

**From:** [Ann Nichols](#)  
**To:** [Steve Wallis](#)  
**Cc:** [Bronczyk, Christopher](#)  
**Subject:** Re: Boulder Bay Comments Due by 4pm today 5/27/21  
**Date:** Thursday, May 27, 2021 1:26:45 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 do....Cbronczyk@washoecounty.us  
Cc me please. Thank you  
Sent from my iPad

On May 27, 2021, at 1:18 PM, Steve Wallis <sjwallis@sbcglobal.net> wrote:

I am not a Nevada resident  
Can I still reply and where would I send my reply to?

[Sent from AT&T Yahoo Mail on Android](#)

On Thu, May 27, 2021 at 11:34 AM, Ann Nichols  
<preserve@ntpac.org> wrote:

[View this email in your browser](#)



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**Boulder Bay Comments Due Today 5/27/21 by 4 PM**

**THEY WILL TAKE OUR ROADS ON TUESDAY 6/1/2021 6:30 PM  
IF WE DON'T STAND UP.**

**DON'T TAKE OUR CRYSTAL BAY ROADS WITHOUT A NEW  
INDEPENDENT TRAFFIC STUDY**

Please send your comments on an urgent basis to Washoe County Planning-  
**Bronczyk, Christopher <CBronczyk@washoecounty.us>**

**Tuesday 6/1/2021 6:30 pm Zoom meeting information-**This meeting will be held in the County Commission Chambers and via Zoom teleconference. To attend this meeting via Zoom teleconference, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/88904150676>. As an alternative to this link, you can join the meeting by typing [zoom.us](https://zoom.us) in your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this Meeting ID: 88904150676. NOTE: This option will require a computer with audio and video capabilities.

**Thanks,  
Ann Nichols  
775-831-0625  
[preserve@ntpac.org](mailto:preserve@ntpac.org)**



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**From:** [David McClure](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Boulder Bay Abandonment  
**Date:** Wednesday, May 26, 2021 4:47:22 PM

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Hi Chris,

I wanted to highlight two concerns expressed by many neighbors and the Advisory Council that may have an answer as part of conditions for approval:

1) The issue of the traffic study. Rather than the developer defining the scope of the updated study and lobbying NDOT or Washoe County about what they want, allow the Advisory Council to participate and ensure that the public concerns of the material changes to single lanes in Kings Beach (2018), the temporarily vacant commercial properties (Cal Neva, et al), and the traffic consequences of evacuation during the summer fire incident (which has intensified as a public danger in the last ten years). The aim here is to reflect reality as much as possible which the locals live with and see every day, rather than an advocates narrow position that too often in Boulder Bay's case results in a partial view to achieve their ends. Washoe County should not be afraid of the truth even if it does not comport with Boulder Bay's version.

2) The issue of the value of the ROW and particularly the hard coverage entitlement. According to State Lands the price of hard coverage retails for about \$37/ft. Boulder Bay may be receiving some 35,000 ft of hard coverage, out of the 60K in the ROW, for a value of \$ 1.3 million. This entitlement amount should never be resaleable by Boulder Bay even if the project is only 50% built. It is not uncommon for an owner to change their project and then sell off whatever entitlements they believe they have. I know Washoe County does not want to be played by a private party. I see in your report that if the project is not substantially complete in five years that the Abandonment may be reversed. If what constitutes substantial must be clarified as we have been ten years already from the permit approval. In addition, some language that calls for the reversion of the hard coverage to the Nevada Land Bank rather than allowing the resale or conveyance of any hard coverage from Boulder Bay.

I am trying to come up with creative ways to address potential abuses that are evident to the concerned public.

Your thoughts would be appreciated.

David McClure