lloyd, Trevor <TLloyd@washoecounty.us>
Subject: Fwd: Approval for Boulder Bay

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Here is another one! If they do not cc: Chris then I am sending them to you to include in public comment.

Thanks!
Kate

----- Forwarded message -----

From: <tad-d@nd-inc.com>
Date: Sun, May 30, 2021 at 11:56 AM
Subject: Approval for Boulder Bay
To: <KateNelsonPE@gmail.com>

Kate.

I am a registered voter in Incline Village.

I urge you to vote for Boulder Bay (WAAB21-0002) on June 1.

Thanks in advance, Tad Danz

701 Fairview Blvd.

Incline Village

From: [Lloyd, Trevor](#)
To: [Bronczyk, Christopher](#)
Cc: [Weiche, Courtney](#)
Subject: FW: Boulder Bay Road Removal
Date: Friday, May 28, 2021 8:04:11 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Please tell us how we did by taking a [quick survey](#)

Trevor Lloyd

**Planning Manager, Planning and Building Division
Community Services Department**

tllloyd@washoecounty.us | Office: 775.328.3617

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



From: Kathryn Nelson <katenelsonpe@gmail.com>
Sent: Thursday, May 27, 2021 8:44 PM
To: McQuone, Alice <AMcQuone@washoecounty.us>; Lloyd, Trevor <TLloyd@washoecounty.us>
Subject: Fwd: Boulder Bay Road Removal

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Sent from my iPhone

Begin forwarded message:

From: Trevor Smith <trevor@smithteamcb.com>

Date: May 27, 2021 at 5:47:14 PM PDT

To: Trevor Smith <trevor@smithteamcb.com>

Subject: Boulder Bay Road Removal

We support this project and urge you to approve this road removal per the previously approved permit. This is a positive change for Crystal Bay and we look forward to this

project being completed for all residents of Crystal Bay!

M. Trevor Smith
Broker Associate
Coldwell Banker Select
Smith Team Luxury Real Estate
2021 Secretary Treasurer, Nevada Realtors
775-815-4836

From: [Adam Cohen](#)
To: [Bronczyk, Christopher](#)
Subject: Crystal Bay Roads for Boulder Bay Decslopment
Date: Saturday, May 29, 2021 4:21:25 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Christopher,

I hope this finds you well. As a homeowner and full-time resident of Crystal Bay for the past 3 years, I have personally watched and experienced an increase in traffic through our small community. This specifically includes Lakeview, Reservoir, and Wassou.

The Boulder Bay development now set to move forward based on a 2011 approval of an outdated 2007 traffic study is both irresponsible and unreasonable. The Crystal Bay community has seen strong growth in both full and part time residents since 2007, with a significant increase in the time I have lived here. It is imperative that any developmental approval be based on contemporary statistics. Prior to moving forward, please take the appropriate steps to ensure the use of current/relevant data.

Regards,
Adam D Cohen



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"

Date 5/31/2021

To: Washoe County Planning Commission

From: North Tahoe Preservation Alliance

Re: Boulder Bay Variance/Abandonment

Dear Commissioners:

Thank you for allowing us to comment on the Boulder Bay proposal. The variance/abandonment has expired over a decade ago and is based on incomplete and dated information. The now out of date 2008 Traffic Study is unacceptable.

The Staff Report fails to adequately inform the Public in 3 important ways. The staff report should be amended, conditions added and then resubmitted to the Public to clarify:

1. Wellness Way deficiencies-

A. The report fails to show a design for Wellness Way. Appendix F fails to show slopes, width or connector for Wellness Way. Although it is a private road, it is meant for the public and will have a public easement. Doesn't the public have a right to see what is being proposed given their limited exits out of the neighborhood?

B. Staff report claims only portions of Wellness Way over 12% will be heated. The Public was assured the entire length would be heated. What is the rationale for this change?

2. Lack of Information on timelines for:

A. Phasing of project. What is the phasing schedule? What will be the trigger for the road abandonment? Phase 1 consisting of 18 condos has already been built, while the rest of the site remains littered with junk and derelict buildings since ownership transfer 14 years ago. This is a mammoth project-10 buildings up to 75' high, 348 units, casino, and commercial. Road abandonment should not happen until foundations are in the ground in areas that do

not involve Reservoir or Wassou Rd. After 10 years of being overpromised and underperforming, the Public has no confidence Boulder Bay will finish the project.

- B. When will water quality treatment (BMPs) temporary or permanent be completed? They are already a decade overdue.
 - C. There is no definition of “substantial conformance”. Will the 10 condo tower plan submitted earlier resurrect itself and be considered substantial conformance? The Public deserves certainty as to the trigger for BMP completion and removal of roads.
3. NDOT Traffic Study after abandonment approval fails to protect the Public:
- A. NDOT requires the developer responsible for commissioning and updating the traffic study and proposing mitigations. This is not a transparent Public process. It is between NDOT and the developer. An independent traffic study that takes traffic counts during high season- Friday and Saturday in August (same as 2008 study) must be analyzed. Also, the study must consider changed infrastructure and account for COVID population travel changes and the flood of 2448 people to the site.
The updated traffic study must conclude as the 2008 one did, that traffic would improve by 25% overall owing to the justification it will be a destination resort.
 - B. Per NDOT, their occupancy permit determines the project’s impact on the State highway system. It is not on occupancy of the site, just encroachment on State highway lands.
 - C. Per NDOT, “the State defers to municipal government for land use decisions. Public involvement should be during the municipal land use development process. The developer is responsible for determining impacts to all roads affected by the development and proposing mitigations to NDOT/Washoe County to address the impacts.” That process is what we are asking for today. Washoe County is relying on NDOT and NDOT is relying on Washoe County. That leaves out the Public. When will the Public receive an updated Traffic Study and be able to comment?

Please deny this Variance/Abandonment and require the applicant to resubmit a complete proposal which includes an updated traffic study, correct site plan which includes Wellness Way detail, project phasing detail, definition/triggers for substantial conformance and timelines for BMP completion.

Thank you.

Ann Nichols

From: [Bambi Mengarelli](#)
To: [Bronczyk, Christopher](#)
Cc: [Ann Nichols](#)
Subject: comments for today's meeting
Date: Tuesday, June 1, 2021 8:50:28 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Christopher.

My husband and I moved to Crystal Bay October 2019. I had been reluctant to buy the home at 480 Tuscarora Rd after the realtor brought us up Amagosa way from hwy 28. Too dangerous in the winter I knew even though I viewed it in the summer.

Months later when we still hadn't found a house we wanted in Tahoe, the realtor told me there was another route to the home via reservoir and lakeview. We bought the house. The road down to 28 via Amagosa is actually worse than I had feared as much of it is shaded and remains icy for long periods in around those hairpin turns. It's narrow and we must navigate against traffic from the opposite direction. Also-the visibility to the right towards Kings Beach is very short. Traffic comes quickly and it can be hard to safely make a left turn onto hwy 28 from Amagosa.

I always use Lakeview to reservoir. It is the only safe route in and out in all seasons. I have never had, seen or heard of a problem on reservoir.

After our dry winter a potentially dangerous fire season is upon us and I am thinking about exit strategy as well. Consideration of a new traffic study seems warranted for the safety of all Crystal Bay residents.

Improved communication to CB residents would also be greatly appreciated. I have friends in Boulder Bay and think you've built a nice addition to the neighborhood. The wellness center appeals. I'd like to understand the impacts going forward and ensure continued development is balanced.

PLEASE keep the safety of those of us in CB at a priority. Thank you for your consideration.

Bambi and John Mengarelli
480 Tuscarora Road Crystal Bay

Time you enjoy wasting is not wasted time.

From: [Ann Nichols](#)
To: [Bronczyk, Christopher](#)
Subject: FW: boulder Bay Project objection
Date: Friday, May 28, 2021 11:38:50 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

From: dgillispie@aol.com <dgillispie@aol.com>
Sent: Friday, May 28, 2021 10:55 AM
To: preserve@ntpac.org
Subject: boulder Bay Project

To Whom It May concern: We reside at 4 Cal Neva Dr. .we are Concerned about this project and how it will affect traffic and emergency evacuation . It seems too big of an expansion for this community.This would have a drastic impact on our roads and our way of life.We are opposed to this project . There is a lot to consider before any expansion project is approved. Please take the residents into consideration. thank you. Don and Maria 4 Cal Neva Dr. #9 Crystal Bay,Nv

From: [Ellie](#)
To: [Bronczyk, Christopher](#)
Subject: Boulder Bay comment for June 1, 2021 Planning Commission meeting
Date: Friday, May 28, 2021 8:37:54 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Chris,

In preparation for the upcoming Planning Commission hearing a new site plan identifying Wellness Way should be part of the packet showing clarity and understanding of the text within the packet.

May people rely on illustrations to demonstrate intent.

Please provide before the meeting as an addendum to the Planning Commission packet.

The comments from the Citizen Advisory Board clearly request a NEW traffic study is essential.

Ellie Waller
North Tahoe Preservation member

From: [Planning Counter](#)
To: [Renezyk, Christopher](#)
Subject: Fw: Boulder bay project
Date: Friday, May 28, 2021 4:08:38 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Outlook-qmhc3yt.png](#)

for you.

Please tell us how we did by taking a quick [survey](#)
[Fill | Customer Satisfaction Survey - Planning Division](#)



Planning Counter
Planning & Building Division | Community Services Department
planning@washoecounty.us | 775-328-6100
1001 East 9th St., Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.us>
Sent: Friday, May 28, 2021 4:06 PM
To: Planning Counter <Planning@washoecounty.us>
Subject: FW: Boulder bay project

Planning,

Below please find the public comments received by Washoe311 regarding the upcoming Planning Commission meeting.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Washoe311 <Washoe311@washoecounty.us>
Sent: Friday, May 28, 2021 4:06 PM
To: Janice Follmer <jkfollmer@gmail.com>
Subject: RE: Boulder bay project

Greetings,

Thank you for reaching out to Washoe311. This is confirmation of your comments to be put on the record for the upcoming Planning Commission meeting on June 1, 2021. Let us know if you have any questions.

Sincerely,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Janice Follmer <jkfollmer@gmail.com>
Sent: Friday, May 28, 2021 2:56 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Boulder bay project

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]
Dear County Commissioners,

As a full time Crystal Bay resident for more than 30 years, I would like to express my concern about the abandonment of Reservoir Road. I completely agree with all the statements that Mary Mosher Armstrong has made in her email to you earlier today. And I want to let you know I fully support her. Please consider the local residents who have lived in Crystal Bay for many years. As stated, Reservoir Road is our best access road to Highway 28. The road access points are dangerous blind entry accesses. Also, in winter the grade is often to steep and dangerous with ice and snow. And as for a new development in the area of course it will impact the environment. We already have a Post Office that cannot handle the amount of current residents. Not to mention the displacement of wildlife habitat that we already infringe upon.

Thank you for you time,

Janice Follmer