

**From:** [Ann Nichols](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Boulder Bay Application Site Plan Failure  
**Date:** Thursday, May 27, 2021 4:48:43 PM

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Chris,

The Site plan on page 6 of the application fails to delineate Wellness Way. This serious omission is misleading to the Public. Although Wellness Way is discussed later it should have been included in the overall site plan.

I believe the application and correct site plan should be resubmitted.

Sincerely,

Ann Nichols



-  
**North Tahoe Preservation Alliance**

P.O. Box 4

Crystal Bay, Nv. 89402

[preserve@ntpac.org](mailto:preserve@ntpac.org)

775-831-0625

[www.ntpac.org](http://www.ntpac.org)

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

**From:** [Ann Nichols](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: Boulder Bay  
**Date:** Thursday, May 27, 2021 3:54:00 PM

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Chris- there are 100 members in the Brockway Point HOA.

All against this scale of development.



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“Helping preserve the natural beauty and rural character of North Lake Tahoe”

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**From:** Bert Sandman <[bertsandman48@gmail.com](mailto:bertsandman48@gmail.com)>

**Sent:** Thursday, May 27, 2021 1:40 PM

**To:** [preserve@ntpac.org](mailto:preserve@ntpac.org)

**Cc:** Bert Sandman <[bertsandman48@gmail.com](mailto:bertsandman48@gmail.com)>

**Subject:** Boulder Bay

Washoe County Planning Commission,

My name is Bert Sandman and I am President of the Brockway Point Homeowners Association. We have almost 100 members

who are very concerned about the significant impacts this project will have on our lifestyle. An antiquated traffic study does not address the circumstances that exist in North Tahoe in 2021.

It is imperative that an updated traffic study be completed before this project is approved.

Thank you very much,

Bert Sandman

**From:** [Jim Foley](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Boulder Bay Development  
**Date:** Thursday, May 27, 2021 3:32:53 PM

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[**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 Mr. Bronczyk;

I have been watching the Boulder Bay development proposals for many years. Since 1972 I have owned a 2<sup>nd</sup> home at 549 Lakeshore Boulevard.

While I believe the current proposal for development will be detrimental to both Tahoe and my immediate neighbors, I am chiefly concerned with the traffic impacts. The traffic jams created by the traffic signal at the Biltmore/Crystal Bay Club during the summer already make it difficult to travel around the lake. The traffic generated by this development and its street closures will probably make the traffic back-up worse than Tahoe City. And then there are the exhaust fumes. Cut-through traffic will further burden the neighborhood up hill from Highway 28. Traffic may even back-up to my condo.

I understand a new traffic study for the newest Boulder Bay proposal is not being required. The last traffic study does not reflect the impacts of the newer proposals.

If this is the case, why isn't a traffic study addressing the latest development proposals being required?

*Thanks,*

***Jim Foley***

***(408) 777-9917***

[www.jimfoley.com](http://www.jimfoley.com)

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**From:** [Kristina Hill](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Ann Nichols](#)  
**Subject:** Boulder Bay  
**Date:** Thursday, May 27, 2021 2:22:45 PM

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Abandonment Case Number WAB21-0002 & Variance Case Number WPVAR21- 0001 (Boulder Bay)

Dear Chris,

The purpose of this letter is to inform you that I adamantly oppose the above referenced project. The owner's have had 10 years to commence construction on their "resort" and have done nothing on the main parcel. To grant approval for them to abandon roads in a densely populated residential subdivision based on what was proposed 10 years ago is not only poor planning but very short sided.

Please hold them accountable for constructing, or at least breaking ground (!) on the main project prior to constructing a circulation plan for something that may or may not ever materialize!

In addition, due to the recent pandemic, the population of CB/IV has basically doubled and so has the traffic and congestion. To propose abandoning roads without an updated traffic study is ludicrous and puts our whole community in danger if there was a wildfire evacuation. This is a public health and safety issue that cannot be overlooked.

Please circulate this letter to the Planning Commission prior to the meeting on 6-1. I will also attend the meeting and hopefully be granted the opportunity to voice my objections.

Thank you for your consideration,  
Kristina

[Kristina Hill](#)  
[Hill Planning, Inc.](#)  
[P.O. Box 6139](#)  
[Incline Village, NV 89450](#)

[o: \(775\) 832-5235](#)  
[c: \(775\) 544-4345](#)

**From:** [medlog](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** ["Ann Nichols"](#)  
**Subject:** Reservoir Road Abandonment  
**Date:** Thursday, May 27, 2021 2:20:29 PM

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Dear Commmissioners:

I am writing to oppose the abandonment of Reservoir Road in order to accommodate the Bolder Bay developers.

I participated in lengthy meetings and discussions on this project which was finally approved over a decade ago.

It is an understatement to say that the development over the last decade has been a disappointment.

The Biltmore Casino has been run downhill the past dozen or more years. By not making modest improvements to the existing property we are given the false choice of an unreasonably large development or the status quo. If that is the choice, I vote for the status quo.

A string of broken promises and long delays is not a reason to give away a useful roadway --- quite the opposite.

The abandonment of Reservoir Road was rejected when the current plans were approved. The arguments against the abandonment are stronger today than then.

Sincerely,

Ronald Code  
4 Somers Drive  
Crystal Bay, NV 89402  
775.832.4442

**From:** [Steve Blume](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** ["jLeavengood@aol.com"](mailto:jLeavengood@aol.com)  
**Subject:** Boulder Bay Project  
**Date:** Thursday, May 27, 2021 12:35:10 PM  
**Attachments:** [image001.png](#)

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Dear Christopher

My wife and I are very concerned with the impact that this project will have on home at 280 Wassou Rd.. We have owned this home since 2014 and get to use it about 2 months a year. In the winter months we always utilize the reservoir access, since the other alternative on Beowawie Rd. is too steep. The proposal to eliminate Reservoir would eliminate an easy & safe access to our property. If this is eliminated the value of our house could be reduced 25% because of the lack of easy access. The new proposal requiring us to exit our property by driving up and around adding another ¾ of a mile would be inconvenient, unsafe in the winter and as indicated would decrease the value of our home. We are flying in for this meeting on June 1<sup>st</sup>., and would appreciate an opportunity to express our objections to this proposal.

Please let us know if this could be arranged.

**Stephen G. Blume**



**Blume Mechanical, LLC**

11300 43rd Street North

Clearwater, FL 33762

Office: (727) 544-5993

Fax: (727) 330-9111

Website: <http://www.blumemechanical.com/>

**From:** [drunner@simonlink.com](mailto:drunner@simonlink.com)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Crystal Bay  
**Date:** Thursday, May 27, 2021 12:05:53 PM

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Hello Mr. Bronczyk,

I am writing in regards to the proposed development by Boulder Bay.

The Boulder Bay plan is outdated, and our community has changed greatly since they filed their original plan.

I urge you to demand a traffic study, and a complete revision of the original plan filed by Boulder Bay many years ago.

Thank you,  
David Simon  
Crystal Bay resident  
775-832-5178



**From:** [ann@kcsoft.com](mailto:ann@kcsoft.com)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Crystal Bay Road  
**Date:** Thursday, May 27, 2021 1:13:59 PM

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Christopher,

I've owned a home in Crystal Bay for 24 years on Tuscarora. Tuscarora can barely handle the few homes that dot the hillside, as there have been a dozen or so added since my purchase. If you haven't driven down it, DO SO! It is so narrow 2 cars can barely be on the road at the same time. Since there isn't adequate space to park on a property owners park on the street. Our area can take NO MORE TRAFFIC. We can't handle what we have now. Please look at this situation personally and you will understand. This is a tiny neighborhood with already too many houses on a very steep hill. Don't add to that!

Thank you in advance for looking at the traffic situation more closely.

Ann Nygren  
President / 775-843-5397 / [kcsoft.com](http://kcsoft.com)  
Key Consulting Software, Inc.

*Celebrating 30<sup>th</sup> Anniversary!*



**From:** [Ryan Wexler](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** boulder bay  
**Date:** Thursday, May 27, 2021 11:55:23 AM

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Christopher-

Brockway area resident here with comments regarding boulder bay. I strongly request that you restart this project from start and that includes full analysis and approvals from scratch including a traffic analysis. There are two reasons this request can be based and in reality, each could stand on its own.

First of all, the time gap from the original project to this restarting of the project has been too long. There is a statute of limitations on crimes, I can't imagine why there shouldn't be on development especially when you consider that the makeup of the area has changed and there has also been massive changes on either side (Incline Village and Kings Beach) of the proposed development that impact it.

Secondly, even if we went back in time, this new version the project proposal is simply too different to be considered in the same context as the original.

I am not fully against all development and redevelopment, but this area is already bursting at the seams so any project needs to be executed very carefully. I believe that if executed poorly, the result could be a negative economic impact to the whole area. In very recent years, we have seen regular periods during summers when traffic simply can't flow. If traffic can't flow, then the immediate impact is rather than businesses flourishing, they fail. More importantly, what happens if we have a fire?

Thank you.

Ryan Wexler

**From:** [Ann Nichols](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: Boulder Bay objection  
**Date:** Thursday, May 27, 2021 11:47:00 AM

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**From:** Stephen Barney <bar7ney@gmail.com>  
**Sent:** Wednesday, April 28, 2021 3:22 PM  
**To:** preserve@ntpac.org  
**Cc:** Cherry Barney <bar8ney@gmail.com>  
**Subject:** Boulder Bay

We share your antipathy to the Boulder Bay project.  
--Steve & Cherry Barney, Incline Village

--

Stephen A. Barney  
[bar7ney@gmail.com](mailto:bar7ney@gmail.com)  
4605 S. Yosemite St., Unit 5  
Denver, CO 80237  
775/832-5058  
or 910/603-0588

**From:** [Ann Nichols](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Objection to Boulder Bay  
**Date:** Thursday, May 27, 2021 11:46:25 AM  
**Attachments:** [image001.png](#)

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**From:** Steve Blume <[sblume@blumemechanical.com](mailto:sblume@blumemechanical.com)>  
**Sent:** Wednesday, May 19, 2021 3:46 PM  
**To:** 'preserve@ntpac.org' <[preserve@ntpac.org](mailto:preserve@ntpac.org)>  
**Cc:** 'preserve@ntpac.org' <[preserve@ntpac.org](mailto:preserve@ntpac.org)>  
**Subject:** 280 Wassou Rd

My wife and I live at 280 Wassou Rd and are very concerned about this development and the elimination of our access to our home. If this access was eliminated the value of our home would be cut in half and if that was to happen we will be suing someone

**Stephen G. Blume**



**Blume Mechanical, LLC**  
11300 43rd Street North  
Clearwater, FL 33762  
*Office:* (727) 544-5993  
*Fax:* (727) 330-9111  
*Website:* <http://www.blumemechanical.com/>

**From:** [Ann Nichols](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: Boulder Bay traffic study  
**Date:** Thursday, May 27, 2021 11:45:46 AM

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-----Original Message-----

From: Marianne Pearsall <Marianne.Pearsall@cbselectre.com>  
Sent: Wednesday, May 19, 2021 3:36 PM  
To: [preserve@ntpac.org](mailto:preserve@ntpac.org)  
Subject: Boulder Bay traffic study

It is absolutely imperative that a new traffic study be completed prior to any further permits for this project goes forward.

Steve and Marianne Pearsall  
29 Somers Loop  
Crystal Bay

Sent from my iPhone

**From:** [Ann Nichols](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: Boulder Bay project  
**Date:** Thursday, May 27, 2021 11:44:53 AM

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North Tahoe Preservation Alliance

P.O. Box 4

Crystal Bay, Nv. 89402

[preserve@ntpac.org](mailto:preserve@ntpac.org)

775-831-0625

[www,ntpac.org](http://www.ntpac.org)

“Helping preserve the natural beauty and rural character of North Lake Tahoe”

-----Original Message-----

**From:** Gail High <[mtnjoy@jps.net](mailto:mtnjoy@jps.net)>

**Sent:** Wednesday, May 19, 2021 4:01 PM

**To:** [preserve@ntpac.org](mailto:preserve@ntpac.org)

**Subject:** Boulder Bay project

It is unfathomable to me the Boulder Bay project is being considered once again particularly without a new traffic study! Since The Covid influx of new residents, getting onto the highway from Speedboat Ave is incredibly difficult—& we don't even have the summer traffic yet. Our area simply and positively does not have the infrastructure to support the number of people the project will put on the road not to mention that evacuating the area on our 2 lane roads in the event of a wildfire or other disaster will be impossible.

The density of this project will turn our area into impassible gridlock every day of every season.

Boulder Bay MUST start the permitting process over with current information. Not doing this is a recipe for disaster!!!

Most emphatically,

Gail High

**Wednesday, May 19, 2021**

**TO: Washoe County Commission**

**RE: New Traffic Study for Boulder Bay Project**

**FROM: Margaret Eadington, 25 Somers Loop, Crystal Bay, NV 89402**

I'm a 45 year resident of Crystal Bay. Since the 2011 TRPA approval of the out of scale development project proposed by Boulder Bay (replacement of one tall building with eight tall buildings) the developers have failed to complete BMPs or improve water quality as required by the CEPs; this was a major reason TRPA approved such an oversized project in Crystal Bay under the guise of "community enhancement".

With no apparent oversight of the required completion of CEPs by TRPA or Washoe County, Boulder Bay has built and is selling units of a condo complex.

It appears the developers are preparing to start another condo complex. Is it the original 2011 project? It has been 10 years since the first approval of a project that is dramatically out of scale for our small community. There have been global changes at Tahoe since 2011 **including year round traffic and increasing fire danger due to drought**. It is mandatory to take another look at the project impacts and need including the proposed road abandonments along with the traffic capacity of Highway 28 in the peak summer months when a wildfire is likely to occur.

For public safety reasons I oppose the proposed abandonment of Reservoir Road and Wassau Road, the access roads for residents living on Lake View Road, Wassau, Beowami, and Tuscarora Roads. Our community opposed this abandonment in 2011. Today it is even more important to take another look at this proposed abandonment. In the last ten years we've seen **wildfires** sweep through communities in California; we've seen increases in traffic and population on the North Shore and Truckee. If, God forbid, a fire comes to the North Shore, it will come in the summer when the traffic moves at a snail's pace through Crystal Bay to Hwy 267 or from Crystal Bay to the Mt. Rose Hwy.

Please take time to seriously consider how residents will evacuate their homes onto Hwy 28 as you assess a road abandonment that is critical to

residents of Crystal Bay.. Please assess this as you consider the traffic impacts of cars from eight to ten tall condo buildings joining present residents trying to exit onto two lane Hwy 28 in the event of a **wildfire**.

I believe there is a case to be made for scaled down development of the Boulder Bay site. But our community needs to again review what the completed project looks like, why BMPs are not completed and what traffic impacts the new project will have in the peak summer months when a **wildfire** will occur.

I look forward to hearing from you.

Cordially,  
Margaret Eadington  
25 Somers Loop, Crystal Bay, NV



**From:** [Ann Nichols](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: IMPORTANT!! Request Traffic Study Before County Takes Our Roads  
**Date:** Thursday, May 27, 2021 11:41:32 AM

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**From:** Gail High <mtnjoy@jps.net>  
**Sent:** Wednesday, May 19, 2021 4:49 PM  
**To:** Kristi Spence <kristi.spence@yahoo.com>; Wylie Brooksley <brooksley@hotmail.com>; Shapiro Kim & Jeff <kimberleyshapiro@me.com>; Spence Alex <alexanderladd@yahoo.com>; High Ken <kenhigh@outlook.com>; High Kim <kimmhigh@yahoo.com>; Aled Miles <aledmiles@me.com>; Hedlund Bea Bosche <beabosche@gmail.com>; Bert Sandman <bertsandman48@gmail.com>; Clayton Laurie <lorclay@gmail.com>; Bitowft Denise and Bob <1tahoegal@gmail.com>  
**Subject:** IMPORTANT!! Request Traffic Study Before County Takes Our Roads

Wow— this project would very materially change our way of living at Tahoe. I don't know which of all of you get Ann's emails but thought i'd send this on in case some of you don't. Please, please either attend the meeting or write an objection. We are going to be in Hawaii and therefore will not be able to go to the meeting but I have written an objection.

THIS IS CRITICALLY IMPORTANT! Access in and out of our properties is hard enough lately, especially since Covid — i can't even imagine how it will be if this project goes through. I thought we had won this years ago. PLEASE PASS THIS ON TO ANY FAMILY MEMBERS AND NEIGHBORS YOU KNOW OF WHO ARE NOT ON THIS LIST.

Thanks for helping to keep our neighborhood accessible!  
Gail High

**From:** [Ann Nichols](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: New Traffic Study Needed for Boulder Bay Project  
**Date:** Thursday, May 27, 2021 11:40:13 AM

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**From:** jmtornese@aol.com <jmtornese@aol.com>  
**Sent:** Sunday, May 23, 2021 6:57 PM  
**To:** preserve@ntpac.org  
**Subject:** New Traffic Study Needed for Boulder Bay Project

Please forward our e-mail to Washoe County Commissioners.

Dear Washoe County Commissioners:

We are very concerned about the impact of the Boulder Bay development on traffic in the Crystal Bay area. The previous traffic study was done in 2011 - 10 years ago! Much has changed since then and the recent heavy influx of new residents and tourists is overwhelming the Tahoe area. Adding another 2,400 people from this development will certainly exacerbate the traffic issue and negatively impact the current infrastructure. Also, please address the issue of emergency evacuation in the event of a disaster. This is a major concern to residents and visitors.

Therefore, we strongly request that a new traffic study be done by an independent, outside expert to determine the current status of traffic and the expected future traffic from this huge development. The study should also include emergency evacuation needs and solutions.

Thank you,  
Judith Tornese and Jerry Winters  
Lake Tahoe, Ca.

**From:** [Ed Granzow](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Ann Nichols](#)  
**Subject:** Boulder Bay  
**Date:** Thursday, May 27, 2021 9:58:42 PM

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Christopher-

As a local resident (my home is about 1/2 mile from the project site) and a professional transportation planner (I am an emeritus member of the Institute of Transportation Engineers and Americas Practice lead for Travel Demand Forecasting at Jacobs Engineering) , I'd like to express my concern regarding moving forward with the Boulder Bay project without reevaluation of site traffic and potential level of service and related impacts on the surrounding road system.

As you are well aware, the situation has changed significantly since the original study was completed. In addition to the local traffic impacts of development planning changes (e.g. the Cal-Neva), the impact of COVID, residential settlement patterns and changing in timing of traffic flows and peaks all warrant reconsideration of previous assumptions regarding trip generation, traffic distribution, assumed modal shares and roadway capacities and volumes. Though due to recent demands on my time, I have not had time to review in depth the previous analysis, given the finalization of the site plan, clarification and refinement of the data regarding uses as identified in the current plan and using that information as inputs to a revised analysis is, in my professional opinion, necessary, and proceeding without additional analysis is ill advised.

I will state for the record that I am not speaking in behalf of or representing in any way the position of Jacobs Engineering and am only acting as a private citizen with significant expertise and experience of transportation planning. If you or your staff would be interested in discussing any of the above, feel free to contact me. Be advised that if my conclusions are borne out by in-depth analysis. I will make every attempt to publicize my position to prevent undue negative impacts on the local community.

Edward F. Granzow  
+1.530.546.3113 (home)  
+1.510.517.3952 (cell)

**From:** [Jan Ellis](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Boulder Bay  
**Date:** Thursday, May 27, 2021 9:16:02 PM

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

Please revisit the elimination of Reservoir Dr in Crystal Bay. I've lived in Crystal Bay for 41 years and the traffic has become a bigger issue in the past couple of years. There are more full time residences, commuters from Reno and Carson and tourists wanting to enjoy the lake. If we need to evacuate and you have 1000's of residence and tourist trying to get out fast it would seem the more egress points the better. I hope you will have a review of the projected traffic impact if Reservoir Dr. is elongated.

Thank you,  
Jan Ellis  
P.O. Box 352  
Crystal Bay, Bay 89402

Sent from my iPhone

**From:** [Jacqui Zink](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Comments on Boulder Bay - DON'T TAKE OUR CRYSTAL BAY ROADS WITHOUT A NEW INDEPENDENT TRAFFIC STUDY to start...  
**Date:** Thursday, May 27, 2021 10:00:15 PM

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Boulder Bay's 2008 traffic study is irrelevant today. A new cumulative traffic study performed by an independent consultant is a necessity.

Should the Boulder Bay project move forward, the North Shore will experience unprecedented gridlock and an unavoidable degradation of its famous scenic beauty. And when, not if, there's a wildland fire, only God could help us. We, the people who LIVE on Tahoe's North Shore, demand accountability from Washoe County and TRPA.

Boulder Bay as proposed is too massive. TRPA approved these bad ideas and now they are morphing into giant condo complexes because that's the hot commodity in Real Estate. Condos are a different animal use wise and traffic has become brutal in the decade since approval. TRPA must require a new complete, not "refreshed" traffic studies on both projects.

Both Homewood and Boulder Bay have found a developer's loophole; namely phasing. Unbelievably, Homewood is beginning with a phase within a phase. 7 freestanding condos begin the piecemeal planning thereby avoiding their mitigation requirements concerning fire evacuation and Tahoe Inn demo. Boulder Bay began with 18 condos avoiding the triggers of their mitigations. This needs to be evaluated, assuring that all mitigations of the project as a whole are considered, no only by phases!

Then there's the mess of the Tahoe Inn that still remains in Crystal Bay! Washoe County must require Boulder Bay to complete mitigations before a shovel hits the ground. Make the developer demolish the Tahoe Inn and Boulder Bay demolish their derelict buildings (Cabins-Crystal Bay Motel). Smaller projects like Tonopalo 2 and the Hendrickson building were removed in advance of development.

Thank you for considering my comments. Please consider the safety of North shore residents, the health of the lake, and the character of our community over the profit of the developer.

Jacqui Zink

"When the last tree is cut down, the last fish eaten, and the last stream poisoned, maybe they will realize that you cannot eat money."  
Cree proverb

**From:** [Mary Mosher-Armstrong](#)  
**To:** [Washoe311](#)  
**Cc:** [Bronczyk, Christopher](#); [Hill, Alexis](#)  
**Subject:** Crystal Bay Abandonment Case WAB21-0002 (a.k.a. Boulder Bay)  
**Date:** Friday, May 28, 2021 5:55:48 AM

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Dear Commissioners, et. al,

As full time residents of Crystal Bay, we have the following concerns on the "quit claim" request of the Boulder Bay project to be read into the public comments.

We are concerned about the abandonment of Reservoir Road for a plethora of reasons including but not limited to:

1. Abandoning Reservoir Road completely *eliminates* an access & escape route for the residents of Crystal Bay during an emergency evacuation for fire, avalanche, etc., which should be of critical importance to everyone, especially in light of the last few fire seasons. (T.7.3. Disaster Preparedness, Tahoe Master Plan)

2. Reservoir Road gives neighboring residents direct access (both on foot and vehicular) to the Crystal Bay Post Office, unlike the proposed alternative which would now have us all going via the Horn of California to get there. It vaguely says in various places of the proposal "...pedestrian access will be handled privately..." and "...sidewalks **may** be located..." That all seems really vague and like something that should be nailed down by now if you are asking someone to give away the farm. If there is a proposed pedestrian alternative to Reservoir Road through the private property for public use, we're not seeing it. (And don't say the existing public "park", as our 82 year old neighbor who walks to get her mail on Reservoir Road every day isn't going to make it up the dirt hill and the stairs to nowhere...especially in the Winter!)

3. The replacement is not within current code standards (12+%) and so is not an "improvement" to the neighborhood. There are certainly other ways and waypoints to make it a kinder & gentler slope, however, as stated in the packet, it is not in the developer's best interest, as that route would have to go through one of the tower/pods and come out near the existing construction office building. There *are* ways to meet current code.

4. It is laughable to say that the actual Crystal Bay neighborhood is benefitting from this road abandonment and land giveaway. The development is solely benefitting from this. Those of us outside the development footprint are still driving on our single lane roads with no street parking whatsoever...and we don't have a problem with that! But to say it benefits those of us outside the minute development is wholly inaccurate.

5. Who is maintaining Stateline Road, with its now extensively increased proposed use? Presumably California, since most of it is in CA? So we (NV) are going to eliminate a Nevada access/egress point for its residents (Reservoir Road) that we have control over (paving) and keep clear in the Winter and hope & pray that CA does as good a job with the Stateline? NDOT is the best!

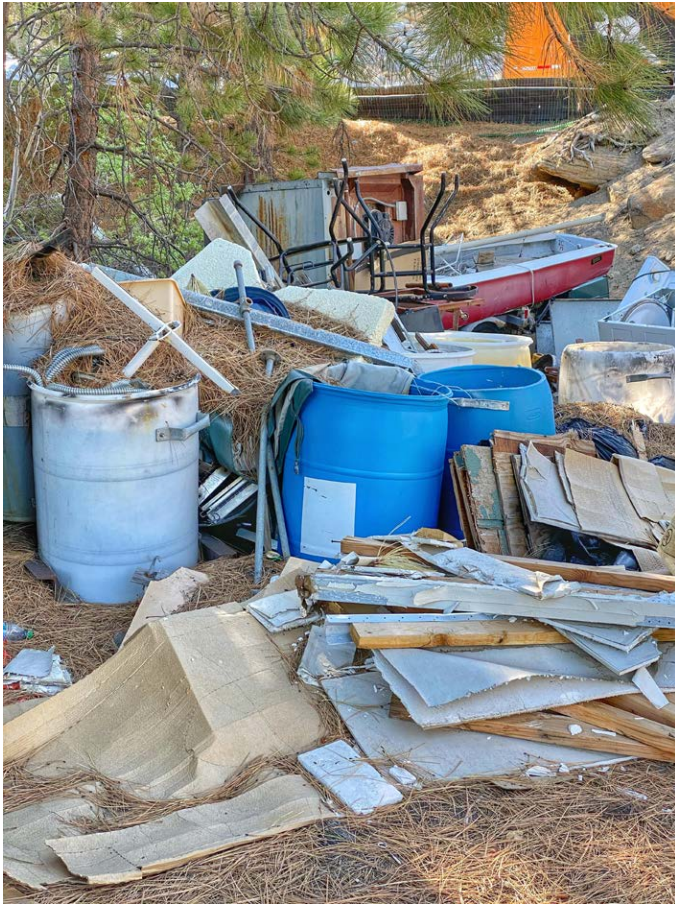


6. Neighbors that have boats, trailers, etc. use Reservoir Road when towing because it is difficult/impossible to make the 90 degree or more corners on Beowawie or E. Tuscarora when you are towing into the neighborhood. Yes, they could use the proposed alternate of Stateline road, however, as was brought up at the IV/CB CAB meeting, that will make criminals out of those with Concealed Carry Weapons (CCW) permits, as this now forces everyone towing to drive into California to get to their Nevada residence...and CCW is not allowed in CA. While this may seem minor to some people, there are more than a few of us in the neighborhood that would be affected.

6. It would be interesting to see unadulterated accident statistics for the intersections at Amagosa, Beowawie & Reservoir Road. If you don't actually live here, you would have no idea that we use Reservoir Road because it's the safest of the three, as the other two *both* have a blind corner, the speed limit is 35 (a.k.a. 45) and the slopes are easily in the 20%+ range. I know Amagosa has had its share of mash-ups, but the only one I know about at Reservoir is when a TART bus making a left hand turn onto Reservoir off a 0% grade Highway 28, took the corner too tight and clipped the car at a full stop waiting to get on 28! If by some odd chance there are more incidents on Reservoir Road, it's because *more of us use it than the other two outlets*, as again, it's the safest exit in the neighborhood.

7. Throughout the packet it is stated that this is better for the neighbors and better for the lake. TRPA is brought up a lot and the protection of the lake is mentioned as a priority many times. I feel like if lake quality was really a priority of the developer, this rotting pile of appliances, bedsprings, drywall, etc. etc. that has been behind the contractor's business office for years (and continues to grow) would have been removed so as not to be continually contaminating the lake. It's great to talk the talk, but one should probably also walk the walk if that is an argument being put forth. As neighbors, we drive or walk by it every day and it makes the entrance of the neighborhood appear to be a satellite transfer station for Waste Management.





Just to be clear, we are not opposed to a reasonable development in the Biltmore/Boulder Bay area, but we are definitely opposed to eliminating Reservoir Road which eliminates an emergency ingress/egress to our neighborhood, gives the neighborhood direct access to the CB Post Office and whose proposed alternative would violate code and require residents to leave the State of Nevada to access their Nevada homes.

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