



Planning Commission Staff Report

Meeting Date: November 7, 2023

Agenda Item: 8B

DEVELOPMENT CODE AMENDMENT CASE NUMBER:

WDCA22-0001 (Wood Creek Regulatory Zone)

BRIEF SUMMARY OF REQUEST:

Amends Washoe County Code Chapter 110 (Development Code) within Article 220 (Tahoe Area), Section 110.220.275 to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone

STAFF PLANNER:

Courtney Weiche, Senior Planner
Phone Number: 775.328.3608
E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code Chapter 110 (Development Code) within Article 220 (Tahoe Area), Section 110.220.275 Wood Creek Regulatory Zone to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone; and all matters necessarily connected therewith and pertaining thereto.

The Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

Applicant: AnneMarie Lain, DOWL, on behalf of Saint Claire's and Village Church
Property Owner: N/A Multiple
Location: Tahoe-Woodcreek (TA-WC) Regulatory Zone
APN: Multiple (All of TA-WC)
Parcel Size: Effecting parcels greater than 3 acres in TA-WC
Master Plan: Tahoe-Woodcreek (TA-WC) Regulatory Zone
Regulatory Zone: Tahoe-Woodcreek (TA-WC) Regulatory Zone
Area Plan: Tahoe
Development Code: Authorized in Article 818, Amendment of Development Code
Commission District: 1 – Commissioner Hill

STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA23-0001, to amend Washoe County Code Chapter 110 (Development Code) within Article 220 (Tahoe Area), Section 110.220.275 Wood Creek Regulatory Zone as reflected in the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make all four findings within Washoe County Code Section 110.818.15(e).

(Motion with Findings on Page 11)

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Resolution and Proposed Ordinance..... Exhibit A and Exhibit A-1

Public Comment..... Exhibit B

Application with Appendices..... Exhibit C

September 27, 2023, RPIC Staff Report and Public Comment..... Exhibit D

Exhibit E Agency Comment..... Exhibit E

Development Code Amendments

The Washoe County development code is Chapter 110 of the Washoe County Code (WCC). The development code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the development code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The development code amendment process provides a method of review and analysis for such proposed changes. Development code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a development code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

History

January 26, 2021. The Board of County Commissioners (“BCC”) adopted a comprehensive package of amendments that amended the Washoe County Master Plan, Tahoe Area Plan (WMPA19-0007) and Tahoe Area Regulatory Zone Map (WRZA19-0007) and Development Code Amendments (WDCA19-0007) replacing Article 220 Tahoe Area Plan modifiers with two new articles, Article 220 Tahoe Area Plan modifiers and Article 220.1 Tahoe Area Design Standards.

May 26, 2021. The Tahoe Regional Planning Agency (“TRPA”) Governing Board adopted Washoe County’s Tahoe Area Plan and included Washoe County Development Code Articles 220 and 220.1 as part of this adoption.

June 8, 2023. The applicant submitted a Development Code Amendment application (WDCA23-0001) to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone.

September 27, 2023. The TRPA Regional Plan Implementation Committee (RPIC), a subcommittee of the TRPA Governing Board, held a duly noticed public meeting on the requested amendment for informational purposes only. The meeting allowed governing board members and the public the opportunity to provide comments and raise concerns before a formal vote is held in the future. TRPA received nearly 100 written public comments, approximately thirty-six (36) were in opposition and fifty-five (55) expressed support for the amendment. See Exhibit D - RPIC Staff Report and Public Comment. No public (verbal) testimony was given in opposition and all RPIC members expressed support for the proposal with no notable concerns raised.

Background

There are 27 regulatory zones within the Tahoe Area Plan. Individual regulatory zones identify the allowable uses and special development standards applicable to each zone. The Tahoe Regional Planning Agency Code of Ordinances defines the “schools – kindergarten through

secondary” use type as “kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.” School use types are permitted in only two of the 27 regulatory zones, School use types are permitted outright in the Incline Village Commercial (IV-C) regulatory zone and are permitted in the Incline Village Residential (IV-R) regulatory zone with a special use permit.

The Wood Creek regulatory zone is generally located west of Mt. Rose Highway, south of College Drive, east of Village Blvd., and north of Tahoe Blvd. The Wood Creek regulatory zone is one of 16 “residential regulatory zones” in the area plan. These regulatory zones focus primarily on single-family dwellings but allow other use types such as multi-family and a broad scope of public service and resource management uses. The primary vision for residential regulatory zones is to “maintain safe and functional residentially focused regulatory zones, with development that contributes to the desired community character.” The Wood Creek regulatory zone also includes a designated special area on two parcels established to allow public service uses on publicly owned parcels.

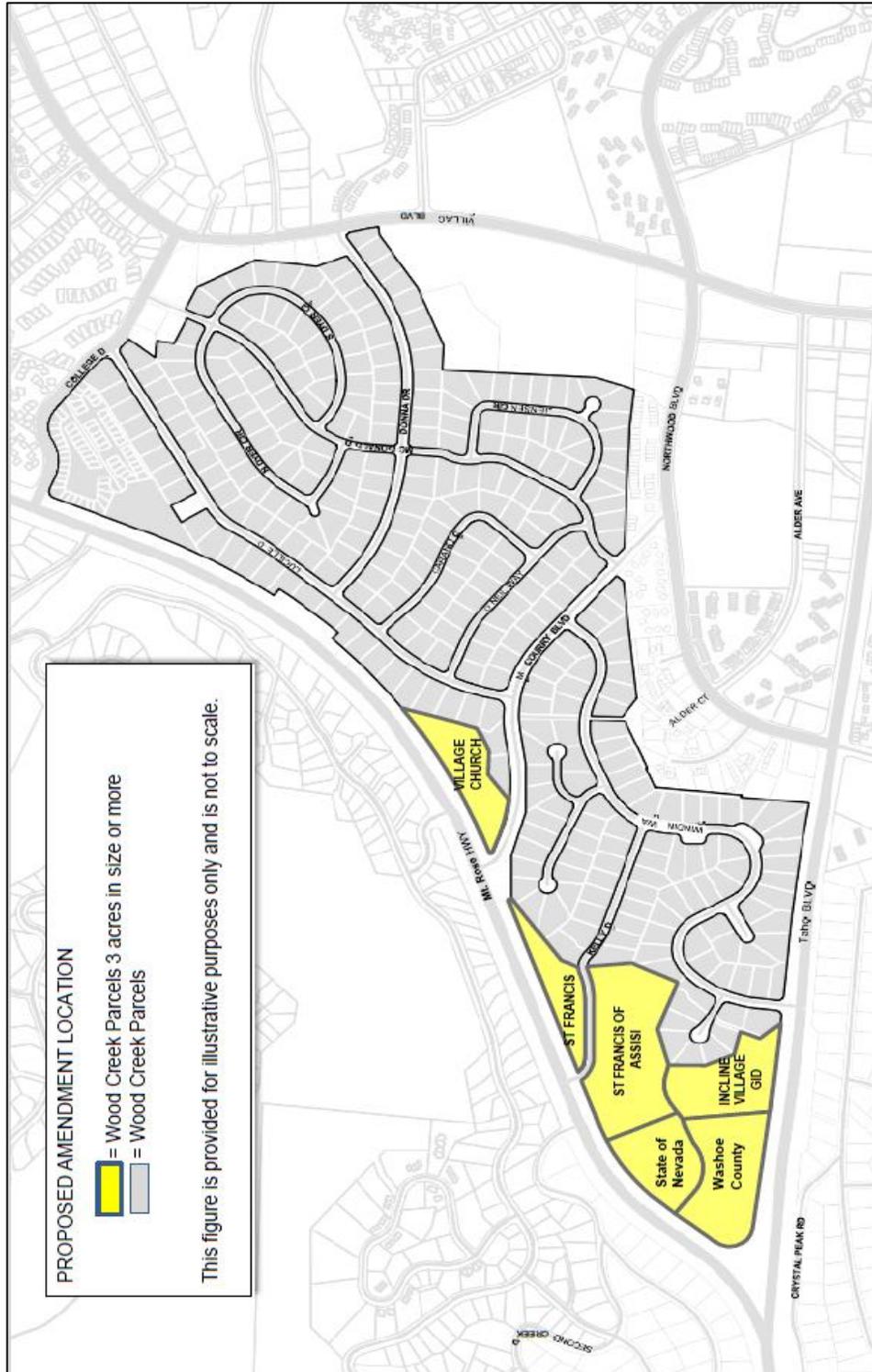
According to the applicant, Saint Clare’s was founded in 2018 and is the only Catholic school offered in the north Tahoe Area; the closest Catholic schools are in Reno and Carson City. From the fall of 2018 to spring of 2022, Saint Clare’s operated out of the North Tahoe Hebrew’s congregation facility located at 7000 Latone Avenue in Tahoe Vista, CA, outside of Washoe County’s jurisdiction.

Following the spring of 2022, St. Clare’s was informed by the Hebrew Congregation that they would not be able to renew their lease agreement for the 2022-2023 school year. In May of 2022, Saint Clare’s submitted a temporary use permit application to the Tahoe Regional Planning Agency (TRPA) with a request to operate their primary and secondary school for the 2022-2023 school year out of Saint Francis of Assisi located at 701 Mt. Rose Highway. The 3.2-acre parcel has been home to Saint Francis of Assisi Church since 1969. The TRPA-issued temporary use permit allows Saint Clare’s to operate a school at this location with an enrollment of 45 students and seven full-time staff for the 2023-2024 school year. The applicant indicates Saint Clare’s wishes to continue to offer a small-scale school with a projected capacity between 45-50 students for the foreseeable future.

Just north of Saint Francis is the Village Church and has been operating a Christian day-care/preschool for the last 20 years with an approved special use permit. The church, which is also located within the Wood Creek regulatory zone, wishes to operate an elementary school in addition to the preschool. Village Church representatives met with Washoe County staff to begin the process to establish a proposed school use type and were informed that St. Clare’s was pursuing a code amendment for the same purpose. Village Church and St. Claire’s agreed to collaborate and submit a combined application on the requested amendment.

The applicants have proposed a 3-acre minimum for the requested use type to preserve the existing neighborhood character throughout the Wood Creek regulatory zone. The areas highlighted in yellow in the below map illustrate only six (6) parcels are equal to or greater than three (3) acres in size within the Wood Creek regulatory zone. It is noted that three of the six parcels are owned by Washoe County, Incline Village Improvement District, and the State of Nevada and are not likely to plan for school use types on their subject parcels. All six (6) parcels have frontage and access along major highway corridors in the area.

If the Development Code Amendment application is approved by Washoe County and TRPA, Village Church and Saint Clare’s (or subsequent property owner) would still be required to obtain an approved special use permit to establish the school use. The special use permit process is a site-specific review of a use that requires special use findings to determine if the uses have the potential to adversely affect other land uses, transportation systems, public facilities, or environmental resources in the vicinity. The special use permit process requires neighborhood notification, a neighborhood meeting, and a public hearing.



Proposed Amendment

The following is a summary of the specific section of Article 220 recommended for amendment:

Section 110.220.275 Wood Creek Regulatory Zone. Add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres.

The proposed text amendment is shown in Bold Red.

Section 110.220.275 Wood Creek Regulatory Zone.

WOOD CREEK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Schools – Kindergarten through Secondary*	S	
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
WOOD CREEK REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Commercial		
Privately Owned Assembly and Entertainment	S	
Public Service		

Same as General List, Plus:		
Regional Public Health and Safety Facilities	S	
Cultural Facilities	S	
Government Offices	S	
Local Assembly and Entertainment	S	
Recreation		
Same as General List, Plus:		
Sport Assembly	S	
Outdoor Recreation Concessions	A	
Rural Sports	S	
Visitor Information Center	S	
Resource Management		
Same as General List		

***On those parcels in size equal to, or greater than, three-acres.**

Public Outreach

On June 2, 2023, the applicant(s) held a neighborhood meeting at Saint Francis of Assisi located in Incline Village. Notice was sent to 198 properties, 10 days prior to the meeting. Twenty people were in attendance. Public concerns voiced at the meeting included traffic, noise, parking, environmental impacts, fire safety, and the potential negative impact to public schools. The applicant provided a summary of the neighborhood meeting and responses to public input, included as Exhibit D – Appendix 3.

In addition, a total of 51 emails were also received, included as Exhibit B - Public Comment. Comments were a mix of support and opposition, citing similar concerns that were raised at the neighborhood meeting.

Excerpts of the applicant’s responses to both written public comment and neighborhood meeting input are included below for convenience.

Traffic

A Trip Generation Review for the Wood Creek regulatory zone located in Incline Village, Nevada, completed by DOWL traffic engineers, compares the expected trip generation of a K-8 school with existing trip generation of the special use permit land use of a day care center/pre-School in the Wood Creek regulatory zone. The result of the review contributes to evaluating whether a private K-8 school can be added to the special use permit land uses allowed in the Wood Creek regulatory zone.

The Wood Creek regulatory zone currently allows the development of day care center/pre-schools within its boundaries after the submission of a special use permit and site-specific traffic study. As found in the trip generation review, private school (K-8) educational facilities operate very similar to day care centers on a daily basis, with minor differences which may lead to increased traffic pressure in the morning and significantly less traffic pressure in the evening.

The trip generation review concluded that adding the school (K-8) land use to the list of acceptable special use permit land uses would be consistent with Incline Village’s desire for low-pressure land uses, which conform to the currently allowed options. See Appendix 4 to Exhibit C - Application.

The proposed DCA does not include any provisions or changes that would alter the special use permit process to evaluate traffic at a project-level to ensure transportation, parking, and traffic generation are consistent with impacts implemented under the proposed DCA. Following adoption of the DCA a traffic and parking plan shall be required with a special use permit submittal to ensure all applicable regional and local requirements are met.

Noise

The proposed DCA would not alter requirements related to noise levels, single-noise events, or ground vibrations. Nor would it alter the Community Noise Equivalency Level (CNEL) standards set forth in the existing Area Plan, and the plan would continue to apply them.

The DCA could result in the establishment of primary and secondary school uses, however, a special use permit would be required. The special use permit process would establish an additional review process to consider the potential for primary and secondary school uses to create increases in noise. Further, all future projects within the plan area would be evaluated at a project level and Washoe County or TRPA would enforce all noise standards on a project-by-project basis pursuant to the noise limitations in TRPA Code Chapter 68.

Should the amendment request be approved, it is anticipated that an acoustical noise study would be a required submittal for the Special Use Permit application.

Parking

Parking standards in the Tahoe Area Plan are established in Washoe County Development Code: *Article 410: Parking and Loading*, for all regulatory zones except mixed-use and tourist regulatory zones. The proposed DCA would not alter the parking standards adopted in the Tahoe Area Plan. A SUP would be evaluated at a site-specific level for conformance to the regulatory parking requirements.

Fire Safety

In the State of Nevada, all private schools must be licensed by the Nevada Department of Education as well as the county in which they operate. Washoe County regulates businesses to protect the public's health and safety and to ensure that businesses comply with all applicable federal, state, and local codes and regulations. The business license application and renewal process for private schools requires a fire safety inspection. Within the Tahoe Basin, including Incline Village, private schools are required to pass a fire safety inspection by the North Lake Tahoe Fire Protection District prior to operating. The proposed DCA would not alter the Nevada Department of Education or Washoe County standards, nor would it alter the requirement for private schools to pass fire safety inspections prior to operation.

Impact to Public Schools

Regulatory zoning requirements in the Tahoe Area Plan and Washoe County Code do not differentiate between private and public schools. As such, the proposed DCA would apply to both public and private schools. The proposed DCA supports the service standard for schools identified in the Public Service element of the Tahoe Area Plan which states that schools should be located within a 15-minute one-way travel for students of elementary schools, and 25 minutes one-way for middle schools.

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact in order to recommend approval of a development code amendment. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code Amendment.

1. Consistency with Master Plan. The proposed Development Code Amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.

Staff comment: The proposed Development Code Amendment is in compliance with the policies and action programs of the Washoe County Master Plan. It supports the following

policy identified in the Public Service and Facilities Element of the Washoe County Master Plan: PSF 7.1 Provide an adequate level of school services for Washoe County residents in response to growth in Washoe County.

The proposed amendment is compatible with the Tahoe Area Plan community character statement specifically supporting the: "...desire to maintain a base of permanent residents doing business, going to school, and recreating in a community designed to integrate with the world class alpine and lake environment."

2. Promotes the Purpose of the Development Code. *The proposed Development Code Amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the development code as expressed in Article 918, Adoption of Development Code.*

Staff comment: *The proposed Development Code Amendment will not adversely impact public health, safety or welfare, and will promote the purpose for the development code.*

The proposed amendment is intended to facilitate the establishment of alternative school choices that are not otherwise already provided within the region. No comments of opposition were received by the notified agencies, including impacts on emergency services.

3. Response to Changed Conditions. *The proposed Development Code Amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.*

Staff comment: *American Community Survey (ACS), published by the US Census Bureau, indicates an average increase of population in Incline Village of 3.56% from 2018 to 2021. It also shows a steady increase in population of persons 18 years and under. The 2018 ACS survey data estimates a population in Incline Village at 8,534 with 14.3% of persons 18 years and under.*

It is estimated that from 2018-2023 the number of persons 18 years and under increased in Incline Village by 387 persons. The proposed amendment responds to both the increase of school age children within the community, as well as the expressed desire by the applicants and some members of the community for an increase in educational options.

4. No Adverse Affects. *The proposed Development Code Amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.*

Staff comment: *The proposed Development Code Amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Masterplan.*

Adoption of the proposed amendment would only amend the allowable uses of the Tahoe Area Plan- Wood Creek regulatory zone adding the school use type. Within this area, and only on parcels three acres in size or more, a school use would still require a discretionary special use permit approval by both Washoe County and TRPA. All aspects of the Tahoe Area Plan and Washoe County Development Code, not specifically affected by the proposed amendment, would continue to apply throughout the Area Plan. As such, future projects within the Area Plan would be required to comply with all applicable provisions of the TRPA code and Washoe County Development Code, as well as any project revisions or mitigation measures required as conditions of approval for a special use permit.

Although not a required component of the Washoe County Development Code Amendment application review, the applicant has submitted a Draft Initial Environmental

Checklist (IEC) report that will be required by TRPA for conformance review. This document is included as Appendix 5 to Exhibit C - Application. The IEC evaluates the potential environmental effects associated with adoption and implementation of the proposed Development Code Amendment.

Public Notice

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the RGJ 10 days prior to the meeting on October 26, 2023.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of WDCA23-0001, to amend Washoe County Chapter 110 (Development Code) within Article 220. The following motion is provided for your consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA23-0001, to amend Washoe County Code Chapter 110 (Development Code) within Article 220 (Tahoe Area), Section 110.220.275 Wood Creek Regulatory as reflected in the proposed ordinance attached as Exhibit A-1.

I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings found in Washoe County Code Section 110.818.15(e):

1. Consistency with Master Plan. The proposed Development Code Amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code Amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code Amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed Development Code Amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Appeal Process

An appeal of the Planning Commission's denial of a development code amendment may be made to the Washoe County Board of County Commissioners within 10 calendar days from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.25 and Washoe County Code Section 110.912.20.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS THE ADOPTION OF AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE), ARTICLE 220 (TAHOE AREA), SECTION 110.220.275 (WOOD CREEK REGULATORY ZONE) TO ADD "SCHOOLS - KINDERGARTEN THROUGH SECONDARY" USE TYPE AS A PERMITTED USE, SUBJECT TO A SPECIAL USE PERMIT, ON THOSE PARCELS IN SIZE EQUAL TO, OR GREATER THAN, THREE-ACRES WITHIN THE TAHOE-WOOD CREEK REGULATORY ZONE; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 23-16

WHEREAS

- A. Development Code Amendment Case Number WDCA23-0001, came before the Washoe County Planning Commission for a duly noticed public hearing on November 7, 2023; and
- B. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- C. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made the following findings necessary to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA23-0001:
 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
 2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
 3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
 4. No Adverse Effects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of Commissioners within 60 days of this resolution's adoption date.

ADOPTED on November 7, 2023.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Rob Pierce, Chair

From: [Aaron Harding](#)
To: [Weiche, Courtney](#); publiccomment@trpa.gov
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 1:11:42 PM

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Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

As a homeowner and parent living in Incline Village, my family and I wholeheartedly agree Incline Village needs the St. Claire's School at St. Francis to provide faith-based education to the community's children. Incline Village offers no other faith-based K-8 or K-12 schools, forcing residents to travel over 25 to 40 miles to receive a faith-based education. St. Clare's Montessori provides a premier education to fill a needless faith-based educational void present in our community.

Sincerely,

Aaron Harding

From: [Andrea Riggio](#)
To: publiccomment@trpa.gov
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 5:16:32 PM

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Board: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Dear Members of the Board and TRPA Regional Implementation Committee,

My name is Andrea Riggio and I am a mom from St Clare's School. My son Tobi has been attending the Primary class since the beginning of this school year.

Even though we are new members of the school (and we are also new in town) we knew we wanted to enroll him in St Clare's even months before moving to Incline Village.

As parents, we really appreciate the Montessori education, since our son was a baby. So for us it means a lot to be able to find a school that applies Maria Montessori's methods on the everyday life.

On the other hand, when we were doing our research, we were very pleased to find that St Clare's was also a Catholic school. This is not a common thing, or something that is easy to find, as most of the Montessori schools around the world are not related to any religion. So finding a school that can be related to our faith and also with the kind of education we like, has been a huge blessing for our family.

We live in Incline Village, and my husband works in Incline Village, so we needed a school located here too. So again, St Clare's is the best option for us in terms of its location, being very close to our home. My husband and I share a car, so it is very important for us to have the possibility of quickly reaching the school either by car or just walking.

Our son is only three years old, and there aren't many options in terms of school or other educational activities for his age group. For that reason, the few options we could find on Incline Village had a waiting list. We were very lucky to get a last minute open seat in St Clare's and we couldn't be happier about it.

St Clare's School has been a great new part of our lives. Not only has it been amazing for our son, who really enjoys his days in the Chipmunks Classroom. But also for us parents... We have been able to meet other families through the school and the church, and it has really helped us to feel part of the Incline community. We just cannot think of a better choice for our family.

Best regards,

From: [Charles White](#)
To: jrse@cableonada.net; [Hill, Alexi](#); [Lloyd, Trevor](#); [Weiche, Courtney](#); jstock@trpa.gov
Subject: Re: Rezoning for schools
Date: Wednesday, August 2, 2023 7:55:21 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.]

Good evening, Judith and Harlan,

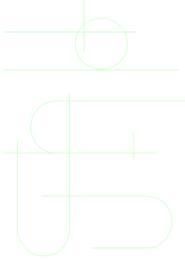
I appreciate your honest and transparent comments. I realize they are largely not meant for me as I am not involved in the part of the process that involves Washoe County and TRPA. Since I was included, I figured I would clarify my role in the process. I have been asked to facilitate the task of creating a process for the parish council (independent of TRPA and Washoe County) to gather voices and process all the input, so they may make the most informed recommendation to the parish priest as to the request made by St. Clare's. I am serving as a neutral voice to make sure everyone feels heard in the process, and ultimately to simply facilitate the process of hearing voices, and not letting any single voice dominate the air. I am incredibly grateful for your honesty, and happy to have coffee with you to chat further. With that said, I would expect the conversation to be respectful and constructive. If you desire such a conversation, please consider scheduling time with me.

Sincerely,
Charlie White

May you be well,
Charlie White
movemountains.com
Cell: 415.272.4611

This message was sent from my phone. Please pardon the typos.

From: jrse@cableonada.net <jrse@cableonada.net>
Sent: Wednesday, August 2, 2023 4:44:05 PM
To: ahill@washoeconomy.gov <ahill@washoeconomy.gov>; tloyd@washoeconomy.gov <tloyd@washoeconomy.gov>; cweiche@washoeconomy.gov <cweiche@washoeconomy.gov>; jstock@trpa.gov <jstock@trpa.gov>; Charles White <charlie@movemountains.com>
Subject: Rezoning for schools



We live 2 doors away from St. Francis Church. Village Church is just behind us. We paid a lot to live in this quiet residential community.

We are violently opposed to rezoning this area to accommodate *more* schools even nearer to us. We have seen the disruption the 2 other schools cause and do not want the noise, traffic, children, safety issues, or intrusion these schools would bring to our quiet neighborhood.

We intend to fight these efforts vocally and legally if necessary in order to maintain our way of life here. The neighbors to a one have objected when they hear about what is being planned and pushed upon us. They have agreed to mobilize for a fight if this amendment is brought forward.

Please save us all the time and expense by stopping this proposal in its tracks. If not, it will cost us all (especially you) a lot of time and money and hassle and unnecessary bad publicity.

Thank you for representing the constituents in this neighborhood.

Judith Sarris Edson
Harlan Edson

 Virus-free www.avg.com

From: [Scott Comstock](#)
To: [Weiche, Courtney](#)
Cc: bccornell@trpa.gov
Subject: St. Clair's Neighborhood Meeting
Date: Monday, June 5, 2023 12:26:47 AM
Attachments: [image.png](#)
[image \(2\).png](#)
[St Clair's Tahoe School \(1\).pdf](#)
[IMG_2208.HEIC](#)

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

Good morning,

We attended a meeting, at the request of a land use planner with DWOL named AnnMarie Lain, at St Francis of Assisi Church this past Friday 6/2/23. We were notified that they were trying to rezone their parcel along with The Village Church. Both Churches would like to change their zoning in the Winding Woods Subdivision. The new zoning would allow them to have a school that can include Pre K through Secondary School (High School).

The Village Church is now operating with a SUP that allows for a Pre K usage only. St Francis Of Assisi/ St Clair's is now operating on a the second 6 month temporary permit from TRPA. This temporary permit was allowed while they were looking for a permanent home. They were approved for temporary use for 6 months, with an option for one 6 month extension. They are currently operating in the last month of their second 6 month period. Their right to have students at their current location is now coming to an end.

I have attached our letter to the TRPA that we sent on July 11th, 2022. It states our concerns regarding the operation of St. Clair's at the St Francis Of Assisi location, in our neighborhood. The six month TRPA permit was subsequently approved.

Many of our concerns in our letter have come to fruition during this past school year. Their have been phone calls and emails to the Church as well as the TRPA complaining about consistent noise disturbance. Until last week, the Dumpster location was not addressed and it lived in the lower lot without an enclosure.

The temporary permit states that "no physical improvements to the school or the parcel are proposed with the temporary use". "The school will utilize existing facilities". They have built an outdoor playground, on the parcel, behind the Church. It creates an unacceptable amount of noise through out the neighborhood 5 days a week!

Our parking concerns have been observed as well. The parking lot overflow frequently spills out onto Rt 431/ Mt Rose Highway. See Photos

Our letter dated 7/11/22 covers most of our concerns. The Master Plan was designed with a middle of town corridor that was designed and zoned for businesses and schools. It was designed for evacuation, fire services in case of an emergency as well as commercial development. The proposed projects should be located inside of that zone.

Would anyone want their children spending 5 days a week with a runaway truck ramp within a few hundred yards? Or on a property that is littered with storage containers and "PODS"? NO!

Please don't grant anymore "temporary" permits AND don't approve rezoning on parcel APN: 124-030-62. Don't accept the proposed amendment to the County Re-Zoning. The planners of our town zoned the parcels appropriately and excluded schools for a multitude of reasons.

Sincerely,
The Comstock Family Trust
731 Betty Lane
Incline Village NV 89451

From: [Scott Comstock](#)
To: [Weiche, Courtney](#)
Subject: Runaway Truck Ramp Mt Rose Hwy
Date: Thursday, July 20, 2023 6:36:21 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.]

Morning Courtney,

Yesterday afternoon 7/19/23 there was yet another runaway truck at the bottom of Mt Rose Hwy across from both churches , Village Church and Catholic Church in Incline Village . Thank God no Deaths this time !! The Accident happened around the time , in early afternoon just the time schools would be getting out of classes , if this purposed re zoning amendment would go through!! Our letters of Many concerns now are validated how dangerous this is to re -zone these two properties to school zones !

As of today we the neighbors in Tahoe Wood Creek have NO information on meetings of the purposed re zoning project. AnnMaire Lain

With DOWL did say no County meeting on Aug 1st 2023 is this true please confirm and also with new date of meetings.

Thank You

The Comstocks

Sent from my iPhone

From: [Lloyd, Trevor](#)
To: [Weiche, Courtney](#)
Subject: FW: Runaway Truck Ramp Mt Rose Hwy
Date: Monday, July 24, 2023 8:03:29 AM

fyi

Trevor Lloyd
Planning Manager, Planning & Building Division | Community Services Department
tlloyd@washoecounty.gov | Direct Line: 775.328.3617
My working hours: Monday-Friday 8:00am to 5:00pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

Have some kudos to share about a Community Services Department employee or experience?
Submit a Nomination

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

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Saturday, July 22, 2023 9:35 AM
To: Lloyd, Trevor <TLloyd@washoecounty.gov>
Subject: Runaway Truck Ramp Mt Rose Hwy

[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 Loyd

We own a home in the Tahoe Wood Creek area behind The Catholic Church in Incline Village for over 25 years. Over the past year A private business operating as a School (St Clares) has rented rooms from our Catholic Church . They were granted a special use permit by TRPA to operate 6 months with a possible one 6 month Extension. This School housed 45 students. This has happened over the past year . The year has come to a end with lots of complaints from neighbors and concerns of increased trash , Noise, parking issues along Mt Rose Hwy . This past week our area had yet another runaway truck go thru truck ramp which is located across the street from the Catholic Church . (and school)

Thank Goodness no Deaths in this accident. There has been previous deaths over the years .

We have written letters of concerns opposing having schools along MT Rose Hwy and in our neighborhood. The St Clares School located at the Catholic Church along with the Village Church also along Mt Rose Hwy have hired DOWL engineering firm to re zone these properties to Schools Zones k - 12 grades. Mt Rose Hwy is a evacuation zone for our area in case of fire emergencies . It is a busy and dangerous 2 lane Hwy. with runaway trucks barreling down the Hwy in front of these two properties. DOWL engineering has been paid to get a amendment on these two properties in our neighborhood. Please STOP this project .

The TRPA has granted this private business school another 6 months operation while they wait for a amendment.

This is wrong .. please stop this project. We as a neighborhood we're very patient enduring lots of increased noise over the past year , 7 days a week with School business and Church business . Never realizing the owners of the St Clares school wanted to make this permanent!!

The St Clares School if the amendment passes has plans to put Portable classrooms onto the Kelly Drive church parking lot in our neighborhood.

Both St Clares School and Village Church visions are to house 120 students on both properties. No busing, and this would put another possible 240 cars twice a day 5 days a week on the two lane Hwy (Mt. Rose) Or thru our neighborhood !

Please keep us informed with meetings dates, times and locations Thank you for reviewing Our email to you and

From: [Scott Comstock](#)
To: [Hill, Alexis](#)
Cc: [Lloyd, Trevor](#); [Weiche, Courtney](#); jstock@trpa.gov; [Bridget Cornell](#)
Subject: Fw: St Francis Of Assisi
Date: Thursday, August 10, 2023 9:54:17 PM

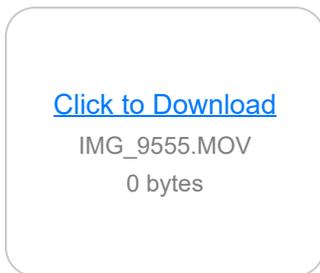
[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

This video shows traffic patterns, on a typical Sunday, at 701 Mount Rose Hwy. **Imagine** it Monday through Friday with 45 to 120 students at St Clare's School! It's dangerous and **not** zoned for a school for good reason!!!

----- Forwarded Message -----

From: IRA PAUL RODMAN <iprodman@aol.com>
To: Scott Comstock <scom2000@sbcglobal.net>
Sent: Thursday, August 10, 2023 at 01:11:06 PM PDT
Subject: St Francis Of Assisi

Download Attachment
Available until Sep 9, 2023



Sent from my iPhone

From: [Scott Comstock](#)
To: [Weiche, Courtney](#)
Subject: IMG_4063.HEIC
Date: Saturday, June 10, 2023 9:51:53 PM
Attachments: [IMG_4063.HEIC](#)

[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 Courtney look at thes comment cards
These are the children of the school
They didn't hand out comment cards till end of meeting with NO instructions to who it goes to !!!!

Sent from my iPhone

From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 11:11:26 AM

WARNING: External Sender - use caution when clicking links and opening attachments.

--

Paige Roodhouse
Founder / Executive Director
[Saint Clare's Tahoe](#)
[A Mountain Montessori School](#)
(775) 721-3055
paige@saintclarestahoe.com

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

From: **Theresa Johnston** <tmj838@sbcglobal.net>
Date: Wed, Sep 27, 2023 at 10:06 AM
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: <mambler@trpa.gov>, <publiccomment@trpa.gov>, <cweiche@washoecounty.gov>
Cc: Paige Roodhouse <paige@saintclarestahoe.com>

Hello, I'd like to submit a public comment relating to the TRPA board meeting and agenda item below, thanks. — Theresa Johnston, 8385 Lahontan Drive, Truckee CA

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello, my name is Theresa Johnston and I am a resident of Truckee, CA.

My husband and I are members of St. Francis of Assisi Catholic Church in Incline Village. Two of our granddaughters, ages 5 and 3, are students at St. Clare's Montessori School, located at the church since fall of 2022.

We sincerely hope that Washoe County planners and the Tahoe Regional Planning Authority will pass a Development Code

Amendment that will allow this precious new school to continue operating at St. Francis church. Saint Clare's is the only Catholic school serving families in the North Tahoe Area. Yet its Montessori program is so academically sound, and the staff so loving and family-oriented, that several non-Catholics have enrolled as well.

When I heard that some neighbors were voicing concerns about the new school's location at St. Francis, it gave me a sense of déjà vu. Years ago my husband and I owned a house that was next door to a synagogue. The congregation wanted to expand its Hebrew school, among other things, and at public hearings on the matter, neighbors voiced the usual concerns about parking, congestion at pickup and drop-off times, and after-school events. My husband and I are not Jewish, but we respected the congregation's desire for an academically sound school where parents and teachers could pass on Jewish culture, celebrate the holy days, and give their children a strong moral compass to help them through troubled times.

To make a long story short, we and our neighbors worked with the synagogue. We talked about ways to reduce on-street parking and traffic congestion at pickup and drop-off times, we discussed the hours and frequency of after-school activities, and even suggested the planting of trees and paint schemes to screen new buildings from the neighbors. And you know what? The neighborhood survived. In fact it was better, because young families started moving in again. What had been a graying residential area was graced once more with children.

When it comes to Saint Clare's, I hope Lake Tahoe's public agencies and church neighbors will do the same, and work together to give this dear school a permanent home at St. Francis of Assisi. Think of the big picture. Think of the future. I guarantee the community will be the better for it.

From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: We Need Your Help: St. Clare's Development Code Amendment
Date: Wednesday, September 27, 2023 7:23:07 AM

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

From: Andrea Riggio <andreasolriggio@gmail.com>
Date: Tue, Sep 26, 2023 at 5:26 PM
Subject: Re: We Need Your Help: St. Clare's Development Code Amendment
To: Paige Roodhouse <paige@saintclarestahoe.com>

Hi Paige,

I sent the letter to the TRPA Committee a few minutes ago. Below you will find a copy, in case you need it.

You know writing in English is not my strength, but I did my best! Hope it helps!

I could go to the meeting tomorrow, but I need to be back on time to pick up Tobi, so I don't know if it actually helps.

Let me know...

All the best,
Andy R.

Board: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Dear Members of the Board and TRPA Regional Implementation Committee,

My name is Andrea Riggio and I am a mom from St Clare's School. My son Tobi has been attending the Primary class since the beginning of this school year.

Even though we are new members of the school (and we are also new in town) we knew we wanted to enroll him in St Clare's even months before moving to Incline Village.

As parents, we really appreciate the Montessori education, since our son was a baby. So for us it means a lot to be able to find a school that applies Maria Montessori's methods on the everyday life.

On the other hand, when we were doing our research, we were very pleased to find that St Clare's was also a Catholic school. This is not a common thing, or something that is easy to find, as most of the Montessori schools around the world are not related to any religion. So

finding a school that can be related to our faith and also with the kind of education we like, has been a huge blessing for our family.

We live in Incline Village, and my husband works in Incline Village, so we needed a school located here too. So again, St Clare's is the best option for us in terms of its location, being very close to our home. My husband and I share a car, so it is very important for us to have the possibility of quickly reaching the school either by car or just walking.

Our son is only three years old, and there aren't many options in terms of school or other educational activities for his age group. For that reason, the few options we could find on Incline Village had a waiting list. We were very lucky to get a last minute open seat in St Clare's and we couldn't be happier about it.

St Clare's School has been a great new part of our lives. Not only has it been amazing for our son, who really enjoys his days in the Chipmunks Classroom. But also for us parents... We have been able to meet other families through the school and the church, and it has really helped us to feel part of the Incline community. We just cannot think of a better choice for our family.

Best regards,

Andrea Riggio

El mar, 26 sept 2023 a la(s) 14:36, Paige Roodhouse (paige@saintclarestahoe.com) escribió:
Huge thanks to everyone who has submitted comments so far!

I have a couple of quick admin updates on emailing public comments:

1. Please send a copy of your letter to Senior Washoe County Planner, Coutney Weiche: cweiche@washoecounty.gov so that both agencies receive our positive comments.
2. We've received an updated email address for TRPA: please send all future public comments to publiccomment@trpa.gov.

If you haven't sent your comment in yet, please send to both of the above email addresses. If you have already submitted a comment, please make sure to send a copy to cweiche@washoecounty.gov.

Thanks for your continued support for our Golden Eagles!

Blessings,

Paige

--

Paige Roodhouse
Founder / Executive Director
[Saint Clare's Tahoe](http://SaintClare'sTahoe.com)

[A Mountain Montessori School](#)
(775) 721-3055
paige@saintclarestahoe.com

On Mon, Sep 25, 2023 at 9:46 PM Paige Roodhouse <paige@saintclarestahoe.com> wrote:
Golden Eagle Families and Friends,

We need your help to get our Development Code Amendment passed! In order for St. Clare's to stay at our St. Francis location, a Development Code Amendment (DCA) is needed which will change the zoning of the neighborhood that St. Francis is in to allow schools as a permanent permissible use. This is a multi-step process (detailed below) which involves multiple TRPA and Washoe County Planning Public Hearings. **The first one is this Wednesday at 2:00 p.m. in Kings Beach.**

So far, TRPA and Washoe County have only heard negative voices from a few of our neighbors. They need to hear from our community how much this school means to you and why it's important that we have a Catholic Montessori school here at St. Francis.

For the meeting on September 27th, members of the public may email written public comments to the Clerk to the Board at mambler@trpa.gov, or you can attend in person and provide a public interest comment. Important information to include in any email to the clerk is the board name, meeting date, and agenda item.

If you plan to attend in person, please let me know. A group of parents will be carpooling to the meeting on Wednesday.

To submit a public comment, please include the following information:

Email Subject Line: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

In Body of Email:

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Some areas to focus on:

- Distance you would have to travel without a Catholic/Montessori school here in Incline
- How important it is to have St. Clare's in our church and the importance of our freedom to hold religious education as a Catholic school at St. Francis
- Importance to our community to have school choice
- What St. Clare's means to you as an Incline community member

After emailing your comment, please forward a copy to me so that we can keep track of how many comments have been sent in.

Thank you for your support for St. Clare's! I'll keep you updated as we move through this process - we will need support from you at each step along the way. Please don't hesitate to reach out with any questions!

Blessings,

Paige

DCA Schedule

DATE	TIME	MEETING	LOCATION	STATUS
Wednesday September 27 th , 2023	2:00 pm	TRPA (Regional Plan Implementation Committee) Meeting	North Tahoe Events Center, 8318 N. Lake Boulevard, Kings Beach, CA	<input type="checkbox"/>
Tuesday, November 7 th , 2023	6:00 pm	Washoe County Planning Commission	Washoe County Commission Chambers, 1001 E. 9th Street, Building A, First Floor, Reno, NV	<input type="checkbox"/>
Tuesday, December 12 th , 2023	10 am	Washoe County – Board of County Commissioners – 1 st Reading	Washoe County Commission Chambers, 1001 E. 9th Street, Building A, First Floor, Reno, NV	<input type="checkbox"/>

JAN

10 am

Washoe County –
Board of County
Commissioners – 2nd
Reading

Washoe County
Commission
Chambers, 1001 E.
9th Street, Building
A, First Floor,
Reno, NV



dowl.com

From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 7:37:37 AM

WARNING: External Sender - use caution when clicking links and opening attachments.

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

From: **Debbie Larson** <larsondebbie@hotmail.com>
Date: Wed, Sep 27, 2023 at 7:25 AM
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: publiccomment@trpa.gov <publiccomment@trpa.gov>
CC: cweiche@washoecounty.gov <cweiche@washoecounty.gov>, mambler@trpa.gov <mambler@trpa.gov>

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Greetings,

We have lived full-time in Incline Village for 25 years and have raised our four sons here. We looked for a Catholic schooling option, but couldn't manage the 45-minute drive down the mountain to make that a reality. Now that I see the intelligent, confident, open-minded and self-possessed kids at St. Clare's School, it saddens us that my now-grown children missed this opportunity.

Beyond the value to each child, please consider the value added to our community through allowing for choice of education. Central to Catholic teaching is compassion and care for all people (not just Catholics). When such a person-caring philosophy is emphasized in education, the people around such a school cannot help but benefit.

The restrictions in the proposed zoning amendment ensure that allowing schools will not change the look and feel of the neighborhood—a neighborhood St. Francis has been in since 1965. Please support this community-building change that will further enhance our great village.

Sincerely,
Debbie and Andy Larson

From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 7:23:15 AM

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

From: Meagan Haynes <meagan.e.haynes@gmail.com>
Date: Tue, Sep 26, 2023 at 4:31 PM
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: <publiccomment@trpa.gov>, <cweiche@washoecounty.gov>

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

My husband and I are Catholic and have made the decision to send out kids to Catholic school so they have the opportunity to grow in their faith on a daily basis. Our family has attended St. Claires for the past two years. The school has been a true gift for our family. Our son has grown in his faith, education, and character since starting school. Our entire family has been able to find community through St. Claires and the school has allowed us to deepen our faith. We are longtime residents but, now that our children are school aged, we don't intend to "live" in Reno or another city by driving there twice daily. Driving to Reno for a Catholic education isn't an option for us and we would move out of the west coast if a catholic school wasn't available in town.

Best,

Meagan and Justin Haynes

From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 7:23:40 AM

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

From: Jonathan Smith <jpsod@nvgbell.net>
Date: Tue, Sep 26, 2023 at 3:38 PM
Subject: Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: Paige Roodhouse <paige@saintclarestahoe.com>

Begin forwarded message:

From: Jonathan Smith <jpsod@nvgbell.net>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: September 26, 2023 at 3:33:23 PM PDT
To: publiccomment@trpa.gov
Cc: CWeiche@washoecounty.gov

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27, 2023

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools-Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Dear TRPA Regional Plan Implementation Committee,

I am a thirty year resident of Incline Village and long time parishioner of St. Francis of Assisi Catholic Church. I'd like to voice my support of the above amendment to allow for St. Clare's School to make a permanent home in our church. I realize this is somewhat controversial, but I feel they have a very positive influence on our parish and our community as a whole. Parents have a right to educate their children as they see fit, and without St. Clare's, our community would have a significant void in allowing for faith-based education, which is sorely needed. The presence of St. Clare's in our parish is a refreshing sign of hope in an often disturbing world. I strongly urge you approve this amendment.

Kind regards,
Jonathan Smith
[1069 Flume Rd.](#)
[Incline Village, NV 89451](#)

From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 7:22:50 AM

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

From: Kristin Derrin <kristinderrin@gmail.com>
Date: Tue, Sep 26, 2023 at 8:33 PM
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: <publiccomment@trpa.gov>, <cweiche@washoecounty.gov>

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello TRPA Regional Plan Implementation Committee,

I am writing in to express my concern about neighborhood individual’s attempt to stop Saint Clare’s Montessori from being held at St Francis Church. As a Parent to a 6 and 8-year-old, I have wanted to find a religious education establishment in Incline Village. We started this year at Saint Clare’s Montessori, and it has been a complete blessing. Montessori education is my preferred choice of schooling, and I am excited about the opportunity Saint Clare’s gives my children. Without this school, we would be homeschooling. My kids love everything about this and are excited for school every day; that is how education should look.

I attended my first Mass last Thursday, and watching the kids speak and follow traditions was incredible. Our children need more of this. What an incredible experience they get to partake in weekly. I pray that those who complain soften their hearts and see that this is the future of St. Francis church. I pray the Incline Village community comes together and learns to be kind to each other. This is a very respectful school with only 40 children practicing peaceful Montessori and Catholic principles. So grateful.

Thank You,
Kristin Derrin
Mom to Primary and Elementary Students

From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 7:22:39 AM

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

From: Luke Derrin <lderrin@gmail.com>
Date: Tue, Sep 26, 2023 at 9:02 PM
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: <publiccomment@trpa.gov>, <cweiche@washoecounty.gov>

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello TRPA Regional Plan Implementation Committee,

Being a resident of Incline Village, I was happy to see a religious school choice in town. It is important for our children to gain a great education well-rounded in religion, community, and academics. The fact that the kids are at St. Francis church is a blessing. Weekly Mass, incredible education, teaching our kids important values and how to be respectful citizens, something that is lacking in our world. My hope is that St. Francis is zoned for our school so our children can continue to gain an incredible education in an inspiring setting.

Thank You,
Luke Derrin
Father to Primary and Elementary Students.

From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: Fw: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 7:24:09 AM

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

From: Robert Pollak <rwpollak@gmail.com>
Date: Tue, Sep 26, 2023 at 12:47 PM
Subject: Fwd: Fw: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: Paige Roodhouse <paige@saintclarestahoe.com>
CC: Margo Wheeler <margowpollak@gmail.com>

FYI

From: Robert Pollak
Sent: Tuesday, September 26, 2023 12:46 PM
To: mambler@trpa.gov <mambler@trpa.gov>
Cc: margoewheeler@gmail.com <margoewheeler@gmail.com>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

To Marja Ambler,

We are the parents of a 3-year-old attending Saint Clare's Montessori School. I am writing to share some thoughts for the upcoming TRPA Regional Plan Implementation Committee meeting tomorrow that we are unfortunately unable to attend in person.

My understanding is that this meeting is intended to focus on Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Currently, families across the nation face a significant challenge when it comes to accessing quality education. Incline has a chance to be different. Saint Clare's and its Montessori program is what keeps us as part of this community. Schools like this are necessary to allow us to raise our children here and be valued and giving members of the community year-round.

The importance of school choice cannot be overstated. Different families have unique

educational needs and preferences. St. Clare's School offers our community a unique option, enriching the educational landscape and allowing parents to make the best choices for their children. This diversity of educational opportunities strengthens our community by catering to a wide range of learning styles and needs. It also bridges an educational gap and makes it accessible for those in our community.

The growing affordability crisis that poses a significant challenge to our residents is already having drastic effects on the community. A significant portion of our community, including long-time residents and essential workers and community members, find it increasingly difficult to remain here. Reducing the schools like St Clare's in our community would create a second usually adverse force pushing our young families that are such a vital part of making this community so wonderful.

St. Clare's School is more than just an educational institution; it is a symbol of unity within our community. It represents our collective commitment to the well-being and future of our children. As an Incline community member, I have witnessed the growth and development of our town over the years (recently more than ever). I firmly believe that St. Clare's School would be another milestone in our journey, enhancing our sense of community and providing a strong foundation for generations to come.

In conclusion, St. Clare's School is not just a matter of convenience but a matter of principle, choice, and community strength. I implore you to support allowing this invaluable institution to remain at St Francis Church so we can ensure that our community continues to thrive and provide the best possible educational opportunities for our children.

Thank you for your time and consideration.

Sincerely,

Robert and Margo Pollak

From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 7:22:31 AM

WARNING: External Sender - use caution when clicking links and opening attachments.

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

From: Stacy Phillips <stacy@willowforlife.com>
Date: Tue, Sep 26, 2023 at 9:07 PM
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: <cweiche@washoecounty.gov>, <publiccomment@trpa.gov>

Dear TRPA Regional Plan Implementation Committee,

This letter is in regards to the upcoming Wednesday, September 27th, 2023 meeting discussing the Washoe County Tahoe Area Plan amendment to add “Schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than 3 acres in size.

St Clare’s Montessori School is imperative to our Incline Village community as the Catholic/Montessori school provides a school of choice. We would be forced to commute long distances to provide our children with the foundational Catholic Montessori schooling we cherish so much. Our son has grown tremendously in the last year plus of being at St Clare’s Montessori School in Incline as their method of teaching and understanding is critical to his specific needs.

St Clare’s Montessori School allows a beautiful blend of Catholic school in our church, in addition to our freedom to hold religious education as a Catholic school of St. Francis. Let us continue to have this freedom.

Please keep educational schooling a choice in Incline Village by allowing my children the opportunity to continue attending St Clare’s Montessori School. As a member in our community, being a part of a forward thinking and community driven school, we cherish what St Clare’s Montessori School brings - a breath of mountain fresh air.

Warmly,
Stacy Phillips

--

Stacy Phillips, MS, LN, CNS, CSCS
Functional Nutritionist & Exercise Specialist

Master of Science in Human Nutrition & Functional Medicine
Certified Nutrition Specialist
Certified Holistic Health Coach
Certified Strength & Conditioning Specialist

Willow Integrative Wellness
Functional Nutrition - Wellness - Life
www.willowforlife.com

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From: [Paige Roodhouse](#)
To: [AnnMarie Lain](#)
Subject: [EXT] Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 9:57:09 AM

WARNING: External Sender - use caution when clicking links and opening attachments.

--

Paige Roodhouse
Founder / Executive Director
[Saint Clare's Tahoe](#)
[A Mountain Montessori School](#)
(775) 721-3055
paige@saintclarestahoe.com

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

From: **Trevor** <taa435@gmail.com>
Date: Wed, Sep 27, 2023 at 9:53 AM
Subject: Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: <paige@saintclarestahoe.com>

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

From: **Trevor** <taa435@gmail.com>
Date: Wed, Sep 27, 2023 at 9:52 AM
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: <cweiche@washoecounty.gov>, <publiccomment@trpa.gov>

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

To whom it may concern,

For the last year and a half my wife and I searched high and low to find a school that was the right fit for our 5-year-old and 3-year-old. It’s one of the most important decisions we make for our children as it sets the tone and the course of their lives for the next 13 of their most formidable years.

We toured all around Incline and even considered options in Reno, but driving 40 minutes to an hour every day isn't a safe option for us, especially in the winter. We were looking for a school that was different and felt more like a family who shared the same values that we wanted to instill in our kids but nothing really stuck and we were considering continuing to home-school. Then we heard about St. Clare's from a young girl whom we met at the pool and who attends St. Clare's. She was so sweet and excited to talk about her school and was well-spoken and polite. We immediately set up a tour, after which we knew it was exactly where we wanted to send our kids, it was everything we were looking for and then some. Our kids love being there, they love their teachers and new friends, they wave hi to the school every time we drive by and even talk about how they miss their school on the weekends. It's only been a little over a month since they've started and they're already learning and growing so much with their classmates. They are excited to tell us about the things they learned and did when they get home and we can see the brightness in their eyes which makes us feel so proud and happy that they are enjoying their learning journey.

School choice is important and St. Clare's provides an option that Incline needs. Our future lies in our children and St. Clare's is an essential part of their development to become strong, confident, independent, critical-thinking, good-hearted, community-facing members and leaders of our society. Let us continue to build these values by allowing St. Clare's to continue their pursuit of creating a stronger educational foundation for our children and providing another choice in how they learn.

Thank you for the time you took to read this and for your consideration.

--

Trevor Anderson

--

Trevor Anderson

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From: [Diane Brown](#)
To: [Weiche, Courtney](#)
Subject: Change in zoning next to Hwy 431
Date: Wednesday, July 19, 2023 6:18:42 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 Courtney,

I'm aware our the proposed change in zoning laws to permit schools at two of our churches. I have many friends that live adjacent to the proposed zoning changes. Saint Francis church is behind them and they now have no quiet enjoyment of their home anymore. Schools run give days a week and the church on the weekends. Please also consider how additional schools will negatively impact our schools.

431 is one of three exits out of town in case of emergencies. Please reconsider and schedule public input prior to any changes in zoning.

--

Diane Brown | California and Nevada Realtor
Sierra Sotheby's International Realty
Certified International Property Specialist, CRS, GRI, e-Pro & RSPS
2023 NAR Global Business Alliance Council
NV#S059465, CA BRE #01807676
Mobil: (01) 775.691.2114
Diane.Brown@sothebysrealty.com

From: [Debbie Larson](#)
To: publiccomment@trpa.gov
Cc: [Weiche, Courtney](#); mambler@trpa.gov
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 7:25:49 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.]

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Greetings,

We have lived full-time in Incline Village for 25 years and have raised our four sons here. We looked for a Catholic schooling option, but couldn't manage the 45-minute drive down the mountain to make that a reality. Now that I see the intelligent, confident, open-minded and self-possessed kids at St. Clare's School, it saddens us that my now-grown children missed this opportunity.

Beyond the value to each child, please consider the value added to our community through allowing for choice of education. Central to Catholic teaching is compassion and care for all people (not just Catholics). When such a person-caring philosophy is emphasized in education, the people around such a school cannot help but benefit.

The restrictions in the proposed zoning amendment ensure that allowing schools will not change the look and feel of the neighborhood—a neighborhood St. Francis has been in since 1965. Please support this community-building change that will further enhance our great village.

Sincerely,
Debbie and Andy Larson

From: [Dayne Roberts](#)
To: [Weiche, Courtney](#)
Subject: Village Church rezoning request
Date: Friday, August 4, 2023 5:54:17 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.]

Hello,

My wife, daughter and I have been full time residents of Incline Village since December 2015. I recently learned of the application for rezoning on behalf of St. Clare's Montessori School and Village Church. I was made aware of this issue by a concerned neighbor.

We believe this rezoning request is a bad idea for our community. The request to expand the current preschool to preschool through 12th grade would significantly increase vehicular traffic in the neighborhood. McCourry Blvd and Mt Rose Hwy are already two of the most heavily traveled roads in Incline Village. This is a major safety concern. Increased traffic and people will result in an increase in neighborhood noise. Finally I believe this rezoning request will negatively impact property values in the immediate neighborhood.

I thank you for your time and consideration regarding this important issue.

Sincerely,

Dayne Roberts, MD
Melissa Roberts

From: [Diane Brown](#)
To: [Weiche, Courtney](#)
Subject: Change in zoning next to Hwy 431
Date: Wednesday, July 19, 2023 6:18:42 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 Courtney,

I'm aware our the proposed change in zoning laws to permit schools at two of our churches. I have many friends that live adjacent to the proposed zoning changes. Saint Francis church is behind them and they now have no quiet enjoyment of their home anymore. Schools run give days a week and the church on the weekends. Please also consider how additional schools will negatively impact our schools.

431 is one of three exits out of town in case of emergencies. Please reconsider and schedule public input prior to any changes in zoning.

--

Diane Brown | California and Nevada Realtor
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Certified International Property Specialist, CRS, GRI, e-Pro & RSPS
2023 NAR Global Business Alliance Council
NV#S059465, CA BRE #01807676
Mobil: (01) 775.691.2114
Diane.Brown@sothebysrealty.com

From: [DUANE CATANIA](#)
To: [Bridget Cornell](#); [Hill, Alexis](#); [Lloyd, Trevor](#); [Jacob Stock](#); [Weiche, Courtney](#)
Subject: Re: St. Clare's Tahoe application for 701 Mt. Rose Highway
Date: Monday, August 14, 2023 10:50:37 AM
Attachments: [image001.png](#)

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

Good morning Ms. Cornell

Thank you for acknowledging receipt of my comments on the St. Clare School project. I never received any public notice last year ahead of the TRPA Hearing.

This issue is bigger than just another 6th month temporary use permit (the third!). The school is actively pursuing a rezoning of our neighborhood to allow construction of a larger school. This rezoning is not in the best interest of our neighborhood for many reasons, noise pollution, safety and fire issues as well as negative impact on resale value of our homes. Prior to school letting out this spring, Washoe Sheriff vehicle pulled over a suspect with drawn weapons on Kelly Dr. at the school parking lot. One of the teachers came out to complain to the sheriff about doing so by their school.....well, even the sheriff wasn't aware of running a school there.

In addition, there is some controversy about St. Francis renting to the school in the newly constructed administrative space. That project was supposed to be used for church activities, which was spelled out in the project description before it was approved. The church has had to refund a large amount of donated funding for that project due to this breach of trust. The parish membership is very divided about this use of their facilities.

I will not be able to attend the meeting at South Shore this Thursday, due to other commitments. I trust that my concerns will garner more attention than was shown at the June 2nd meeting at St. Francis Church.

Sincerely

Hannelore Catania

From: Bridget Cornell <bcornell@trpa.gov>
Sent: Monday, August 14, 2023 10:22 AM
To: DUANE CATANIA <dhcat48@msn.com>; ahill@washoecounty.gov <ahill@washoecounty.gov>; tlloyd@washoecounty.gov <tlloyd@washoecounty.gov>; jstock@trpa.gov; cweiche@washoecounty.gov <cweiche@washoecounty.gov>
Subject: RE: St. Clare's Tahoe application for 701 Mt. Rose Highway

Good morning, Mr. Catania:

Thank you for sending comments about the proposed temporary use of St. Clare's School at St. Francis of Assisi Catholic Church in Incline Village (TRPA File #ERSP2023-0890). Your comments will be entered into the record for the project.

Please let me know if you'd like to discuss the project before the public hearing on Thursday.

You mentioned not knowing about the school until they moved in. Did you receive a public notice last year ahead of the TRPA Hearings Officer meeting?

Thank you again for taking the time to provide written public comments for this proposed project.

Bridget

Bridget K. Cornell
PERMITTING AND COMPLIANCE
(775) 589-5218



Find parcel-specific information and permit history.

<https://parcels.laketahoeinfo.org/>

From: DUANE CATANIA <dhcat48@msn.com>
Sent: Monday, August 14, 2023 7:38 AM
To: Bridget Cornell <bcornell@trpa.gov>; ahill@washoecounty.gov; tloyd@washoecounty.gov; Jacob Stock <jstock@trpa.gov>; cweiche@washoecounty.gov
Subject: St. Clare's Tahoe application for 701 Mt. Rose Highway

Ms. Cornell

I live at 732 Betty Lane and my back yard abuts the St. Francis Church property line. I am upset about the St. Clare School that has now located at St. Francis Church. I have voiced complaints about the noise generated while school was in session. I attended the June 2nd meeting at the church. I voiced concerns about the noise, about impact on parking with more cars parked on both Kelly and Hwy 431. I am also very concerned over safety. With just another truck needing the runaway truck ramp this month (thankfully with no fatalities this time) having the entrance to the school right across from the runaway truck ramp poses risks to both cars slowing to turn, as well as truckers coming downhill at 50 mph. In addition, Hwy 431 is our fire evacuation route. After seeing the congestion created evacuating south shore last summer, having school with parents coming to get their kids in the midst of an evacuation puts more people at risk. What can happen with a wildfire in a community with limited routes

to evacuate as is the case in Incline Village was terribly true for the residents of Lahaina, Hawaii.

The lady representing the project at the June 2nd meeting would not address any of our concerns, but simply told us we could raise them with Washoe County.

Our neighborhood was zoned to not have a school here for a reason! The center of our village is zoned for schools because it was planned to provide easy fire and safety response, as well as having a school speed zone to not endanger kids.

I also feel that the communication to the community has been sorely lacking. I didn't know about the school until they moved in. Getting repetitive 6-month temporary use permits from TRPA while the church gave the school a two-year lease at a ridiculously low rent that doesn't even cover utilities seems underhanded.

The lower parking lot was surveyed as unbuildable when Father Bill was still around.

Proposing to put temporary buildings there for a school seems to be a way to circumvent that survey. With parking already spilling onto the streets, taking away additional spaces will only exacerbate that issue.

As you can tell I am adamantly opposed to the school at this location and rezoning of my neighborhood. Certainly, there are better options available to the school.

Hannelore Catania

732 Betty Lane

Incline Village, NV 89451

From: [DUANE CATANIA](#)
To: [Bridget Cornell](#); [Hill, Alexis](#); [Lloyd, Trevor](#); jstock@trpa.gov; [Weiche, Courtney](#)
Subject: St. Clare's Tahoe application for 701 Mt. Rose Highway
Date: Monday, August 14, 2023 7:38:35 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.]

Ms. Cornell

I live at 732 Betty Lane and my back yard abuts the St. Francis Church property line. I am upset about the St. Clare School that has now located at St. Francis Church. I have voiced complaints about the noise generated while school was in session. I attended the June 2nd meeting at the church. I voiced concerns about the noise, about impact on parking with more cars parked on both Kelly and Hwy 431. I am also very concerned over safety. With just another truck needing the runaway truck ramp this month (thankfully with no fatalities this time) having the entrance to the school right across from the runaway truck ramp poses risks to both cars slowing to turn, as well as truckers coming downhill at 50 mph. In addition, Hwy 431 is our fire evacuation route. After seeing the congestion created evacuating south shore last summer, having school with parents coming to get their kids in the midst of an evacuation puts more people at risk. What can happen with a wildfire in a community with limited routes to evacuate as is the case in Incline Village was terribly true for the residents of Lahaina, Hawaii.

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The lower parking lot was surveyed as unbuildable when Father Bill was still around.

Proposing to put temporary buildings there for a school seems to be a way to circumvent that survey. With parking already spilling onto the streets, taking away additional spaces will only exacerbate that issue.

As you can tell I am adamantly opposed to the school at this location and rezoning of my neighborhood. Certainly, there are better options available to the school.

Hannelore Catania

732 Betty Lane

Incline Village, NV 89451

From: [Planning Counter](#)
To: [Weiche, Courtney](#)
Subject: FW: Incline Village Tahoe Woods creek Regulatory Zoning Change
Date: Tuesday, September 26, 2023 2:17:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Thought you might be interested...



Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



From: Dianne Severance <diannesevgroup@gmail.com>
Sent: Tuesday, September 26, 2023 1:52 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Fwd: Incline Village Tahoe Woods creek Regulatory Zoning Change

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

Begin forwarded message:

From: Dianne Severance <diannesevgroup@gmail.com>
Subject: Incline Village Tahoe Woods creek Regulatory Zoning Change
Date: September 26, 2023 at 1:39:49 PM PDT
To: publiccomment@trpa.gov
Cc: bcornell@trpa.gov, planning@washoecounty.gov, Father Jorge Herrera <Fatherjorge@sftahoe.org>

Tuesday, September 26, 2023

Dear TRPA Governing Board,

Members of Incline Village and the St. Francis of Assisi parish have been made aware of a proposed zoning change to the Tahoe Woodcreek Zone. My understanding is that the zone change will allow for schools to be located in this area.

We all know that zoning laws are necessary rules that dictate how we can and can't use property. They help to minimize conflicts. Zoning rules are moderated and change over time to accommodate current needs and provide better land uses. There is no way to rezone a property without careful consideration.

Some matters to consider with a zone change to the Tahoe Woodcreek Zone that would allow for schools.

- Demographics indicate that the need for K-12 school space is declining. WCSD is investigating the closure of the Incline Middle School where the Incline Elementary school would absorb the 6th grade and the Incline High School absorb the 7-8 grades.
 - Why expand where schools can locate at this time? What objective statistics are driving this need?
- The Tahoe Woodcreek Zone is primarily a quiet single family suburban type neighborhood.
 - There is not consensus in this neighborhood to support a school zone.
 - A school is being proposed at the St. Francis Catholic Church site, which is located off the busy Mt. Rose highway.
- The St. Francis Parish up until now has provided CCD (catechism religious education) to its child/youth population. It is being asked to house a fully functioning all day school on its premises.
 - At a recent meeting of SFA parishioners, the Parish Priest received unambiguous support for Catholic education to happen at our property.
 - The ambiguity arises over the details surrounding a Catholic school, it's size, whether the property can accommodate, and it's impact on our current assets and infrastructure. Some parishioners would like to see a Catholic school at the SFA parish no matter the cost or impact to the community. A large group of parishioners would like to further study the impacts.
 - Currently, SFA does not have adequate space to support a school at the size that is being proposed. Many modifications to the property, financing and fundraising, and a longterm construction project will be necessary. This discussion has already occupied most of the parishioners time and will require more time, treasure and attention.
 - The proposed school has created a rift between parishioners and the parish is currently working with a mediator to bring the parish back together.

As a member of the St. Francis parish and a long-time resident of Incline Village, I don't believe there has been enough careful study to warrant a zone change.

Thank you for your consideration and the opportunity to share my point of view.

Very truly yours,
Dianne Severance
689 Bridger Ct.
Incline Village, NV. 89451

From: [Eric Johnston](#)
To: [Weiche, Courtney](#)
Subject: Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 2:56:19 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.]

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

From: **Eric Johnston** <ericjohnston1989@gmail.com>
Date: Tue, Sep 26, 2023 at 10:48 AM
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: <mambler@trpa.gov>

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

I would like to voice support for rezoning the Wood Creek Regulatory Zone to support schools.

St. Clare's is incredibly important to our family -- I can say definitively that we would not be living here if it were not for this school. As the only Catholic school in North Lake Tahoe, many families rely on it to provide the educational and spiritual formation that our children need. If this school were to disappear, our family would be at a loss for where to send our children. We would not send our children to the public schools in this area. We don't have anything against the public schools, but we just want our children to have a Catholic education.

Before St. Clare's moved into the St. Francis Church, they rented space in Tahoe Vista. While we were still grateful to have the school, it was very difficult to have the church in a separate location from the school. The school did not feel complete until it moved to St. Francis. If we were to move away from the Church, it would be taking away from the spiritual education that my children need. Learning about our faith simply isn't the same when we have to take field trips to see how our faith works.

I sincerely hope that the rezoning is approved so that St. Clare's can continue to provide this community with the option of Catholic education.

Best,

Eric

From: [egfinlay](#)
To: [Weiche, Courtney](#)
Subject: Fw: Tahoe Woods Rezoning - Incline Village NV
Date: Wednesday, August 2, 2023 11:04:10 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.]

As a property owner in the Tahoe Woods subdivision, I am opposed to the rezoning to allow two new schools to be built in our neighborhood. Schools should be kept in the center of town where the original charter of Incline Village intended them to be. Building new schools at St. Francis and Village Church will cause significant increases in noise and traffic which will create congestion when attempting to get out of our neighborhood. This will result in reducing the quality of life in our neighborhood and affecting our property values.

I urge you to not let this rezoning proceed and to protect the quality of life we currently enjoy in our neighborhood.

Earl G. Finlay

401 Winding Way
Incline Village, NV

----- Forwarded Message -----

From: egfinlay <egfinlay@protonmail.com>
Date: On Wednesday, August 2nd, 2023 at 11:02 AM
Subject: Tahoe Woods Rezoning - Incline Village NV
To: TLloyd@washoecounty.gov <TLloyd@washoecounty.gov>

Mr. Lloyd,

As a property owner in the Tahoe Woods subdivision, I am opposed to the rezoning to allow two new schools to be built in our neighborhood. Schools should be kept in the center of town where the original charter of Incline Village intended them to be. Building new schools at St. Francis and Village Church will cause significant increases in noise and traffic which will create congestion when attempting to get out of our neighborhood. This will result in reducing the quality of life in our neighborhood and affecting our property values.

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Earl G. Finlay
401 Winding Way
Incline Village, NV

----- Forwarded Message -----

From: egfinlay <egfinlay@protonmail.com>
Date: On Wednesday, August 2nd, 2023 at 10:59 AM
Subject: Tahoe Woods Rezoning - Incline Village NV
To: AHill@washoecounty.gov <AHill@washoecounty.gov>

Ms. Hill,

As a property owner in the Tahoe Woods subdivision, I am opposed to the rezoning to allow two new schools to be built in our neighborhood. Schools should be kept in the center of town where the original charter of Incline Village intended them to be. Building new schools at St. Francis and Village Church will cause significant increases in noise and traffic which will create congestion when attempting to get out of our neighborhood. This will result in reducing the quality of life in our neighborhood and affecting our property values.

I urge you to not let this rezoning proceed and to protect the quality of life we currently enjoy in our neighborhood.

Earl G. Finlay
401 Winding Way
Incline Village, NV

Sent with [Proton Mail](#) secure email.

From: jrse@cablenoda.net
To: [Hill, Alexis](#); [Lloyd, Trevor](#); [Weiche, Courtney](#); jstock@trpa.gov; charlie@movemountains.com
Subject: Rezoning for schools
Date: Wednesday, August 2, 2023 4:59:30 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.]

We live 2 doors away from St. Francis Church. Village Church is just behind us. We paid a lot to live in this quiet residential community.

We are violently opposed to rezoning this area to accommodate *more* schools even nearer to us. We have seen the disruption the 2 other schools cause and do not want the noise, traffic, children, safety issues, or intrusion these schools would bring to our quiet neighborhood.

We intend to fight these efforts vocally and legally if necessary in order to maintain our way of life here. The neighbors to a one have objected when they hear about what is being planned and pushed upon us. They have agreed to mobilize for a fight if this amendment is brought forward.

Please save us all the time and expense by stopping this proposal in its tracks. If not, it will cost us all (especially you) a lot of time and money and hassle and unnecessary bad publicity.

Thank you for representing the constituents in this neighborhood.

Judith Sarris Edson
Harlan Edson



Virus-free www.avg.com

From: [Jon Malkovich](#)
To: [Hill, Alexis](#); tloyd@wshoecounty.gov; [Weiche, Courtney](#)
Subject: St. Clare's Tahoe
Date: Tuesday, August 15, 2023 9:03:40 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.]

As an owner near St. Francis of Assisi and The Village Church, I wanted to voice my opposition to the proposed rezoning amendment.

I am a big fan of both churches and the value they provide to the neighborhood, but am opposed to allowing "Schools - kindergarten through secondary" as a permitted use in this zone. This change would have an impact on our neighborhood with increased traffic in residential areas, safety issues, increased noise and evacuation route problems.

Thank you for your consideration.

Jon Malkovich
735 Betty Lane

From: [Jonathan Smith](#)
To: publiccomment@trpa.gov
Cc: [Weiche, Courtney](#)
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 3:33:43 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.]

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27, 2023

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools-Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Dear TRPA Regional Plan Implementation Committee,

I am a thirty year resident of Incline Village and long time parishioner of St. Francis of Assisi Catholic Church. I'd like to voice my support of the above amendment to allow for St. Clare's School to make a permanent home in our church. I realize this is somewhat controversial, but I feel they have a very positive influence on our parish and our community as a whole. Parents have a right to educate their children as they see fit, and without St. Clare's, our community would have a significant void in allowing for faith-based education, which is sorely needed. The presence of St. Clare's in our parish is a refreshing sign of hope in an often disturbing world. I strongly urge you approve this amendment.

Kind regards,
Jonathan Smith
1069 Flume Rd.
Incline Village, NV 89451

August 10, 2023

To Whom It May Concern:

This video is a typical Sunday on Mt. Rose Highway showing cars leaving St. Francis of Assisi parking lot. Because of limited parking, many cars park along the highway making u-turns on Mt. Rose Highway creating a very dangerous situation because of limited view of oncoming traffic. The posted speed limit is 45 mph and most cars are driving in excess of 55 mph. This driving speed is also typical of work days when people are rushing to work in Incline Village or Reno. This would be the same dangerous situation on a busy school morning or afternoon.

The speed limit on Village Blvd. is 15 mph during school hours providing safety for both the high school and elementary school. This is not the case on Mt Rose Highway.

Sincerely,

Kathleen & Ira Rodman

August 5, 2023

To Whom it May Concern:

We have lived at 679 Tyner in Incline Village for 27 years. Our property is immediately across Mt. Rose Highway from St. Francis of Assisi Catholic Church.

We find it hard to believe that with all the traffic on Mt. Rose Highway and several accidents that have occurred opposite the church entrance that the county would consider rezoning The Tahoe Woods area for a permanent school.

The accidents occur because of the limited parking on the Church's property making the shoulders of the highway the only alternate parking. These cars parked on the shoulder restrict the view of the highway for cars leaving the Church parking lot.

There is more traffic on Mt. Rose Highway than ever before. This is due to a large part of the work force moving off the hill to Reno for affordable housing.

For children's safety reasons alone it's a terrible idea. There are probably other locations in town that would work without endangering children.

Please take the time to find a better solution.

Sincerely,

Ira and Kathleen Rodman

775-742-8475

From: [Kristin Derrin](#)
To: publiccomment@trpa.gov; [Weiche, Courtney](#)
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 8:33:46 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.]

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello TRPA Regional Plan Implementation Committee,

I am writing in to express my concern about neighborhood individual’s attempt to stop Saint Clare’s Montessori from being held at St Francis Church. As a Parent to a 6 and 8-year-old, I have wanted to find a religious education establishment in Incline Village. We started this year at Saint Clare’s Montessori, and it has been a complete blessing. Montessori education is my preferred choice of schooling, and I am excited about the opportunity Saint Clare’s gives my children. Without this school, we would be homeschooling. My kids love everything about this and are excited for school every day; that is how education should look.

I attended my first Mass last Thursday, and watching the kids speak and follow traditions was incredible. Our children need more of this. What an incredible experience they get to partake in weekly. I pray that those who complain soften their hearts and see that this is the future of St. Francis church. I pray the Incline Village community comes together and learns to be kind to each other. This is a very respectful school with only 40 children practicing peaceful Montessori and Catholic principles. So grateful.

Thank You,
Kristin Derrin
Mom to Primary and Elementary Students

From: [Karen Hovorka](#)
To: [Weiche, Courtney](#)
Subject: In support of the school re-zoning efforts in Incline Village
Date: Thursday, August 3, 2023 9:24:31 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 Courtney,

I live in the vicinity of both the Village Church and St. Francis of Assisi church, and understand there are re-zoning applications to accommodate two schools, one to be located at each church site. I am pleased to see there could be more school options for families in Incline Village and Crystal Bay, and support the re-zoning applications.

Regards,

Karen Hovorka
Incline Village resident

From: [Kate Schweiss](#)
To: [Weiche, Courtney](#)
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 3:49:08 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.]

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello,

I am a parent at St. Clare's Montessori school. Unfortunately, I will not be able to attend the meeting on the 27th in person since I will be picking up my children from school, but I am sending this letter to express my support for the school's location at St. Francis Church.

My husband and I send four of our five daughters to St. Clare's. The school has been an incredible blessing in our lives, providing the faithful Catholic education that we desire for our children. Having the school located at our parish, St. Francis, is hugely important to us. It provides our family with a true spiritual home and a community of joyful, faithful families that we know, love and trust. Our kids are able to frequently participate in the sacraments--something that is very important to us as Catholics.

We have been full-time residents of Incline Village for six and a half years and we love living here. We are grateful that we are able to call this beautiful town our home, and that we can educate our children in the way we see fit--according to our religious beliefs--right here in Incline. Unfortunately, if it were not for St. Clare's School being here, we would probably move in order to have access to a Catholic education. We pray that the school can stay in its location so it can continue to benefit our family and so many other young, growing families here in North Lake Tahoe.

Thank you for considering my comments!

Kate Schweiss

1008 Galaxy Way

Incline Village, NV 89451

From: [Jacob Stock](#)
To: [Hill, Alexis](#)
Cc: [Weiche, Courtney](#)
Subject: K-12 School Zoning
Date: Wednesday, October 11, 2023 10:46:53 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.]

Good Morning Commissioner Hill,

Following up on your question from last month’s RPIC meeting, I put together a table showing the number of zoning districts in each local jurisdiction that allow K-12 schools as a permitted, minor, conditional, or special use. Note that this table only includes zoning districts in the Tahoe Basin. Please let me know if you have any questions.

	Allowed	Conditional	Minor Use	Special Use
Washoe County	2	0	0	2
Douglas County	0	0	0	5
City of South Lake Tahoe	5	0	0	12
Eldorado County	3	1	0	1
Placer County	7	0	12	0

Best,
Jacob

Jacob Stock, AICP
Senior Planner
(775) 589-5221



From: [Luke Derrin](#)
To: publiccomment@trpa.gov; [Weiche, Courtney](#)
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 9:02:09 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.]

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello TRPA Regional Plan Implementation Committee,

Being a resident of Incline Village, I was happy to see a religious school choice in town. It is important for our children to gain a great education well-rounded in religion, community, and academics. The fact that the kids are at St. Francis church is a blessing. Weekly Mass, incredible education, teaching our kids important values and how to be respectful citizens, something that is lacking in our world. My hope is that St. Francis is zoned for our school so our children can continue to gain an incredible education in an inspiring setting.

Thank You,
Luke Derrin
Father to Primary and Elementary Students.

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washoecounty.gov
Trevor Lloyd, Washoe Planning Commissioner tlloyd@washoecounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washoecounty.gov
Jay Stock, TRPA Area Planner jstock@trpa.gov
Bridget Cornell, TRPA Associate Planner bcornell@trpa.gov
Charlie White, St. Francis of Assisi Catholic Church Advisory Representative charlie@movemountains.com

To All Listed Above,

I have lived and raised my children at my home on the lower end of McDonald Drive, Incline Village since 2001. The cross street to McDonald Drive is McCourry Boulevard. I usually do not get involved in politics or planning our community. However, I feel I must speak out against the rezoning of the Wood Creek area to allow increased student enrollment and school expansions of St. Claire Montessori at St Francis of Assisi Catholic Church and The Village Church ("Churches"). I believe that the location of both Churches, located on Mt. Rose Highway 431, are dangerous due to highway safety, parking, jaywalking, traffic bottlenecks and winter driving issues.

The morning of June 18, 2010, I was the 911 emergency call when the semi-truck drove out-of-control towing two full loads of lumber down Highway 431 towards Incline Village. I turned right from Marlette Way on to Mt. Rose Highway 431. Out of nowhere, Fredrick Mathews, the driver of the semi-truck passed me on the right side of my vehicle between my vehicle and the mountain, where there is not a passing lane. I then understood by the smell that his brakes had failed. That day, luckily, my life and the two 11-year old children in my backseat lives were spared because of the drivers ability to squeeze between my vehicle and the mountain. He continued swerving down Mt Rose Highway 431 and avoided another oncoming vehicle. Moments later, Mr. Mathews semi-truck and two loads of lumber hit the runaway truck ramp, flew into the air snapping huge pine trees like matchsticks. His semi-truck burst into flames when he struck the home at 645 Woodbridge Circle, Incline Village. I was still on my cell phone with the Sherriff Department while watching Mr. Mathews semi-truck burn in raging flames. Mr. Mathews never made it out of his semi-truck cab and died at the scene. I am forever grateful that Mr. Mathews was able to hold on to his swerving out-of-control truck and make it to the runaway truck ramp avoiding crashing into my vehicle, an oncoming vehicle, other subdivisions, the two Churches and crossing Highway 28.

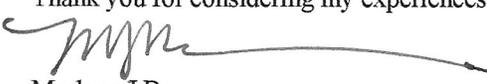
A couple of days ago, I was driving my truck and took a righthand turn off Mt. Rose Highway 431 onto McCourry Boulevard to travel home. To my surprise, many vehicles were parked on the edge of the right side of the road. I immediately stopped because a man holding a young child stepped out of these parked cars to walk across McCourry Boulevard in order to walk up the driveway through the full parking lot at The Village Church. I believe these same instances will happen on Kelly Drive where proposed portable buildings would be placed to accommodate added students.

In addition, winter driving conditions will only increase problematic driving, parking, and vehicles stopped on the roads waiting to pickup/drop-off their students from either Church school. Imagine a snowstorm with vehicles trying to turn off Mt. Rose Highway 431 stuck, having no place turn, because the road to either Church School entrance is blocked by waiting vehicles.

The above highlights my heightened concerns about the increased number of vehicles that rezoning the Wood Creek area will cause in a subdivision not designed to handle heightened traffic and congestion. Entrance and exits to both Churches are off Mt Rose Highway 431 where there is already augmented traffic from Reno, additional fulltime residents and surrounding cities. McCourry Boulevard is an especially busy street as cars navigate it to avoid Tahoe Boulevard/Highway 28, drive to Incline Elementary School and Incline High School. If a student population increase is allowed for the Churches, a bottleneck will occur with waiting vehicles on McCourry Boulevard while students are being picked up and dropped off at The Village Church School. This will be very similar to traffic issues around Incline Elementary School on Village Boulevard and Northwood Boulevard and Incline High School on Village Boulevard. An alarming difference is that the stopped traffic for the Churches will spillover to parked vehicles, in both directions, on Mt. Rose Highway 431.

The accident on the runaway truck ramp is not an isolated incident. Just this past July 2023, another very large commercial truck with a fully loaded bed hit the runaway truck ramp. This time the truck stopped on the ramp. Excessive traffic and traffic flow is a real problem to be addressed in our community. Adding students to the two Churches and rezoning the Wood Creek area will only contribute and complicate this issue.

Thank you for considering my experiences and concern.


Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450-
775-233-7262 marlenej17@aol.com

September 24, 2023 - Resubmitting to TRPA Public Comment & All Addresses

I sent this letter to the below addressed. 8/11/23. I'm sure you are aware of the recent September 16, 2023 cement truck with no brakes accident on Highway 431 Mt Rose crashing into a tree and setting it on fire just up the highway from the proposed expansion schools in the Churches. Also, a RV crashed and flipped moments before the cement truck crashed. The cement truck DID NOT make it to the runaway truck ramp. I'm wondering if the Nevada Highway Patrol and Washoe County Sheriff Department have been consulted regarding the school Churches expansion and possible rezoning.

Again, I have grave concern over excessive traffic, traffic flow and more horrific accidents. One of the reasons I wrote my original letter was to inform you of the horrific accidents on Highway 431 Mt Rose and my conscious would be clear if an unthinkable accident happened in the future.

Resubmitted,
Marlene J Borgess

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washoecounty.gov
Trevor Lloyd, Washoe Planning Commissioner tlloyd@washoecounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washoecounty.gov
Jay Stock, TRPA Area Planner jstock@trpa.gov
Bridget Cornell, TRPA Associate Planner bcornell@trpa.gov
Charlie White, St. Francis of Assisi Catholic Church Advisory Representative charlie@movemountains.com

To All Listed Above,

I have lived and raised my children at my home on the lower end of McDonald Drive, Incline Village since 2001. The cross street to McDonald Drive is McCourry Boulevard. I usually do not get involved in politics or planning our community. However, I feel I must speak out against the rezoning of the Wood Creek area to allow increased student enrollment and school expansions of St. Claire Montessori at St Francis of Assisi Catholic Church and The Village Church ("Churches"). I believe that the location of both Churches, located on Mt. Rose Highway 431, are dangerous due to highway safety, parking, jaywalking, traffic bottlenecks and winter driving issues.

The morning of June 18, 2010, I was the 911 emergency call when the semi-truck drove out-of-control towing two full loads of lumber down Highway 431 towards Incline Village. I turned right from Marlette Way on to Mt. Rose Highway 431. Out of nowhere, Fredrick Mathews, the driver of the semi-truck passed me on the right side of my vehicle between my vehicle and the mountain, where there is not a passing lane. I then understood by the smell that his brakes had failed. That day, luckily, my life and the two 11-year old children in my backseat lives were spared because of the drivers ability to squeeze between my vehicle and the mountain. He continued swerving down Mt Rose Highway 431 and avoided another oncoming vehicle. Moments later, Mr. Mathews semi-truck and two loads of lumber hit the runaway truck ramp, flew into the air snapping huge pine trees like matchsticks. His semi-truck burst into flames when he struck the home at 645 Woodbridge Circle, Incline Village. I was still on my cell phone with the Sherriff Department while watching Mr. Mathews semi-truck burn in raging flames. Mr. Mathews never made it out of his semi-truck cab and died at the scene. I am forever grateful that Mr. Mathews was able to hold on to his swerving out-of-control truck and make it to the runaway truck ramp avoiding crashing into my vehicle, an oncoming vehicle, other subdivisions, the two Churches and crossing Highway 28.

A couple of days ago, I was driving my truck and took a righthand turn off Mt. Rose Highway 431 onto McCourry Boulevard to travel home. To my surprise, many vehicles were parked on the edge of the right side of the road. I immediately stopped because a man holding a young child stepped out of these parked cars to walk across McCourry Boulevard in order to walk up the driveway through the full parking lot at The Village Church. I believe these same instances will happen on Kelly Drive where proposed portable buildings would be placed to accommodate added students.

In addition, winter driving conditions will only increase problematic driving, parking, and vehicles stopped on the roads waiting to pickup/drop-off their students from either Church school. Imagine a snowstorm with vehicles trying to turn off Mt. Rose Highway 431 stuck, having no place turn, because the road to either Church School entrance is blocked by waiting vehicles.

The above highlights my heightened concerns about the increased number of vehicles that rezoning the Wood Creek area will cause in a subdivision not designed to handle heightened traffic and congestion. Entrance and exits to both Churches are off Mt Rose Highway 431 where there is already augmented traffic from Reno, additional fulltime residents and surrounding cities. McCourry Boulevard is an especially busy street as cars navigate it to avoid Tahoe Boulevard/Highway 28, drive to Incline Elementary School and Incline High School. If a student population increase is allowed for the Churches, a bottleneck will occur with waiting vehicles on McCourry Boulevard while students are being picked up and dropped off at The Village Church School. This will be very similar to traffic issues around Incline Elementary School on Village Boulevard and Northwood Boulevard and Incline High School on Village Boulevard. An alarming difference is that the stopped traffic for the Churches will spillover to parked vehicles, in both directions, on Mt. Rose Highway 431.

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Thank you for considering my experiences and concern.

Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450
775-233-7262 marlenej17@aol.com

From: [Meagan Haynes](#)
To: publiccomment@trpa.gov; [Weiche, Courtney](#)
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 4:31:48 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.]

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

My husband and I are Catholic and have made the decision to send our kids to Catholic school so they have the opportunity to grow in their faith on a daily basis. Our family has attended St. Claires for the past two years. The school has been a true gift for our family. Our son has grown in his faith, education, and character since starting school. Our entire family has been able to find community through St. Claires and the school has allowed us to deepen our faith. We are longtime residents but, now that our children are school aged, we don't intend to "live" in Reno or another city by driving there twice daily. Driving to Reno for a Catholic education isn't an option for us and we would move out of the west coast if a catholic school wasn't available in town.

Best,

Meagan and Justin Haynes

Maria Ramirez

P.O Box 5222

Incline Village, NV 89450

richykate1@yahoo.com

27th, September 2023

Dear Reader,

I am writing this letter to express the importance of Saint Clares Montorossri in Incline Village Nevada and the impact it will make to my family.

Incline Village Nevada has been a home for my family and two daughters for 15 years. My daughter has been attending Saint Clare's School for the past three years. Having the opportunity to attend Saint Clare's school has been a blessing. My daughter has been expanding academically and religiously.

Without Saint Clare's we would have to travel 45 minutes to an hour to the nearest Catholic school. The travel time would change depending on the weather and road construction, not to mention the risk of traveling during the winter months of heavy snow and black ice in the mornings. Saint Clare's is currently only three minutes away from my home creating a great commute for myself who works a job around Tahoe. Although, when I am unable to pick up my daughter from school my family who lives ten minutes from the school has the opportunity to pick up my daughter. It would be a difficult commute if Saint Clare's school would not be allowed for my daughter and my family.

My daughter has a great opportunity to attend mass every Thursday with her school at Saint Francis Of Assisi which is currently the church my family attends. Allowing my daughter to express and experience her love for Jesus with her classmates without being judged.

Saint Clares provides resources for my family to continue practicing religious education. As a catholic family, my daughter needs to have the ability to practice her religious faith and grow as an honest charming girl whose values are set on morals and faith. Having the opportunity to have a catholic school in the community has opened many opportunities for my daughter, family and the community.

Sincerely,

Maria Ramirez

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washoecounty.gov
Trevor Lloyd, Washoe Planning Commissioner tlloyd@washoecounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washoecounty.gov
Jay Stock, TRPA Area Planner jstock@trpa.gov
Bridget Cornell, TRPA Associate Planner bcornell@trpa.gov
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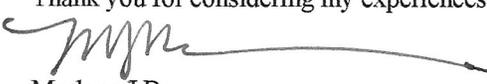
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Thank you for considering my experiences and concern.


Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450-
775-233-7262 marlenej17@aol.com

From: jrse@cablenoda.net
To: Hill, Alexis; Lloyd, Trevor; Weiche, Courtney; jstock@trpa.gov; charlie@movemountains.com
Subject: Rezoning for schools
Date: Wednesday, August 2, 2023 4:59:30 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.]

We live 2 doors away from St. Francis Church. Village Church is just behind us. We paid a lot to live in this quiet residential community.

We are violently opposed to rezoning this area to accommodate *more* schools even nearer to us. We have seen the disruption the 2 other schools cause and do not want the noise, traffic, children, safety issues, or intrusion these schools would bring to our quiet neighborhood.

We intend to fight these efforts vocally and legally if necessary in order to maintain our way of life here. The neighbors to a one have objected when they hear about what is being planned and pushed upon us. They have agreed to mobilize for a fight if this amendment is brought forward.

Please save us all the time and expense by stopping this proposal in its tracks. If not, it will cost us all (especially you) a lot of time and money and hassle and unnecessary bad publicity.

Thank you for representing the constituents in this neighborhood.

Judith Sarris Edson
Harlan Edson



Virus-free www.avg.com

From: [Scott Comstock](#)
To: [Weiche, Courtney](#)
Cc: bccornell@trpa.gov
Subject: St. Clair's Neighborhood Meeting
Date: Monday, June 5, 2023 12:26:47 AM
Attachments: [image.png](#)
[image \(2\).png](#)
[St Clair's Tahoe School \(1\).pdf](#)
[IMG_2208.HEIC](#)

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

Good morning,

We attended a meeting, at the request of a land use planner with DWOL named AnnMarie Lain, at St Francis of Assisi Church this past Friday 6/2/23. We were notified that they were trying to rezone their parcel along with The Village Church. Both Churches would like to change their zoning in the Winding Woods Subdivision. The new zoning would allow them to have a school that can include Pre K through Secondary School (High School).

The Village Church is now operating with a SUP that allows for a Pre K usage only. St Francis Of Assisi/ St Clair's is now operating on a the second 6 month temporary permit from TRPA. This temporary permit was allowed while they were looking for a permanent home. They were approved for temporary use for 6 months, with an option for one 6 month extension. They are currently operating in the last month of their second 6 month period. Their right to have students at their current location is now coming to an end.

I have attached our letter to the TRPA that we sent on July 11th, 2022. It states our concerns regarding the operation of St. Clair's at the St Francis Of Assisi location, in our neighborhood. The six month TRPA permit was subsequently approved.

Many of our concerns in our letter have come to fruition during this past school year. Their have been phone calls and emails to the Church as well as the TRPA complaining about consistent noise disturbance. Until last week, the Dumpster location was not addressed and it lived in the lower lot without an enclosure.

The temporary permit states that "no physical improvements to the school or the parcel are proposed with the temporary use". "The school will utilize existing facilities". They have built an outdoor playground, on the parcel, behind the Church. It creates an unacceptable amount of noise through out the neighborhood 5 days a week!

Our parking concerns have been observed as well. The parking lot overflow frequently spills out onto Rt 431/ Mt Rose Highway. See Photos

Our letter dated 7/11/22 covers most of our concerns. The Master Plan was designed with a middle of town corridor that was designed and zoned for businesses and schools. It was designed for evacuation, fire services in case of an emergency as well as commercial development. The proposed projects should be located inside of that zone.

Would anyone want their children spending 5 days a week with a runaway truck ramp within a few hundred yards? Or on a property that is littered with storage containers and "PODS"? NO!

Please don't grant anymore "temporary" permits AND don't approve rezoning on parcel APN: 124-030-62. Don't accept the proposed amendment to the County Re-Zoning. The planners of our town zoned the parcels appropriately and excluded schools for a multitude of reasons.

Sincerely,
The Comstock Family Trust
731 Betty Lane
Incline Village NV 89451

From: [Charles White](#)
To: jrse@cableonada.net; hill_alexis; Lloyd_Trevor; Weiche_Courtney; jstock@trpa.gov
Subject: Re: Rezoning for schools
Date: Wednesday, August 2, 2023 7:55:21 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.]

Good evening, Judith and Harlan,

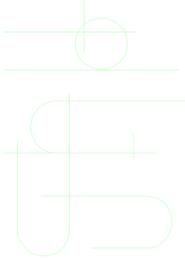
I appreciate your honest and transparent comments. I realize they are largely not meant for me as I am not involved in the part of the process that involves Washoe County and TRPA. Since I was included, I figured I would clarify my role in the process. I have been asked to facilitate the task of creating a process for the parish council (independent of TRPA and Washoe County) to gather voices and process all the input, so they may make the most informed recommendation to the parish priest as to the request made by St. Clare's. I am serving as a neutral voice to make sure everyone feels heard in the process, and ultimately to simply facilitate the process of hearing voices, and not letting any single voice dominate the air. I am incredibly grateful for your honesty, and happy to have coffee with you to chat further. With that said, I would expect the conversation to be respectful and constructive. If you desire such a conversation, please consider scheduling time with me.

Sincerely,
Charlie White

May you be well,
Charlie White
movemountains.com
Cell: 415.272.4611

This message was sent from my phone. Please pardon the typos.

From: jrse@cableonada.net <jrse@cableonada.net>
Sent: Wednesday, August 2, 2023 4:44:05 PM
To: ahill@washoeconomy.gov <ahill@washoeconomy.gov>; tloyd@washoeconomy.gov <tloyd@washoeconomy.gov>; cweiche@washoeconomy.gov <cweiche@washoeconomy.gov>; jstock@trpa.gov <jstock@trpa.gov>; Charles White <charlie@movemountains.com>
Subject: Rezoning for schools



We live 2 doors away from St. Francis Church. Village Church is just behind us. We paid a lot to live in this quiet residential community.

We are violently opposed to rezoning this area to accommodate *more* schools even nearer to us. We have seen the disruption the 2 other schools cause and do not want the noise, traffic, children, safety issues, or intrusion these schools would bring to our quiet neighborhood.

We intend to fight these efforts vocally and legally if necessary in order to maintain our way of life here. The neighbors to a one have objected when they hear about what is being planned and pushed upon us. They have agreed to mobilize for a fight if this amendment is brought forward.

Please save us all the time and expense by stopping this proposal in its tracks. If not, it will cost us all (especially you) a lot of time and money and hassle and unnecessary bad publicity.

Thank you for representing the constituents in this neighborhood.

Judith Sarris Edson
Harlan Edson

 Virus-free www.avg.com

From: [Scott Comstock](#)
To: [Weiche, Courtney](#)
Subject: Runaway Truck Ramp Mt Rose Hwy
Date: Thursday, July 20, 2023 6:36:21 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.]

Morning Courtney,

Yesterday afternoon 7/19/23 there was yet another runaway truck at the bottom of Mt Rose Hwy across from both churches , Village Church and Catholic Church in Incline Village . Thank God no Deaths this time !! The Accident happened around the time , in early afternoon just the time schools would be getting out of classes , if this purposed re zoning amendment would go through!! Our letters of Many concerns now are validated how dangerous this is to re -zone these two properties to school zones !

As of today we the neighbors in Tahoe Wood Creek have NO information on meetings of the purposed re zoning project. AnnMaire Lain

With DOWL did say no County meeting on Aug 1st 2023 is this true please confirm and also with new date of meetings.

Thank You

The Comstocks

Sent from my iPhone

From: [Lloyd, Trevor](#)
To: [Weiche, Courtney](#)
Subject: FW: Runaway Truck Ramp Mt Rose Hwy
Date: Monday, July 24, 2023 8:03:29 AM

fyi

Trevor Lloyd
Planning Manager, Planning & Building Division | Community Services Department
tlloyd@washoecounty.gov | Direct Line: 775.328.3617
My working hours: Monday-Friday 8:00am to 5:00pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

Have some kudos to share about a Community Services Department employee or experience?
Submit a Nomination

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

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Saturday, July 22, 2023 9:35 AM
To: Lloyd, Trevor <TLloyd@washoecounty.gov>
Subject: Runaway Truck Ramp Mt Rose Hwy

[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 Loyd

We own a home in the Tahoe Wood Creek area behind The Catholic Church in Incline Village for over 25 years. Over the past year A private business operating as a School (St Clares) has rented rooms from our Catholic Church . They were granted a special use permit by TRPA to operate 6 months with a possible one 6 month Extension. This School housed 45 students. This has happened over the past year . The year has come to a end with lots of complaints from neighbors and concerns of increased trash , Noise, parking issues along Mt Rose Hwy . This past week our area had yet another runaway truck go thru truck ramp which is located across the street from the Catholic Church . (and school)

Thank Goodness no Deaths in this accident. There has been previous deaths over the years .

We have written letters of concerns opposing having schools along MT Rose Hwy and in our neighborhood. The St Clares School located at the Catholic Church along with the Village Church also along Mt Rose Hwy have hired DOWL engineering firm to re zone these properties to Schools Zones k - 12 grades. Mt Rose Hwy is a evacuation zone for our area in case of fire emergencies . It is a busy and dangerous 2 lane Hwy. with runaway trucks barreling down the Hwy in front of these two properties. DOWL engineering has been paid to get a amendment on these two properties in our neighborhood. Please STOP this project .

The TRPA has granted this private business school another 6 months operation while they wait for a amendment.

This is wrong .. please stop this project. We as a neighborhood we're very patient enduring lots of increased noise over the past year , 7 days a week with School business and Church business . Never realizing the owners of the St Clares school wanted to make this permanent!!

The St Clares School if the amendment passes has plans to put Portable classrooms onto the Kelly Drive church parking lot in our neighborhood.

Both St Clares School and Village Church visions are to house 120 students on both properties. No busing, and this would put another possible 240 cars twice a day 5 days a week on the two lane Hwy (Mt. Rose) Or thru our neighborhood !

Please keep us informed with meetings dates, times and locations Thank you for reviewing Our email to you and

take our concerns into consideration The Comstocks Sent from my iPhone

From: [Scott Comstock](#)
To: [Hill, Alexis](#)
Cc: [Lloyd, Trevor](#); [Weiche, Courtney](#); jstock@trpa.gov; [Bridget Cornell](#)
Subject: Fw: St Francis Of Assisi
Date: Thursday, August 10, 2023 9:54:17 PM

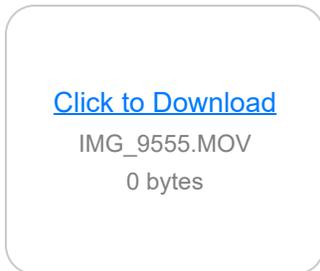
[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

This video shows traffic patterns, on a typical Sunday, at 701 Mount Rose Hwy. **Imagine** it Monday through Friday with 45 to 120 students at St Clare's School! It's dangerous and **not** zoned for a school for good reason!!!

----- Forwarded Message -----

From: IRA PAUL RODMAN <iprodman@aol.com>
To: Scott Comstock <scom2000@sbcglobal.net>
Sent: Thursday, August 10, 2023 at 01:11:06 PM PDT
Subject: St Francis Of Assisi

Download Attachment
Available until Sep 9, 2023



Sent from my iPhone

From: [Diane Brown](#)
To: [Weiche, Courtney](#)
Subject: Change in zoning next to Hwy 431
Date: Wednesday, July 19, 2023 6:18:42 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 Courtney,

I'm aware our the proposed change in zoning laws to permit schools at two of our churches. I have many friends that live adjacent to the proposed zoning changes. Saint Francis church is behind them and they now have no quiet enjoyment of their home anymore. Schools run give days a week and the church on the weekends. Please also consider how additional schools will negatively impact our schools.

431 is one of three exits out of town in case of emergencies. Please reconsider and schedule public input prior to any changes in zoning.

--

Diane Brown | California and Nevada Realtor
Sierra Sotheby's International Realty
Certified International Property Specialist, CRS, GRI, e-Pro & RSPS
2023 NAR Global Business Alliance Council
NV#S059465, CA BRE #01807676
Mobil: (01) 775.691.2114
Diane.Brown@sothebysrealty.com

From: [Dayne Roberts](#)
To: [Weiche, Courtney](#)
Subject: Village Church rezoning request
Date: Friday, August 4, 2023 5:54:17 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.]

Hello,

My wife, daughter and I have been full time residents of Incline Village since December 2015. I recently learned of the application for rezoning on behalf of St. Clare's Montessori School and Village Church. I was made aware of this issue by a concerned neighbor.

We believe this rezoning request is a bad idea for our community. The request to expand the current preschool to preschool through 12th grade would significantly increase vehicular traffic in the neighborhood. McCourry Blvd and Mt Rose Hwy are already two of the most heavily traveled roads in Incline Village. This is a major safety concern. Increased traffic and people will result in an increase in neighborhood noise. Finally I believe this rezoning request will negatively impact property values in the immediate neighborhood.

I thank you for your time and consideration regarding this important issue.

Sincerely,

Dayne Roberts, MD
Melissa Roberts

From: [Scott Comstock](#)
To: [Weiche, Courtney](#)
Subject: IMG_4063.HEIC
Date: Saturday, June 10, 2023 9:51:53 PM
Attachments: [IMG_4063.HEIC](#)

[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 Courtney look at thes comment cards
These are the children of the school
They didn't hand out comment cards till end of meeting with NO instructions to who it goes to !!!!

Sent from my iPhone

From: [DUANE CATANIA](#)
To: [Bridget Cornell](#); [Hill, Alexis](#); [Lloyd, Trevor](#); [Jacob Stock](#); [Weiche, Courtney](#)
Subject: Re: St. Clare's Tahoe application for 701 Mt. Rose Highway
Date: Monday, August 14, 2023 10:50:37 AM
Attachments: [image001.png](#)

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

Good morning Ms. Cornell

Thank you for acknowledging receipt of my comments on the St. Clare School project. I never received any public notice last year ahead of the TRPA Hearing.

This issue is bigger than just another 6th month temporary use permit (the third!). The school is actively pursuing a rezoning of our neighborhood to allow construction of a larger school. This rezoning is not in the best interest of our neighborhood for many reasons, noise pollution, safety and fire issues as well as negative impact on resale value of our homes. Prior to school letting out this spring, Washoe Sheriff vehicle pulled over a suspect with drawn weapons on Kelly Dr. at the school parking lot. One of the teachers came out to complain to the sheriff about doing so by their school.....well, even the sheriff wasn't aware of running a school there.

In addition, there is some controversy about St. Francis renting to the school in the newly constructed administrative space. That project was supposed to be used for church activities, which was spelled out in the project description before it was approved. The church has had to refund a large amount of donated funding for that project due to this breach of trust. The parish membership is very divided about this use of their facilities.

I will not be able to attend the meeting at South Shore this Thursday, due to other commitments. I trust that my concerns will garner more attention than was shown at the June 2nd meeting at St. Francis Church.

Sincerely
Hannelore Catania

From: Bridget Cornell <bcornell@trpa.gov>
Sent: Monday, August 14, 2023 10:22 AM
To: DUANE CATANIA <dhcat48@msn.com>; ahill@washoecounty.gov <ahill@washoecounty.gov>; tlloyd@washoecounty.gov <tlloyd@washoecounty.gov>; jstock@trpa.gov; cweiche@washoecounty.gov <cweiche@washoecounty.gov>
Subject: RE: St. Clare's Tahoe application for 701 Mt. Rose Highway

Good morning, Mr. Catania:

Thank you for sending comments about the proposed temporary use of St. Clare's School at St. Francis of Assisi Catholic Church in Incline Village (TRPA File #ERSP2023-0890). Your comments will be entered into the record for the project.

Please let me know if you'd like to discuss the project before the public hearing on Thursday.

You mentioned not knowing about the school until they moved in. Did you receive a public notice last year ahead of the TRPA Hearings Officer meeting?

Thank you again for taking the time to provide written public comments for this proposed project.

Bridget

Bridget K. Cornell
PERMITTING AND COMPLIANCE
(775) 589-5218



Find parcel-specific information and permit history.

<https://parcels.laketahoeinfo.org/>

From: DUANE CATANIA <dhcat48@msn.com>
Sent: Monday, August 14, 2023 7:38 AM
To: Bridget Cornell <bcornell@trpa.gov>; ahill@washoecounty.gov; tloyd@washoecounty.gov; Jacob Stock <jstock@trpa.gov>; cweiche@washoecounty.gov
Subject: St. Clare's Tahoe application for 701 Mt. Rose Highway

Ms. Cornell

I live at 732 Betty Lane and my back yard abuts the St. Francis Church property line. I am upset about the St. Clare School that has now located at St. Francis Church. I have voiced complaints about the noise generated while school was in session. I attended the June 2nd meeting at the church. I voiced concerns about the noise, about impact on parking with more cars parked on both Kelly and Hwy 431. I am also very concerned over safety. With just another truck needing the runaway truck ramp this month (thankfully with no fatalities this time) having the entrance to the school right across from the runaway truck ramp poses risks to both cars slowing to turn, as well as truckers coming downhill at 50 mph. In addition, Hwy 431 is our fire evacuation route. After seeing the congestion created evacuating south shore last summer, having school with parents coming to get their kids in the midst of an evacuation puts more people at risk. What can happen with a wildfire in a community with limited routes

to evacuate as is the case in Incline Village was terribly true for the residents of Lahaina, Hawaii.

The lady representing the project at the June 2nd meeting would not address any of our concerns, but simply told us we could raise them with Washoe County.

Our neighborhood was zoned to not have a school here for a reason! The center of our village is zoned for schools because it was planned to provide easy fire and safety response, as well as having a school speed zone to not endanger kids.

I also feel that the communication to the community has been sorely lacking. I didn't know about the school until they moved in. Getting repetitive 6-month temporary use permits from TRPA while the church gave the school a two-year lease at a ridiculously low rent that doesn't even cover utilities seems underhanded.

The lower parking lot was surveyed as unbuildable when Father Bill was still around.

Proposing to put temporary buildings there for a school seems to be a way to circumvent that survey. With parking already spilling onto the streets, taking away additional spaces will only exacerbate that issue.

As you can tell I am adamantly opposed to the school at this location and rezoning of my neighborhood. Certainly, there are better options available to the school.

Hannelore Catania

732 Betty Lane

Incline Village, NV 89451

From: [DUANE CATANIA](#)
To: [Bridget Cornell](#); [Hill, Alexis](#); [Lloyd, Trevor](#); jstock@trpa.gov; [Weiche, Courtney](#)
Subject: St. Clare's Tahoe application for 701 Mt. Rose Highway
Date: Monday, August 14, 2023 7:38:35 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.]

Ms. Cornell

I live at 732 Betty Lane and my back yard abuts the St. Francis Church property line. I am upset about the St. Clare School that has now located at St. Francis Church. I have voiced complaints about the noise generated while school was in session. I attended the June 2nd meeting at the church. I voiced concerns about the noise, about impact on parking with more cars parked on both Kelly and Hwy 431. I am also very concerned over safety. With just another truck needing the runaway truck ramp this month (thankfully with no fatalities this time) having the entrance to the school right across from the runaway truck ramp poses risks to both cars slowing to turn, as well as truckers coming downhill at 50 mph. In addition, Hwy 431 is our fire evacuation route. After seeing the congestion created evacuating south shore last summer, having school with parents coming to get their kids in the midst of an evacuation puts more people at risk. What can happen with a wildfire in a community with limited routes to evacuate as is the case in Incline Village was terribly true for the residents of Lahaina, Hawaii.

The lady representing the project at the June 2nd meeting would not address any of our concerns, but simply told us we could raise them with Washoe County.

Our neighborhood was zoned to not have a school here for a reason! The center of our village is zoned for schools because it was planned to provide easy fire and safety response, as well as having a school speed zone to not endanger kids.

I also feel that the communication to the community has been sorely lacking. I didn't know about the school until they moved in. Getting repetitive 6-month temporary use permits from TRPA while the church gave the school a two-year lease at a ridiculously low rent that doesn't even cover utilities seems underhanded.

The lower parking lot was surveyed as unbuildable when Father Bill was still around.

Proposing to put temporary buildings there for a school seems to be a way to circumvent that survey. With parking already spilling onto the streets, taking away additional spaces will only exacerbate that issue.

As you can tell I am adamantly opposed to the school at this location and rezoning of my neighborhood. Certainly, there are better options available to the school.

Hannelore Catania

732 Betty Lane

Incline Village, NV 89451

From: [egfinlay](#)
To: [Weiche, Courtney](#)
Subject: Fw: Tahoe Woods Rezoning - Incline Village NV
Date: Wednesday, August 2, 2023 11:04:10 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.]

As a property owner in the Tahoe Woods subdivision, I am opposed to the rezoning to allow two new schools to be built in our neighborhood. Schools should be kept in the center of town where the original charter of Incline Village intended them to be. Building new schools at St. Francis and Village Church will cause significant increases in noise and traffic which will create congestion when attempting to get out of our neighborhood. This will result in reducing the quality of life in our neighborhood and affecting our property values.

I urge you to not let this rezoning proceed and to protect the quality of life we currently enjoy in our neighborhood.

Earl G. Finlay

401 Winding Way
Incline Village, NV

----- Forwarded Message -----

From: egfinlay <egfinlay@protonmail.com>
Date: On Wednesday, August 2nd, 2023 at 11:02 AM
Subject: Tahoe Woods Rezoning - Incline Village NV
To: TLloyd@washoecounty.gov <TLloyd@washoecounty.gov>

Mr. Lloyd,

As a property owner in the Tahoe Woods subdivision, I am opposed to the rezoning to allow two new schools to be built in our neighborhood. Schools should be kept in the center of town where the original charter of Incline Village intended them to be. Building new schools at St. Francis and Village Church will cause significant increases in noise and traffic which will create congestion when attempting to get out of our neighborhood. This will result in reducing the quality of life in our neighborhood and affecting our property values.

I urge you to not let this rezoning proceed and to protect the quality of life we currently enjoy in our neighborhood.

Earl G. Finlay
401 Winding Way
Incline Village, NV

----- Forwarded Message -----

From: egfinlay <egfinlay@protonmail.com>
Date: On Wednesday, August 2nd, 2023 at 10:59 AM
Subject: Tahoe Woods Rezoning - Incline Village NV
To: AHill@washoecounty.gov <AHill@washoecounty.gov>

Ms. Hill,

As a property owner in the Tahoe Woods subdivision, I am opposed to the rezoning to allow two new schools to be built in our neighborhood. Schools should be kept in the center of town where the original charter of Incline Village intended them to be. Building new schools at St. Francis and Village Church will cause significant increases in noise and traffic which will create congestion when attempting to get out of our neighborhood. This will result in reducing the quality of life in our neighborhood and affecting our property values.

I urge you to not let this rezoning proceed and to protect the quality of life we currently enjoy in our neighborhood.

Earl G. Finlay
401 Winding Way
Incline Village, NV

Sent with [Proton Mail](#) secure email.

From: jrse@cablenoda.net
To: [Hill, Alexis](#); [Lloyd, Trevor](#); [Weiche, Courtney](#); jstock@trpa.gov; charlie@movemountains.com
Subject: Rezoning for schools
Date: Wednesday, August 2, 2023 4:59:30 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.]

We live 2 doors away from St. Francis Church. Village Church is just behind us. We paid a lot to live in this quiet residential community.

We are violently opposed to rezoning this area to accommodate *more* schools even nearer to us. We have seen the disruption the 2 other schools cause and do not want the noise, traffic, children, safety issues, or intrusion these schools would bring to our quiet neighborhood.

We intend to fight these efforts vocally and legally if necessary in order to maintain our way of life here. The neighbors to a one have objected when they hear about what is being planned and pushed upon us. They have agreed to mobilize for a fight if this amendment is brought forward.

Please save us all the time and expense by stopping this proposal in its tracks. If not, it will cost us all (especially you) a lot of time and money and hassle and unnecessary bad publicity.

Thank you for representing the constituents in this neighborhood.

Judith Sarris Edson
Harlan Edson



Virus-free www.avg.com

From: [Jon Malkovich](#)
To: [Hill, Alexis](#); tloyd@wshoecounty.gov; [Weiche, Courtney](#)
Subject: St. Clare's Tahoe
Date: Tuesday, August 15, 2023 9:03:40 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.]

As an owner near St. Francis of Assisi and The Village Church, I wanted to voice my opposition to the proposed rezoning amendment.

I am a big fan of both churches and the value they provide to the neighborhood, but am opposed to allowing "Schools - kindergarten through secondary" as a permitted use in this zone. This change would have an impact on our neighborhood with increased traffic in residential areas, safety issues, increased noise and evacuation route problems.

Thank you for your consideration.

Jon Malkovich
735 Betty Lane

August 10, 2023

To Whom It May Concern:

This video is a typical Sunday on Mt. Rose Highway showing cars leaving St. Francis of Assisi parking lot. Because of limited parking, many cars park along the highway making u-turns on Mt. Rose Highway creating a very dangerous situation because of limited view of oncoming traffic. The posted speed limit is 45 mph and most cars are driving in excess of 55 mph. This driving speed is also typical of work days when people are rushing to work in Incline Village or Reno. This would be the same dangerous situation on a busy school morning or afternoon.

The speed limit on Village Blvd. is 15 mph during school hours providing safety for both the high school and elementary school. This is not the case on Mt Rose Highway.

Sincerely,

Kathleen & Ira Rodman

August 5, 2023

To Whom it May Concern:

We have lived at 679 Tyner in Incline Village for 27 years. Our property is immediately across Mt. Rose Highway from St. Francis of Assisi Catholic Church.

We find it hard to believe that with all the traffic on Mt. Rose Highway and several accidents that have occurred opposite the church entrance that the county would consider rezoning The Tahoe Woods area for a permanent school.

The accidents occur because of the limited parking on the Church's property making the shoulders of the highway the only alternate parking. These cars parked on the shoulder restrict the view of the highway for cars leaving the Church parking lot.

There is more traffic on Mt. Rose Highway than ever before. This is due to a large part of the work force moving off the hill to Reno for affordable housing.

For children's safety reasons alone it's a terrible idea. There are probably other locations in town that would work without endangering children.

Please take the time to find a better solution.

Sincerely,

Ira and Kathleen Rodman

775-742-8475

From: [Karen Hovorka](#)
To: [Weiche, Courtney](#)
Subject: In support of the school re-zoning efforts in Incline Village
Date: Thursday, August 3, 2023 9:24:31 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 Courtney,

I live in the vicinity of both the Village Church and St. Francis of Assisi church, and understand there are re-zoning applications to accommodate two schools, one to be located at each church site. I am pleased to see there could be more school options for families in Incline Village and Crystal Bay, and support the re-zoning applications.

Regards,

Karen Hovorka
Incline Village resident

From: [Robert Pollak](#)
To: [Weiche, Courtney](#)
Cc: margoewheeler@gmail.com
Subject: Fw: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 2:53:22 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.]

Courtney,

I apologize for not including you on the email below so wanted to make sure to forward it to you.

Thanks,

Margo and Robert Pollak

From: Robert Pollak
Sent: Tuesday, September 26, 2023 12:46 PM
To: mambler@trpa.gov <mambler@trpa.gov>
Cc: margoewheeler@gmail.com <margoewheeler@gmail.com>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

To Marja Ambler,

We are the parents of a 3-year-old attending Saint Clare's Montessori School. I am writing to share some thoughts for the upcoming TRPA Regional Plan Implementation Committee meeting tomorrow that we are unfortunately unable to attend in person.

My understanding is that this meeting is intended to focus on Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Currently, families across the nation face a significant challenge when it comes to accessing quality education. Incline has a chance to be different. Saint Clare's and its Montessori program is what keeps us as part of this community. Schools like this are necessary to allow us to raise our children here and be valued and giving members of the community year-round.

The importance of school choice cannot be overstated. Different families have unique educational needs and preferences. St. Clare's School offers our community a unique option, enriching the educational landscape and allowing parents to make the best choices for their children. This diversity of educational opportunities strengthens our community by catering to a wide range of learning styles and needs. It also bridges an educational gap and makes it accessible for those in our community.

The growing affordability crisis that poses a significant challenge to our residents is already having drastic effects on the community. A significant portion of our community, including long-time residents and essential workers and community members, find it increasingly difficult to remain here. Reducing the schools like St Clare's in our community would create a second usually adverse force pushing our young families that are such a vital part of making this community so wonderful.

St. Clare's School is more than just an educational institution; it is a symbol of unity within our community. It represents our collective commitment to the well-being and future of our children. As an Incline community member, I have witnessed the growth and development of our town over the years (recently more than ever). I firmly believe that St. Clare's School would be another milestone in our journey, enhancing our sense of community and providing a strong foundation for generations to come.

In conclusion, St. Clare's School is not just a matter of convenience but a matter of principle, choice, and community strength. I implore you to support allowing this invaluable institution to remain at St Francis Church so we can ensure that our community continues to thrive and provide the best possible educational opportunities for our children.

Thank you for your time and consideration.

Sincerely,

Robert and Margo Pollak

From: [Stacy Phillips](#)
To: [Weiche, Courtney](#); publiccomment@trpa.gov
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 9:09:12 PM

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Dear TRPA Regional Plan Implementation Committee,

This letter is in regards to the upcoming Wednesday, September 27th, 2023 meeting discussing the Washoe County Tahoe Area Plan amendment to add “Schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than 3 acres in size.

St Clare’s Montessori School is imperative to our Incline Village community as the Catholic/Montessori school provides a school of choice. We would be forced to commute long distances to provide our children with the foundational Catholic Montessori schooling we cherish so much. Our son has grown tremendously in the last year plus of being at St Clare’s Montessori School in Incline as their method of teaching and understanding is critical to his specific needs.

St Clare’s Montessori School allows a beautiful blend of Catholic school in our church, in addition to our freedom to hold religious education as a Catholic school of St. Francis. Let us continue to have this freedom.

Please keep educational schooling a choice in Incline Village by allowing my children the opportunity to continue attending St Clare’s Montessori School. As a member in our community, being a part of a forward thinking and community driven school, we cherish what St Clare’s Montessori School brings - a breath of mountain fresh air.

Warmly,
Stacy Phillips

--

Stacy Phillips, MS, LN, CNS, CSCS
Functional Nutritionist & Exercise Specialist

Master of Science in Human Nutrition & Functional Medicine
Certified Nutrition Specialist
Certified Holistic Health Coach
Certified Strength & Conditioning Specialist

Willow Integrative Wellness
Functional Nutrition - Wellness - Life
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From: [Trevor](#)
To: [Weiche, Courtney](#); publiccomment@trpa.gov
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 9:52:56 AM

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Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

To whom it may concern,

For the last year and a half my wife and I searched high and low to find a school that was the right fit for our 5-year-old and 3-year-old. It’s one of the most important decisions we make for our children as it sets the tone and the course of their lives for the next 13 of their most formidable years.

We toured all around Incline and even considered options in Reno, but driving 40 minutes to an hour every day isn't a safe option for us, especially in the winter. We were looking for a school that was different and felt more like a family who shared the same values that we wanted to instill in our kids but nothing really stuck and we were considering continuing to home-school. Then we heard about St. Clare's from a young girl whom we met at the pool and who attends St. Clare's. She was so sweet and excited to talk about her school and was well-spoken and polite. We immediately set up a tour, after which we knew it was exactly where we wanted to send our kids, it was everything we were looking for and then some. Our kids love being there, they love their teachers and new friends, they wave hi to the school every time we drive by and even talk about how they miss their school on the weekends. It's only been a little over a month since they've started and they're already learning and growing so much with their classmates. They are excited to tell us about the things they learned and did when they get home and we can see the brightness in their eyes which makes us feel so proud and happy that they are enjoying their learning journey.

School choice is important and St. Clare’s provides an option that Incline needs. Our future lies in our children and St. Clare's is an essential part of their development to become strong, confident, independent, critical-thinking, good-hearted, community-facing members and leaders of our society. Let us continue to build these values by allowing St. Clare's to continue their pursuit of creating a stronger educational foundation for our children and providing another choice in how they learn.

Thank you for the time you took to read this and for your consideration.

--

[Trevor Anderson](#)

From: [Theresa Johnston](#)
To: mambler@trpa.gov; publiccomment@trpa.gov; [Weiche, Courtney](#)
Cc: [Paige Roodhouse](#)
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Wednesday, September 27, 2023 10:06:25 AM

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Hello, I'd like to submit a public comment relating to the TRPA board meeting and agenda item below, thanks. — Theresa Johnston, 8385 Lahontan Drive, Truckee CA

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello, my name is Theresa Johnston and I am a resident of Truckee, CA.

My husband and I are members of St. Francis of Assisi Catholic Church in Incline Village. Two of our granddaughters, ages 5 and 3, are students at St. Clare's Montessori School, located at the church since fall of 2022.

We sincerely hope that Washoe County planners and the Tahoe Regional Planning Authority will pass a Development Code Amendment that will allow this precious new school to continue operating at St. Francis church. Saint Clare's is the only Catholic school serving families in the North Tahoe Area. Yet its Montessori program is so academically sound, and the staff so loving and family-oriented, that several non-Catholics have enrolled as well.

When I heard that some neighbors were voicing concerns about the new school's location at St. Francis, it gave me a sense of deja vu. Years ago my husband and I owned a house that was next door to a synagogue. The congregation wanted to expand its Hebrew school, among other things, and at public hearings on the matter, neighbors

voiced the usual concerns about parking, congestion at pickup and drop-off times, and after-school events. My husband and I are not Jewish, but we respected the congregation's desire for an academically sound school where parents and teachers could pass on Jewish culture, celebrate the holy days, and give their children a strong moral compass to help them through troubled times.

To make a long story short, we and our neighbors worked with the synagogue. We talked about ways to reduce on-street parking and traffic congestion at pickup and drop-off times, we discussed the hours and frequency of after-school activities, and even suggested the planting of trees and paint schemes to screen new buildings from the neighbors. And you know what? The neighborhood survived. In fact it was better, because young families started moving in again. What had been a graying residential area was graced once more with children.

When it comes to Saint Clare's, I hope Lake Tahoe's public agencies and church neighbors will do the same, and work together to give this dear school a permanent home at St. Francis of Assisi. Think of the big picture. Think of the future. I guarantee the community will be the better for it.

From: [Tony Schweiss](#)
To: [Weiche, Courtney](#)
Subject: Fwd: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Tuesday, September 26, 2023 3:43:51 PM

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Courtney,

I would like to forward my comments below for Washoe County's consideration in this matter. I believe there are a series of Washoe County public meetings that will be addressing this question in November, December, and January. I do hope to attend those meetings. The note below was written to TRPA for their process. Would it be valuable if I drafted a comment specifically for Washoe County's consideration?

Thank you,
Tony

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

From: **Tony Schweiss** <tony.schweiss@gmail.com>
Date: Tue, Sep 26, 2023 at 10:51 AM
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
To: <mambler@trpa.gov>

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Dear TRPA Regional Plan Implementation Committee,

My wife, five children, and I are residents of Incline Village. We are fortunate to be able to make a home of our beautiful town and area for several reasons but the keystone reason is the existence of a Catholic school to which we can confidently send our kids to learn in an environment informed by our faith. Having this choice and having the school co-located with the Church that is our religious home, is what keeps us in Tahoe and in Incline Village. Simply put, if the school didn't exist here, we would need to leave.

Some people have asked me why the public school isn't the right answer for us. I fully support

public schools and the right of all children to high quality education. My tax dollars are a material support and how I vote are heavily influenced by public educational considerations. But for our family our religion is at the center of how we engage with the world around us. The freedom and opportunity to choose to send our kids to a school that follows the tradition of our faith is a core consideration when determining where to raise our family. As a parent of kids at St. Clare's, I know that most of the other families feel similarly.

I am unable to attend the meeting on Sept. 27th at 2pm due to travel for work, however, were I there, I would have appreciated the opportunity to stand up publicly in support of this DCA. The opportunity for Incline to offer school choices to its residents is impactful for the whole community and will be a growing and contributing factor to attracting more full time residents who desire to make this their permanent home for their young and growing families.

Sincerely,

Tony Schweiss
1008 Galaxy Way,
Incline Village.

DEVELOPMENT CODE AMENDMENT APPLICATION

Saint Clare's and Village Church

OCTOBER 2023

Prepared for:

Saint Clare's
PO Box 308
Tahoe Vista, CA

Village Church
736 McCourry Blvd.
Incline Village, NV

Prepared by: AnnMarie Lain



5510 Longley Lane
Reno, NV 89511

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1.0 AMENDMENT REQUEST OVERVIEW

1.1 Background

Saint Clare's was founded in 2018 as response to a need in the community to provide faith-based education. Saint Clare's is the only Catholic school offered in the Tahoe Area, the closest Catholic schools are in Reno and Carson City. From the fall of 2018 to spring of 2022, Saint Clare's operated out of the North Tahoe Hebrew's congregation facility located at 7000 Latone Avenue in Tahoe Vista. Saint Clare's is a fully certified childcare center and school. They are licensed by the Nevada Department of Education, and continually pass all of the required inspections by the Washoe County Health District and the North Lake Tahoe Fire Protection District.

Following the spring of 2022, St. Clare's was informed by the Hebrew Congregation that they would not be able to renew their lease agreement for the 2022-2023 school year. An extensive search of available places to lease within the area that permitted school use provided no options. With a desire to operate within their existing home church facility and the backing of support by the Diocese of Reno, St. Clare's enlisted DOWL's professional services to help them navigate the multi-jurisdictions that regulate land use within the area. In May of 2022, Saint Clare's submitted a Temporary Use Permit application to Tahoe Regional Planning Agency (TRPA) with a request to operate their primary and secondary school for the 2022-2023 school year out of Saint Francis of Assisi located at 701 Mt. Rose Highway. The 3.2-acre parcel has been home to the Saint Francis of Assisi Church since 1969. With an approved Temporary Use Permit, Saint Clare's has been operating their school at this location with an enrollment of 40 students and seven full time staff. Anticipated enrollment for the 2023-2024 school year is 45 students. Saint Clare's wishes to support the desires of their community by continuing to offer a small-scale school with a projected capacity between 45-50 students for the foreseeable future. Saint Clare's hires highly qualified trained professionals with certifications from the Association of Montessori International which is an additional two-year training post college. They offer a rigorous academic curriculum while integrating religious education and daily worship.

Just up the street from Saint Francis, Village Church has been operating a Christian day-care/preschool for the last 20 years with an approved Special Use Permit. The church has always had a dream of having an elementary school to complement the preschool and continue faith-based education for the children in the community. When Village Church approached Washoe County to begin the process to establish the school, they were informed that St. Clare's was pursuing a code amendment for the same purpose. Village Church decided to use this opportunity to collaborate as a community and present this request to the jurisdictions on a unified front.

The Tahoe Area Plan was adopted by Washoe County on January 26, 2021, and TRPA on May 26, 2021. Per *TRPA Code of Ordinances Section 13.7.1 Memorandum of Understanding (MOU) Required*, the lead agency and TRPA are required to adopt a MOU that clearly specifies which activities within the Area Plan are delegated or exempt from TRPA review and approval and describes all procedures and responsibilities to ensure effective implementation of the Area Plan. Without an adopted MOU in place, the procedures to process a Development Code Amendment application had not been defined and there was uncertainty between TRPA and Washoe County on how to move forward. It was not until Washoe County began processing their first Tahoe Area Plan amendment request (Development Code Amendment Case WDCA22-0002) that a clear path forward was identified. Although the above referenced case number is still in progress, Washoe County and TRPA were able to provide DOWL with clear direction on the review process, and submittal requirements for a Tahoe Area Plan amendment request. Over the last year DOWL has been in continued conversations with TRPA and Washoe County, and this Development Code Amendment application is the result of the multi-jurisdictional collaboration and guidance.

Both Village Church and Saint Clare's are responding to the needs in their community to offer faith-based education. Village Church and Saint Clare's both operate as non-profits, are affiliated with formally religious entities, and they include regular forms of worship and religious instruction in curriculum. They are both

considered “religious institutions” defined by the United States Department of Justice, which includes schools where the facilities are used for both secular and religious educational activities.

This Development Code Amendment application has been submitted on behalf of Village Church and Saint Clare’s Tahoe both of which are located within the Washoe County Tahoe Area Plan and the residential regulatory zone of Wood Creek. Residential regulatory zones focus primarily on single family dwellings and are intended to provide a “broad scope” of public service to serve the residential communities. In the Wood Creek regulatory zone, day care centers/preschools are an allowed use with a Special Use Permit, however, schools are not a permitted use.

1.2 Proposed Amendment

Washoe County Development Code (WCDC) regulates allowable and permitted land uses within the unincorporated areas of Washoe County. The Washoe County Tahoe Area Plan provides the regulatory framework for development in the portion of Washoe County that is within the Tahoe Basin. The master plan land use classifications and Regulatory Zones in the Tahoe Planning Area are different from those utilized in Washoe County’s other planning areas. Per *WCDC 110.220.10 (b) Regulatory Zones*, amendments to permissible uses in the Tahoe Planning Area Regulatory Zones require a development code amendment pursuant to Article 18, *Amendment of Development Code*, of the Washoe County Development Code. In addition, any amendment regarding uses in the Tahoe Planning Area must also undergo conformity review pursuant to TRPA Code of Ordinances. Per *WCDC 110.808.05 (a) Initiation of Amendment*, any owner of real property may initiate an amendment through the application to the Planning Commission.

The applicants are proposing a Development Code Amendment to add the “Schools – kindergarten through secondary” use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe – Wood Creek Regulatory Zone.

1.2.1 Tahoe Area Plan

There are 27 regulatory zones within the Tahoe Area Plan. Individual regulatory zones identify the allowable uses and special development standards applicable to each zone. The Tahoe Regional Planning Agency Code of Ordinances defines the “schools – kindergarten through secondary” use type as “kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.” Land use classification systems classify uses based on common function, product, or compatibility characteristics to provide a basis for regulation of uses in accordance with criteria relevant to the public interest. The land use classification system for the Tahoe Area Plan identifies schools as a Public Service use type.

The purpose of the Tahoe Area Plan is to outline the existing pattern of development and provide a guide for growth. The plan guides growth by recognizing critical conservation areas, establishing existing and future land use and transportation patterns, and identifying current and future public service and facility needs.

Although the TRPA code definition of schools includes both secular and denominational schools, the Tahoe Area Plan fails to identify or address faith-based education within the community. Chapter Six: Public Services and Facilities of the Tahoe Area Plan provides the policy context for future public and quasi-public facilities; it provides basic information about existing and planned public facilities such as schools but does not provide an overview or discussion about denominational or other private schools. In addition, school use is permitted in only two of the 27 regulatory zones, in the Incline Village Commercial district permitted outright and with a special use permit in the Incline Village Residential zoning district.

The Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 is a civil rights law that protects individuals and religious assemblies and institutions from discriminatory and unduly burdensome land use regulations. RLUIPA provides protections against (a) land use regulations that impose a substantial burden on religious exercise (b) unequal treatment for religious assemblies or institutions in zoning laws (c) religious or denominational discrimination (d) exclusion of religious assemblies from a jurisdiction; and (e) unreasonable limitation of religious assemblies within a jurisdiction. An analysis of allowable uses within the Tahoe Area

Plan clearly indicates an unequal treatment of nonreligious assemblies/institutions and religious institutions. For example, “Local Assembly and Entertainment” and “Publicly Owned Assembly and Entertainment” are uses that allowed in regulatory zones that exclude both churches and schools (**Appendix 1**). It is not apparent from the allowed uses why a church or religious institution such as a faith-based school would cause greater harm to regulatory objectives than an “assembly” that could be used for unspecified meetings.

1.2.2 Wood Creek Regulatory Zone

The Wood Creek Regulatory zone is generally located west of Mt. Rose Highway, South of College Drive, East of Village Blvd, and North of Tahoe Blvd. The Wood Creek Regulatory Zone is one of 16 residential regulatory zones in the plan area. These regulatory zones focus primarily on single-family dwellings but allow other use types such as multi-family and a broad scope of public service and resource management uses. The primary vision for residential regulatory zones is to maintain safe and functional residentially focused regulatory zones, with development that contributes to the desired community character.

The Wood Creek Regulatory Zone includes a Special Area with two parcels. This area was established to allow public service uses on county-owned property. Additional uses allowed with a special use permit in this area include cultural facilities (permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, and arboretums), local assembly and entertainment, and sports assembly (commercial facilities for spectator-oriented, specializes, sports assembly that do not exceed a 5,000 seating capacity, such as stadiums, arenas, and field houses).

1.2.3 Proposed Amendment Location

The applicants have proposed an acreage restriction to preserve the existing neighborhood character throughout the internal corridors of Wood Creek. The areas highlighted in yellow in **Appendix 2** show parcels equal to or greater than three acres in size within the Wood Creek regulatory zone. If the Development Code Amendment application is approved by Washoe County and TRPA, Village Church and Saint Clare’s would be required to obtain an approved special use permit to establish the school use. The special use permit process is a site-specific review of a use that requires special appraisal to determine if the uses have the potential to adversely affect other land uses, transportation systems, public facilities, or environmental resources in the vicinity. The special use permit process requires neighborhood notification, a neighborhood meeting, and a public hearing. The code amendment impacts the highlighted parcels owned by the Village Church, Saint Francis, and Washoe County. These parcels all have frontage along major corridors in the area. While the code amendment provides the acreage restriction to preserve the neighborhood character on the internal corridors of the regulatory zone, it should be noted that there are other uses and factors that can impact the character of a neighborhood, including 16 approved short term rental permits on residential lots in the Wood Creek regulatory zone and an estimated 48% vacancy rate of single-family homes in the area (American Community Survey).

1.3 Community Engagement

Notification was sent to property owners within 750ft of the proposed amendment location on May 18th, 2023. A neighborhood meeting was held on June 2nd, 2023, at Saint Francis of Assisi located in Incline Village. The purpose of the neighborhood meeting was to inform residents about the proposed Development Code Amendment application and gather community input before submitting a formal application to the county.

Twenty attendees signed the sign-in sheet. Fifteen attendees submitted comment cards. Of the comment cards received, thirteen were in support of the amendment and three were opposed. DOWL staff received three phone calls from noticed community members prior to the meeting. Of the phone calls received, one was in support of the amendment and two were opposed. A copy of the neighborhood meeting sign in sheet and comments are included in **Appendix 3**.

Public concerns voiced at the meeting included traffic, noise, parking, environmental impacts, fire safety, and the potential negative impact to public schools. The following sub-paragraphs are included in this narrative to address the concerns noted throughout the community engagement process.

1.3.1 Traffic

A Trip Generation Review for the Wood Creek Regulatory Zone located in Incline Village, Nevada, completed by DOWL traffic engineers, compares the expected trip generation of a K-8 school with existing trip generation of the special use permit land use of a Day Care Center/Pre-School in the Wood Creek Regulatory Zone (**Appendix 4**). The result of the review contributes to evaluating whether a Private K-8 school can be added to the special use permit land uses allowed in the Wood Creek Regulatory Zone.

The Wood Creek Regulatory Zone currently allows the development of Day Care Center/Pre-schools within its boundaries after the submission of a special use permit and site-specific traffic study. As found in the trip generation review, Private School (K-8) educational facilities operate very similar to Day Care centers on a daily basis, with minor differences which may lead to increased traffic pressure in the morning and significantly less traffic pressure in the evening.

The trip generation review concluded that adding the school (K-8) land use to the list of acceptable special use permit land uses would be consistent with Incline Village's desire for low-pressure land uses, which conform to the currently allowed options.

The proposed Area Plan DCA does not include any provisions or changes that would alter the SUP process to evaluate traffic at a project-level to ensure transportation, parking, and traffic generation are consistent with applicable limitations and regulations. Future projects implemented under the proposed Area Plan DCA would provide a traffic and parking plan to ensure all applicable regional and local requirements are met.

1.3.2 Noise

The proposed Area Plan DCA would not alter requirements related to noise levels, single-noise events, or ground vibrations. Nor would it alter the Community Noise Equivalency Level (CNEL) standards set forth in the existing Area Plan, and the plan would continue to apply them (TRPA, 2021).

The Area Plan DCA could result in the establishment of primary and secondary school uses, however, a Special Use Permit would be required. The Special Use Permit process would establish an additional review process to consider the potential for primary and secondary school uses to create increases in noise. Further, all future projects within the plan area would be evaluated at a project level and Washoe County or TRPA would enforce all noise standards on a project-by-project basis pursuant to the noise limitations in TRPA Code Chapter 68 (TRPA, 2022).

Should this amendment request be approved, it is anticipated that an acoustical noise study would be a required submittal for the Special Use Permit application.

1.3.3 Parking

Parking standards in the Tahoe Area Plan are established in Washoe County Development Code: *Article 410: Parking and Loading*, for all regulatory zones except mixed-use and tourist regulatory zones. The proposed Area Plan DCA would not alter the parking standards adopted in the Tahoe Area Plan, a SUP would be evaluated at a site-specific level for conformance to the regulatory parking requirements.

1.3.4 Environmental Impacts

As cited in the **Appendix 5**, the proposed Area Plan DCA would not alter policies or requirements that balance short-term and long-term environmental goals. The results of the attached IEC show no changes to environmental effects when compared to the 2020 IEC completed for the Area Plan (Ascent Environmental, Inc. , 2020).

1.3.5 Fire Safety

In the State of Nevada, all private schools must be licensed by the Nevada Department of Education as well as the county in which they operate. Washoe County regulates businesses to protect the public's health and safety and to ensure that businesses comply with all applicable federal, state, and local codes and regulations. The business license application and renewal process for private schools requires a fire safety inspection. Within the Tahoe Basin, including Incline Village, private schools are required to pass a fire safety inspection by the North Lake Tahoe Fire Protection District prior to operating. The proposed Area Plan DCA would not alter the requirement for private schools to be licensed by the Nevada Department of Education or Washoe County, nor would it alter the requirement for private schools to pass fire safety inspections prior to operation.

1.3.6 Impact to Public Schools

Regulatory zoning requirements in the Tahoe Area Plan and Washoe County Code do not differentiate between private and public schools, as such the proposed Area Plan DCA would apply to both public and private schools. The proposed Area Plan DCA supports the service standard for schools identified in the Public Service element of the Tahoe Area Plan which states that schools should be located within a 15-minute one-way travel for students of elementary schools, and 25 minutes one-way for middle schools. It should also be noted that a parent's right to direct the educational upbringing of their child is a protected constitutional right. Compulsory attendance statutes allow for attendance at private schools, religious schools, and homeschool to meet compulsory attendance requirements.

2.0 FINDINGS OF FACT

2.1 Introduction

"It is obvious that provision must be made for changing the regulations as conditions change or new conditions arise. Otherwise, zoning would be a straight-jacket and a detriment to a community instead of an asset." - *A Standard State Zoning Enabling Act, United States Department of Commerce.*

The development code amendment process provides a method of review and analysis of periodic revisions needed to establish and maintain a rational land use pattern. Revisions are an essential tool that allows jurisdictions to stay current with desirable trends in planning and development and to respond to changed conditions. The development code amendment process reviews the code amendment in its entirety for consistency with the master plan and overall purpose of the development code. Per *WCDC 110.818.15(e) Findings*: the Planning Commission must make at least one of the following findings of fact before making a recommendation to the Board of County Commissioners.

2.1.1 Consistency with Mater Plan

The proposed Development Code Amendment is in substantial compliance with the policies and action programs of the Washoe County Masterplan. It supports the following policy identified in the Public Service and Facilities Element of the Washoe County Masterplan: *PSF 7.1 Provide an adequate level of school services for Washoe County residents in response to growth in Washoe County.*

The proposed amendment is compatible with the new Tahoe Area Plan which encourages sustainable development into areas with existing development and infrastructure. The use of the already existing church facilities that remain mostly unutilized during the day supports the goals and policies of the Tahoe Area Plan.

2.1.2 Promotes the Purpose of the Development Code

The proposed Development Code Amendment will not adversely impact the public health, safety or welfare, and will promote the original purpose for the development code. Per *WCDC 110.918.10 Purpose of Development Code*, the purpose of the development codes is to (a) Promote the public health, safety, morals, convenience and general welfare; (b) Lessen traffic congestion in the streets; (c) Provide light and air for all buildings; (d) Avoid undesirable concentrations of population; (e) Prevent overcrowding of land and to facilitate adequate provision of transportation, water, sewage, schools, parks and other requirements; (f) Provide for the division of land; and (g) Promote the economic and social advantages gained from an appropriately regulated

WDCA23-0001

EXHIBIT C

use of land resources.

The proposed amendment is intended to facilitate the establishment of faith-based schools that are not otherwise provided for within the jurisdiction. The proposed amendment promotes the general welfare of the community, lessens traffic congestion by providing faith-based education to establish within the communities they serve, facilitates the adequate provision of schools, and promotes the social advantages gained from an appropriately regulated use of land.

2.1.3 Response to Changed Conditions

The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allows for a more desirable utilization of land within the regulatory zones.

The Washoe Tahoe Local Employee Housing Needs and Opportunities study, completed in September 2021 estimates that the population increased at a faster rate in Washoe Tahoe since 2019 than in prior years. It states, “the year 2020 resulted in significant change in most high-amenity, mountain communities throughout the west, driven by the COVID-19 pandemic, with many residents’ relocating to more rural, high quality-of-life places such as Washoe Tahoe.” Not only did the pandemic increase the rate at which more people relocated to Incline Village, it also shifted the ways in which families viewed schools.

Since March 2020, public and private education has been in a space never experienced before in educational history. This pandemic, however, generated increased interest in innovation, both as a concept and a strategy to rethink what a school is, what it looks like, and how it operates. More, now than ever, parents are looking for options with school choice. An increase in educational options will help build more resilient communities.

The total population of Incline Village from the 2020 census is 9,462 with 17% of the population made up of persons of under 18 years. The American Community Survey, published by the US Census Bureau, helps community leaders understand the changes taking place in their communities. ACS data shows an average increase of population in Incline Village of 3.56% from 2018 to 2021. It also shows a steady increase of the population of persons 18 years and under. The 2018 ACS survey data estimates a population in Incline Village at 8,534 with 14.3% of persons 18 years and under. It is estimated that from 2018-2023 the number of persons 18 years and under increased in Incline Village by 387 persons. The proposed amendment responds to both the increase of school age children within the community as well as the post-pandemic desire for an increase in educational options.

2.1.4 No Adverse Affects

The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Masterplan.

Adoption of the proposed amendment would only amend the zoning requirements of the Tahoe Area Plan-Wood Creek regulatory zone concerning school use. Within this area, and only on parcels three acres in size or more, school use would require a discretionary special use permit approval by Washoe County and TRPA. All aspects of the Tahoe Area Plan and Washoe County Development Code not specifically affected by the proposed amendment would continue to apply throughout the plan area. As such, future projects within the plan area would be required to comply with all applicable provisions of the TRPA code and Washoe County Development Code as well as any project revisions or mitigation measures required as conditions of approval for a special use permit.

Although not a required component of the Washoe County development code amendment application review, DOWL has submitted a Draft Initial Environmental Checklist report that will be required by TRPA for conformance review (*Appendix 5*). The IEC evaluates the potential environmental effects associated with adoption and implementation of the proposed Washoe County Tahoe Area Plan DCA.

2.2 Summary

In summary, no element of the proposed amendment interferes with the efficacy of any the elements of the Washoe County Development Code, Washoe County Master Plan, Tahoe Regional Development Code, or Tahoe Area Plan. It is clear from the description of the regulatory zoning district that school use is entirely consistent with the purpose of the regulatory zone and that no previous justification exists for prohibiting school use within the regulatory zone. As evidenced through this narrative and associated documents, the applicant's Development Code Amendment request are consistent with the long-range polices and regulations governing the allowance of these requests. It is for these reasons and others outlined within this narrative that the applicant respectfully requests the Washoe County Planning Commission and Board of County Commissioners approve this application. On behalf of Saint Clare's and Village Church, DOWL would like to thank both TRPA and Washoe County Planning Department staff for their continued help and guidance through the Development Code Amendment application process.

APPENDIX 1 ANALYSIS OF ALLOWABLE USES:

ZONING DISTRICTS (Chapter 18.02)														
		Public Service							Recreation					
		Day Care Center/Preschool	Schools – Pre-schools	Schools (Kindergarten)	Churches	Cultural Facilities	Local Assembly and	Publicly Owned Assembly	Schools - college	Group Facilities	Sport Assembly	Day Use Areas	Participant Sports Facilities	Recreation Centers
Tourist/Mixed	Incline Village Commercial*	S	X	A	A	A	A	S	X	X	S	A	A	A
	Incline Village Tourist*	A	X	X	S	A	A	S	S	X	S	A	S	S
	Crystal Bay Tourist	A	X	X	S	S	A	S	X	X	S	A	S	X
	Ponderosa Ranch*	A	X	X	X	X	X	X	X	S	X	A	X	X
Residential	Chateau	X	X	X	X	X	X	X	X	X	X	A	S	X
	Crystal Bay	X	X	X	X	X	X	X	X	X	X	X	X	X
	Crystal Bay Condominium*	X	X	X	X	X	X	X	X	X	X	A	S	X
	Fairway*	S	X	S	S	S	X	S	X	X	S	A	S	X
	Incline Village 1	X	X	X	X	X	X	X	X	X	X	A	S	X
	Incline Village 2	X	X	X	X	X	X	X	X	X	X	A	S	X
	Incline Village 3*	S	X	X	S	X	X	X	A	X	X	A	S	X
	Incline Village 4	X	X	X	X	X	X	X	X	X	X	A	S	X
	Incline Village 5	X	X	X	X	X	X	X	X	X	X	A	S	X
	Incline Village Residential	S	A	S	S	S	X	S	X	X	S	A	S	X
	Lakeview	X	X	X	X	X	X	X	X	X	X	A	S	X
	Mill Creek	S	X	X	S	X	X	X	X	X	X	A	S	X
	Mt. Shadows*	X	X	X	S	X	X	X	X	X	X	A	S	X
	Stateline	X	X	X	X	X	X	X	X	X	X	A	S	X
	Tyrolian Village*	X	X	X	X	X	X	X	X	X	X	A	S	X
	Wood Creek*	S	X	X	S	S	S	X	X	X	S	A	S	X
Conservation	Marlette	X	X	X	X	X	X	X	X	X	X	S	X	X
	Martis Peak	X	X	X	X	X	X	X	X	S	X	S	X	X
	Mount Rose	X	X	X	X	X	X	X	X	X	X	X	X	X
	Tunnel Creek	X	X	X	X	X	X	X	X	X	X	S	X	X
Recreation	East Shore	X	X	X	X	S	X	S	X	S	X	A	S	X
	Incline Meadows	X	X	X	X	X	X	X	X	X	X	A	X	X
	Incline Ski	X	X	X	X	S	X	S	X	X	X	A	X	X

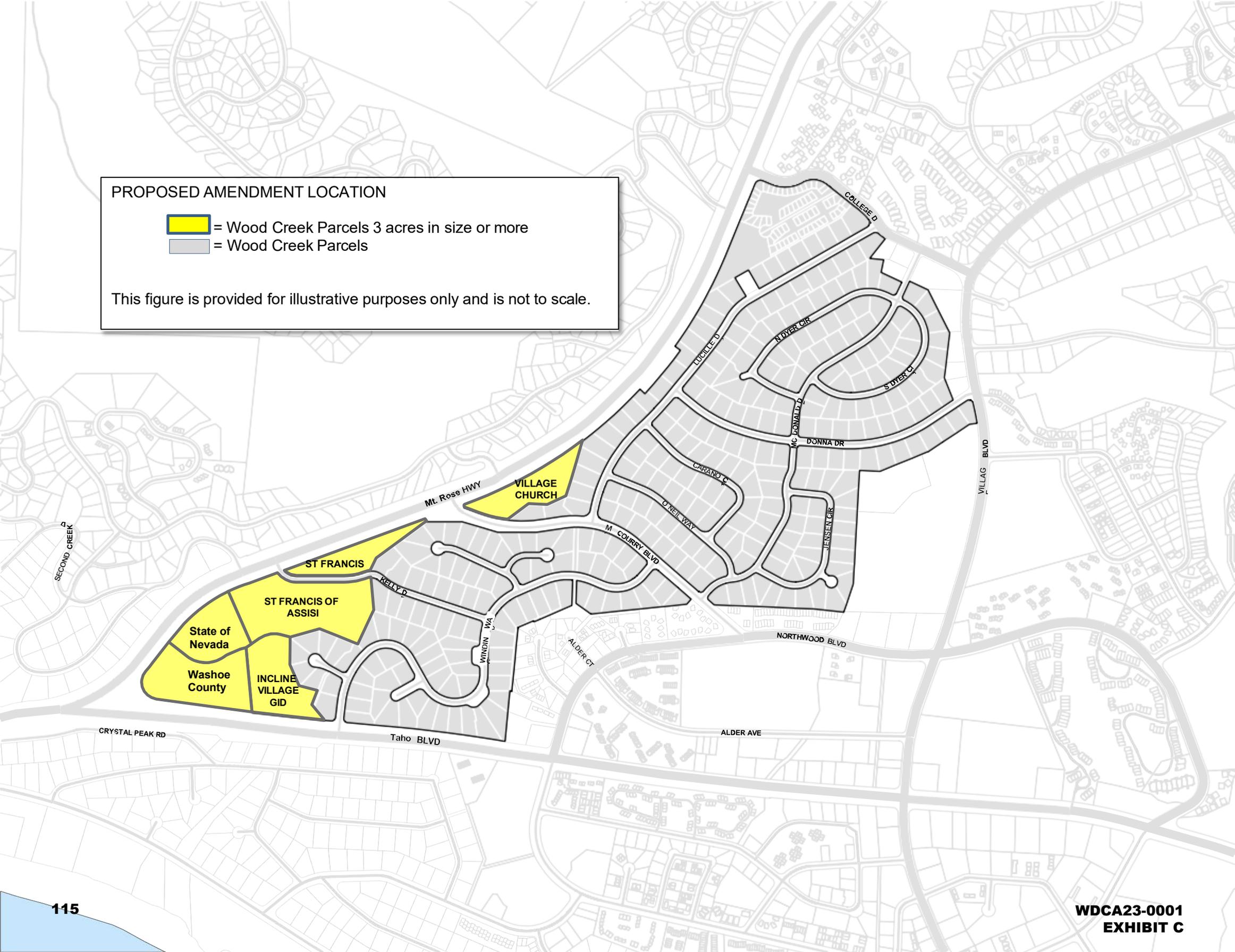
S = allowed use with a special use permit, A = allowed outright, X = not allowed
 *Regulatory areas with sub areas that may further delineate allowable uses

APPENDIX 2 PROPOSED AMENDMENT LOCATION:

PROPOSED AMENDMENT LOCATION

-  = Wood Creek Parcels 3 acres in size or more
-  = Wood Creek Parcels

This figure is provided for illustrative purposes only and is not to scale.



APPENDIX 3 NEIGHBORHOOD MEETING PACKET:

Project Name: _____
 701 Mount Rose Highway, Incline Village, NV 89451

Meeting Location: _____

Meeting Date: _____
 June 2nd, 2003

	First and Last Name (please print legibly)	Address	Email (or) Phone
1	Annelore Catanis	732 Bethlyn.	
2	Tim Gilbert	920 Michael Ct	
3	Shirley Constan	731 Betty Lane.	
4	CHAD FULKERSON	737 KELLY DR	
5	ATHENA BROCKMAN	875 NORTHWOOD	
6	Don Ferred	501 Eagle	
7	Karen Ferrell	" "	
8	Jeff Ogden	943 JENNIFER INCLINE	jogden704@gmail.com

Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.

	First and Last Name (please print legibly)	Address	Email (or) Phone
9	Gregory Sikorski		bullgoose@moose@gmail.com
10	Agnes Boutte		brenda.boutte@gmail.com
11	Dana Reedhouse		dana.reedhouse@gmail.com
12	Alan Reedhouse		areedhouse@gmail.com
13	Anne Payne		annepayne@gmail.com
14	Fay McConnell		
15	Thomas Payne		tpayne82@gmail.com
16	MAYA HURDLE		
17	Natalie Inas		
18	Lorena Herrera		lorenaA@sfah.org
19	Beverly Olivares		boivaresa@210@gmail.com

Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.

Project Name: St. Claire's / Village Church School Neighborhood Meeting
Comment Card

Name: William Haynes

Company/Organization (if applicable): N/A

Address: 960 Mercury Ct.

.....
Comment:

St. Claire's is a unique Catholic Montessori school
that offers a different education experience that
you cannot find anywhere else in Lake Tahoe. We
are a diverse community that requires a diverse
school options.

Neighborhood Meeting
Comment Card

Project Name: Sf Claris

Name: Michael Skeehan

Company/Organization (if applicable): _____

Address: 930 Tahoe Blvd #802-88 Incline Village NV 89451

.....
Comment:

I support this amendment.

Neighborhood Meeting
Comment Card

Project Name: _____

Name: Peter Larson

Company/Organization (if applicable): _____

Address: _____

.....
Comment:

This meeting was a productive step in
creating dialogue between the Saint Clare's and
Wood Creek communities.

Neighborhood Meeting
Comment Card

Project Name: _____

Name: Tony Shweiss

Company/Organization (if applicable): _____

Address: 1008 Galaxy Way, Indine Village

.....
Comment:

This zone change is critical to our
family's wellbeing in Nevada. If St. Clare's
goes away, our family, including our 4 kids
attending St. Clare's, will have to leave the
area to find an educational home for our
family. St. Clare's is why we are here.

Project Name: ST. LLARES' COE AMENDMENT

Neighborhood Meeting
Comment Card

Name: ST. LLARES PARENT, ATHENA BROCKMAN

Company/Organization (if applicable): _____

Address: 875 NORTHWOOD BLVD. INCLINE VILLAGE

.....
Comment:

We are so thankful for the increase in
academic options in Incline Village. There
is demand across the socio-economic spectrum of
this community for alternative, flexible, dynamic
learning for kids with differing needs. We would
homeschool or move, as our goal is entrepreneurial
education for our children alongside faith-based instruction.

Project Name: St. Clare's / St. Francis

Neighborhood Meeting
Comment Card

Name: Donna Roodhose

Company/Organization (if applicable): _____

Address: _____

.....
Comment:

The availability of a faith based school is an
important option for this community. Since the
noise and/or traffic, ^{impacts} if any, can be ~~was~~ mitigated
through this process, I believe that it is a bigger
issue for the Incline Village community and
important in these times to allow an educational
option. Thank you.

Neighborhood Meeting
Comment Card

Project Name: _____

Name: Diane Kellogg

Company/Organization (if applicable): _____

Address: 552 N. Byer Cir, Incline Vlg

.....
Comment:

I want to speak to the need for options. I am
a parent with a child that didn't fit the public
school model here in Incline. I was forced to send
my children to Reno where they flourished. They are
both College Grads. that Incline schools failed. We
need options.

Project Name: seeking SUP for St. Clare's **Neighborhood Meeting
Comment Card**

Name: Brittany Brady

Company/Organization (if applicable): _____

Address: 900 Ace Ct.

.....
Comment:

I am happy that parents can
have more options for the education
that they receive.

Project Name: ST. CLARE'S VILLAGE SCHOOL

Neighborhood Meeting
Comment Card

Name: ELAINE HAYNES

Company/Organization (if applicable): _____

Address: HOME 960 MERCURY COURT, INCLINE VILLAGE

.....
Comment:

THERE IS A SIGNIFICANT INCREASE IN YOUNG FAMILIES
AND CHILDREN IN INCLINE VILLAGE. THIS CREATES
A NEED AND DESIRE FOR INCREASED SCHOOLING OPTIONS.

Neighborhood Meeting
Comment Card

Project Name: St Clare Evening

Name: Clare Johnston

Company/Organization (if applicable): _____

Address: _____

.....
Comment:

Clare likes her new school and her favorite
activity is painting.

Neighborhood Meeting
Comment Card

Project Name: 57. Clare Zoning

Name: ROSE

Company/Organization (if applicable): _____

Address: _____

.....
Comment:

My favorite school activity is everything.

Neighborhood Meeting
Comment Card

Project Name: St. Clair School

Name: Duane Catania

Company/Organization (if applicable): _____

Address: 732 Betty Ln

.....
Comment:

Strongly oppose re-zoning of this residential
neighborhood

Project Name: St. Clare School at St. Francis Neighborhood Meeting
Comment Card

Name: Hannelore Catania

Company/Organization (if applicable): _____

Address: 732 Betty Ln.

Comment:

As a parish member I do not support this project. It has created great division in the church membership. This project, ~~also~~ is causing noise complaints and additional traffic congestion which raises safety concerns. Strongly oppose this.

Project Name: Tahoe Wood Creek Neighborhood Meeting
Comment Card

Name: Agnes Boutte

Company/Organization (if applicable): _____

Address: 583 Rockrose Ct. TV NV 89457

Comment:

The timing of getting this code
ordinanced changed in my
question. How can this school
start in fall if this process
will take longer than August.



TELEPHONE RECORD

PROJECT: Wood Creek - DCA

DATE: 5/25/2023

PROJECT NUMBER:

TIME: 10am

ORGANIZER:

SUBJECT: Neighborhood Meeting Notice

WITH: Heather Bacon

CALL INFO:

NOTES:

DOWL Staff received a call from Heather Bacon on Thursday May 25th, 2023. Ms. Bacon received a notice for the neighborhood meeting and wanted to understand what the proposal was. DOWL staff explained the proposal and Ms. Bacon stated that offering faith-based education for children made sense. She was appreciative of the explanation.



TELEPHONE RECORD

PROJECT:	Wood Creek - DCA	DATE:	5/26/2023
PROJECT NUMBER:		TIME:	10:45am
ORGANIZER:		SUBJECT:	Neighborhood Meeting Notice
WITH:	Kelli Perrell	CALL INFO:	430 Pat Ct.

NOTES:

DOWL Staff received a call from Kelli Perrell on Friday May 26th, 2023. Ms. Perrell received a notice for the neighborhood meeting and opposes the amendment. She stated that the noise from the currently operating Village Church day-care/preschool has a negative impact. She also stated concerns that allowing alternative schools negatively impacts the public middle school by losing enrollment numbers. She is also concerned about the parking issues that currently exist on Sundays and Wednesdays during which people park on the highway. She also opposes the amendment due to traffic concerns.



TELEPHONE RECORD

PROJECT:	Wood Creek - DCA	DATE:	5/31/2023
PROJECT NUMBER:		TIME:	1:00pm
ORGANIZER:		SUBJECT:	Neighborhood Meeting Notice
WITH:	Anonymous	CALL INFO:	

NOTES:

DOWL Staff received a call from a caller who wished to remain anonymous on Wednesday May 31st, 2023. The caller received a notice for the neighborhood meeting and opposes the amendment. She stated that she had concerns that herself and the majority of her neighbors were second homeowners, and so they many do not receive mail in Incline Village and so many of them couldn't be there for the meeting.

DOWL staff explained to the caller that notices were mailed to the mailing address on file and therefore didn't have to be a local mailing address. DOWL staff also told the caller that attendance at the meeting was not required to submit a comment, and that there would be a series of other meetings and public hearings that could be attended.

Although the caller was generally supportive of private education, she opposed the amendment due to traffic concerns.

APPENDIX 4 TRAFFIC GENERATION REVIEW



TECHNICAL MEMORANDUM

TO: Washoe County Planning Commission and Board of County Commissioners
 FROM: Adam Miles, P.E., Senior Transportation Engineer (DOWL)
 Silas Callahan, P.E., Project Engineer (DOWL)
 DATE: September 27, 2023
 PROJECT: Wood Creek Regulatory Zone Trip Generation Review

1.0 BACKGROUND

This memorandum provides a trip generation review for the Wood Creek Regulatory Zone located in Incline Village, Nevada. This memo was written to compare the expected trip generation of a Private K-8 school with the existing trip generation of the special use permit land use of a Day Care Center/Pre-School. The result of this review will be included in evaluating whether a Private K-8 school can be added to the special use permit land uses allowed in the Wood Creek Regulatory Zone.

2.0 TRIP GENERATION REVIEW

The *Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition*¹ provides national guidance on trip generation rates for a variety of land uses. Data is voluntarily provided from across the United States as new studies and information becomes available. For the land uses described in the Wood Creek Regulatory Zone, the current Day Care Center/Pre-Schools can be compared against other private education schooling options listed in the Trip Generation Manual for context. As shown in Table 1, a Day Care center is comprised of students who are dependent upon school pick-up/drop-off activity by their parent or guardian similar to a typical Private School (K-8). As such, the daily trip generation rates are approximately equal between the land uses. However, AM peak hour trip generation tends to be higher with a Private School (K-8) due to the standard school start/end times and classroom schedule as compared to a Day Care Center. Day Care Centers have higher PM Peak Hour trip generation due to the student pick-up occurring at the end of a typical workday instead of earlier (as is common with most K-8 education).

Table 1: Trip Generation Review

Land Use Type	ITE Code	Units	AM Peak Hour Average Rate	PM Peak Hour Average Rate	Daily Average Rate
Day Care Center	565	Students	0.78	0.79	4.09
Private School (K-8)	534	Students	1.04	0.26	4.11
Private School (K-12)	536	Students	0.79	0.17	2.48
Charter Elementary School	537	Students	1.02	0.14	1.85

¹ *ITE Trip Generation Manual*, 11th Edition, Institute of Transportation Engineers, September 2021.

The other educational land uses experience lower overall daily average trip generation due to the increased use of school bussing and students driving themselves to school rather than relying on parent/guardian pick-up and drop-off activity.

4.0 CONCLUSION

The Wood Creek Regulatory Zone currently allows the development of Day Care Center/Pre-schools within its boundaries after the submission of a special use permit and site-specific traffic study. As shown in the trip generation review, Private School (K-8) educational facilities operate very similar to Day Care centers on a daily basis, with minor differences which may lead to increased traffic pressure in the morning and significantly less traffic pressure in the evening.

Adding the Private School (K-8) land use to the list of acceptable special use permit land uses would be consistent with Incline Village's desire for low-pressure land uses which conform to the currently allowed options.

APPENDIX 5 DRAFT INITIAL ENVIRONMENTAL CHECKLIST

INITIAL ENVIRONMENTAL CHECKLIST

Tahoe Area Plan Development Code Amendment

October 2023

Prepared for:

Washoe County, Nevada
Community Service Department
1001 East Ninth Street
Reno, NV 89512

Tahoe Regional Planning
Agency
PO Box 5310
Stateline, NV 89449

Prepared by:

DOWL, LLC
5510 Longley Lane
Reno, NV 8951



Draft Initial Environmental Checklist
for the
Tahoe Area Plan Development Code Amendment

Prepared for:

Washoe County, Nevada

1001 East Ninth Street, Reno, NV 89512

and

Tahoe Regional Planning Agency

PO Box 5310, Stateline, NV 89449

Prepared By:

DOWL, LLC

5510 Longley Lane, Reno, NV 89511

October 2023

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LIST OF ABBREVIATIONS

afy.....	acre feet per year
APC.....	Advisory Planning Commission
Area Plan.....	Washoe County Tahoe Area Plan
CFA.....	Commercial Flood Area
CNEL.....	Community Noise Equivalency Level
CWA.....	Clean Water Act
dbh.....	diameter at breast height
DCA.....	Development Code Amendment
IEC.....	Initial Environmental Checklist
IPES.....	Individual Parcel Evaluation System
IVGID.....	Incline Village General Improvement District
LOS.....	Level of Service
MPH.....	Miles Per Hour
MVMT.....	Million Vehicle Miles Traveled
NAAQS.....	National Ambient Air Quality Standards
NDOT.....	Nevada Department of Transportation
NEPA.....	National Environmental Policy Act
PAOT.....	People At One Time
PL.....	Public Law
PM.....	Particulate Matter
Region.....	Tahoe Region
Regional Plan.....	Lake Tahoe Regional Plan
RUUs.....	Residential Units of Use
SA.....	Special Area
SHPO.....	State Historic Preservation Officer
SQIP.....	Scenic Quality Improvement Program
SR 28.....	Nevada State Route 28
SR 431.....	Nevada State Route 431
SWPPP.....	Storm Water Pollution Prevention Plan
TAUs.....	Tourist Accommodation Units
TRPA.....	Tahoe Regional Planning Agency
VMT.....	Vehicle Miles Traveled

1.0 INTRODUCTION

1.1 Introduction and Regulatory Guidance

This Initial Environmental Checklist (IEC) pursuant to the requirements of Article VI of the Tahoe Regional Planning Agency (TRPA) Rules of Procedure (TRPA, 2012) and Chapter 3 of the TRPA Code of Ordinances (TRPA, 2022) evaluates potential environmental effects resulting from the implementation of a Development Code Amendment (DCA) to the Tahoe Area Plan. TRPA is the lead agency pursuant to the Tahoe Regional Planning Compact (Public Law [PL] 96-551), 1980 revision, TRPA Code, and TRPA Rules of Procedure. Chapter 2.0 presents the project details, which are addressed by the DCA.

TRPA has responsibility for implementation of the Lake Tahoe Regional Plan (Regional Plan), approval of area plans, area plan amendments, and annual/quadrennial reviews of area plans to ensure that development within the geographic boundaries of an area plan meets adopted TRPA standards. Chapter 13 of the TRPA Code allows local governments to adopt a conforming area plan containing policies and development ordinances that are consistent with and that further the goals and policies of the Regional Plan. Chapter 13 also establishes the content for area plans and defines development activities that will not have a substantial effect on the physical environment of the Tahoe Region (Region), and therefore allows TRPA to delegate limited permitting authority to local governments (TRPA, 2022). The Area Plan DCA evaluated herein was prepared by Washoe County pursuant to Chapter 13 of the TRPA Code.

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1.2 Purpose of this Document

This IEC evaluates the potential environmental effects associated with adoption and implementation of the proposed Washoe County Tahoe Area Plan DCA. The Tahoe Area Plan applies to a large geographical area, which includes the Wood Creek Regulatory Zone where proposed school projects are located that will require this DCA. Because this IEC addresses an Area Plan that is policy oriented, the evaluation is prepared at a programmatic level – that is, a more general evaluation of potential environmental effects addressing the entire Area Plan and not specific projects within it. Future projects that are implemented consistent with the Area Plan DCA will include more detailed information that allows TRPA to use the IEC to review and evaluate project-level potential environmental effects. Chapter 3.0 of this document addresses the IEC evaluation and discussion of potential environmental impacts of the proposed Tahoe Area Plan DCA.

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2.0 PROJECT DESCRIPTION

2.1 Background

Washoe County and TRPA adopted the Washoe County Tahoe Area Plan (Area Plan) in 2021, which addresses a planning area encompassing the southwest portion of Washoe County known as Incline Village and Crystal Bay. The planning area size is approximately 31 square miles and is located on the east shore of Lake Tahoe (TRPA, 2021).

There are twenty-seven (27) individual regulatory zones in the Area Plan, sixteen (16) of which are Residential Regulatory Zones. The Residential Regulatory Zone's land use category is described as, "Urban areas having the potential to provide housing for residents of the region."

To date, primary and secondary schools are not permitted in the Wood Creek Regulatory Zone under the regulations of the Area Plan. However, other similar uses are allowed with a Special Use Permit, including a broad scope of public service uses (e.g., churches, day care centers, and pre-schools). Within the Wood Creek Regulatory Zone Special Area (SA), additional public services are allowed, including regional public health and safety facilities, cultural facilities, government offices, and local assembly and entertainment. These other uses have similar effects on the community character and similar demand for services and infrastructure as would primary and secondary schools.

Washoe County is proposing a DCA to the Area Plan that would amend the plan to allow primary and secondary school uses as a Special Use on parcels in the Wood Creek Regulatory Zone that are larger than 3 acres in size.

2.2 Project Location

The Wood Creek Regulatory Zone is within Incline Village in Washoe County, Nevada. The Wood Creek Area is within portions of Township 16N, Range 18E. Table 1 shows the description of the location of Wood Creek Regulatory Zone.

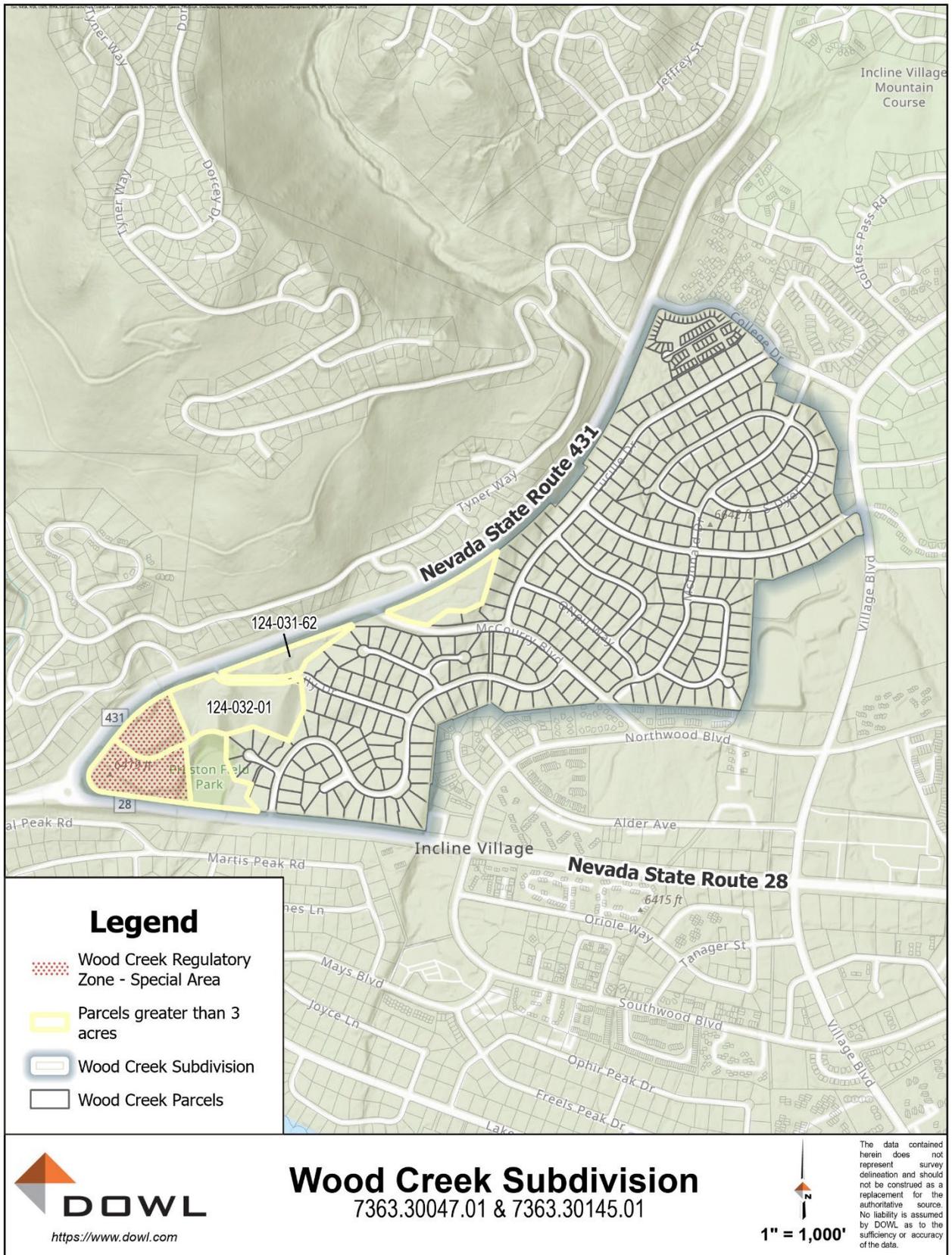
Table 1: Project Location Description

Description	Section	Township and Range
SE $\frac{1}{4}$ SE $\frac{1}{4}$	9	T. 16N., R.18E.
S $\frac{1}{2}$ SW $\frac{1}{4}$	10	T. 16N., R.18E.
N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$	15	T. 16N., R.18E.
NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, and Lot 1	16	T. 16N., R.18E.

See Figure 1 for a figure identifying the parcels larger than 3 acres within The Wood Creek Regulatory Zone.

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Figure 1: Parcels Greater Than 3 acres Within the Wood Creek Regulatory Zone



\\dowl.com\j\Projects\63130047-01\60GIS\Wood Creek Area\Wood Creek Area.aprx, Layout: WoodCreek - Parcels Larger Than 3 AC, Editor: EParis, Printed: 9/11/2023

2.3 Objective

Washoe County proposes a DCA to the Tahoe Area Plan to allow primary and secondary schools as a permitted use with a Special Use Permit in the Wood Creek Regulatory Zone on parcels equal to or greater than 3 acres in size.

Six (6) parcels within Wood Creek Regulatory Zone are larger than 3 acres (Table 2). Two (2) of these parcels are within the Wood Creek Regulatory Zone SA. This SA is established to allow public service uses¹ on county-owned property.

Table 2: Parcels in Wood Creek Regulatory Zone Equal to or Greater than 3 acres in Size

APN	Acreage	Land Use Code	Owner
124-031-62	3.237	400: General Commercial (retail, mixed, parking, school)	St. Francis of Assisi Real Property LLC
124-132-01	9.219	200: Residential, Single Family	St. Francis of Assisi Real Property LLC
124-032-33	5.09	190: Public Parks, vacant or improved	Incline Village General Improvement District (IVGID)
124-032-36*	6.462	400: General Commercial (retail, mixed, parking, school)	Washoe County
124-032-37*	4.361	400: General Commercial (retail, mixed, parking, school)	Nevada, State of
124-061-19	4.09	400: General Commercial (retail, mixed, parking, school)	Village Church

*Parcels within the Wood Creek Regulatory Zone SA

¹ Public Services allowed in the Wood Creek SA include Regional Public Health and Safety facilities, Cultural Facilities, Government Offices, and Local Assembly and Entertainment with a Special Use Permit.

3.0 INITIAL ENVIRONMENTAL CHECKLIST

3.1 Environmental Effects

This chapter evaluates the effects of adopting and implementing the proposed Area Plan DCA on each topic identified in the TRPA IEC. The discussion provides a determination as to the significance of the impact for a programmatic review. This IEC uses the following terminology to describe the significance of each environmental impact:

- **Beneficial:** An impact that would result in improved environmental conditions.
- **Less-than-significant:** An impact that would not result in a substantial and adverse change in the physical environment. This impact level does not require mitigation.
- **Significant:** An impact that would result in a substantial adverse change in any of the physical conditions within the Region. Potentially feasible mitigation or alternatives to the component(s) of the DCA resulting in the impact must be considered to substantially reduce significant impacts.
- **Potentially significant:** An impact that would be considered a significant impact as described above if it were to occur, however, the occurrence of the impact cannot be immediately determined or there is some uncertainty about its occurrence.

The following sections address each topic included in the IEC, including a table of environmental issues evaluated for each topic followed by a discussion of potential impacts.

3.2 Land

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
I. Land.				
Will the proposal result in:				
a) Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Unstable soil conditions during or after completion of the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the undisturbed soil or native geologic substructures or grading more than 5 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The continuation of or increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Changes in deposition or erosion of beach sand, or changes in siltation, deposition, or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.2.1 Discussion

No impact. The Area Plan DCA would not alter or revise existing regulations pertaining to land capability and the Individual Parcel Evaluation System (IPES), grading regulations, or the existing regulations related to modifications of a river, stream, or bed of a lake. Nor would the DCA alter any of the procedural or substantive project planning, design, environmental review, or permitting processes.

Any primary or secondary school use would require a Special Use Permit and would be evaluated at a project-level to ensure land coverage and uses are consistent with applicable limitations and regulations. Future projects implemented under the proposed Area Plan DCA could include grading, excavations, cut and fill, trenching, or excavating to a depth deeper than 5 feet below ground surface, all of which would alter existing topography and ground surface, or cause potential for groundwater interception or interference. All projects would continue to be evaluated on a project-specific basis consistent with TRPA environmental review requirements (TRPA Code Chapter 3) and would be required to adhere to all applicable regional and local requirements and regulations relating to grading, soil stability, and erosion. These include

adherence to Chapter 33 of the TRPA Code, which identifies various standards and regulations related to grading to protect against significant adverse effects from development (TRPA, 2022). Implementation of the proposed Area Plan DCA would not include any provisions or changes that would alter such requirements or regulations for individual future projects.

Any project that would modify the channel of a waterway and/or affect other hydrological process would also be subject to a project-level planning, design, environmental review, and permitting process. This process would include compliance with the resource management and protection provisions of TRPA Code Chapters 60 through 68; environmental review of the project consistent with Chapter 3 of the TRPA Code and the National Environmental Policy Act (NEPA), if applicable; and adherence to permit requirements including TRPA standard permit conditions and requirements of Sections 401 and 404 of the Clean Water Act (CWA) (TRPA, 2022).

Previous analyses identified that development could expose people and property to hazards resulting from seismic activity (landslides, backshore erosion, avalanches, mud slides, ground failure, liquefaction, lateral spreading, or collapse), and non-seismic geologic hazards (lateral spreading, subsidence, or collapse). However, projects under the Regional Plan are subject to site-specific environmental review, and, if appropriate, geotechnical analysis (TRPA Code Section 33.4) (TRPA, 2021). Through this review, projects may be required to employ design standards that consider seismically active areas and determine the design, grading, and construction practices required to avoid or reduce geologic hazards. Moreover, all projects must comply with current building codes and geotechnical standards for local jurisdictions.

Therefore, impact to soil stability, soil and geologic conditions, or ground surface relief features within the plan area would be the same as previously analyzed, and there would be no impact.

3.3 Air Quality

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
II. Air Quality.				
Will the Proposal result in:				
a) Substantial air pollutant emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Deterioration of ambient (existing) air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The creation of objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Increased use of diesel fuel?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.3.1 Discussion

No impact. The proposed Area Plan DCA would not modify laws or regulations pertaining to air quality, air pollution emissions, major sources of odor, GHG emissions, or the potential for development and population growth.

The proposed Area Plan DCA proposes the potential siting of new sensitive receptors (primary and secondary schools), however there are no known substantial sources of objectionable odors in the plan area. The operation of the proposed Area Plan DCA would not create objectionable odors affecting a substantial number of people, nor would the proposed Area Plan DCA result in the siting of sensitive receptors in proximity to an odor source.

The Area Plan is currently consistent with the regional GHG reduction strategies included in the Regional Plan and these elements of the Area Plan would not be affected by the DCA.

As with existing conditions, construction, and operation of future projects under the proposed Area Plan DCA could require the use of diesel fuel associated with construction equipment and ongoing vehicle use. Future projects in the plan area could result in short-term diesel exhaust emissions, including diesel particulate matter (PM), from the use of heavy-duty diesel equipment required for construction activities. However, the proposed Area Plan Amendment does not include changes in land use or design standards that would increase exposure.

Projects that could be implemented under the Area Plan DCA would continue to be subject to subsequent environmental review and permitting and would be required to comply with Chapter 65 of the TRPA Code. Chapter 65 includes provisions that apply to direct sources of air pollution in the Tahoe Region, including certain motor vehicles registered in the region, combustion heaters installed in the region, open burning, stationary sources of air pollution, and idling combustion engines. These provisions require that all publicly funded buildings in the plan area be designed and constructed to an industry recognized standard for sustainability and greenhouse gas reduction (TRPA, 2022).

The Lake Tahoe Air Basin is in attainment for all national ambient air quality standards (NAAQS). Implementation of the Area Plan DCA would involve development of projects that

have the potential to produce air pollutant emissions that could contribute to nonattainment during project construction and operation, as discussed below.

Construction Emissions

Development or redevelopment projects that could occur with implementation of the proposed Area Plan DCA would produce construction related air emissions. Projects implemented under the Area Plan DCA would continue to be subject to all air quality standards in the TRPA Code (TRPA, 2022).

Operational Emissions

The long-term operation of development or redevelopment that could occur with implementation of the proposed Area Plan DCA could produce operational air emissions. Operational emissions could result from mobile, area, and natural gas sources. Mobile-source emissions are associated with motor vehicle use and are affected by the amount of vehicle miles of travel (VMT) within a given area. Area-source emissions would include emissions from consumer products, landscaping and maintenance, wood-burning appliances, and snow removal equipment. Natural gas-related emissions would be associated with space and water heating.

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3.4 Water Quality

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
III. Water Quality.				
Will the proposal result in:				
a) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Alterations to the course or flow of 100-year flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Alteration of the direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Is the project located within 600 feet of a drinking water source?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.4.1 Discussion

No impact. The proposed Area Plan DCA would not alter regulations related to hydrology, the alternation of watercourses, stormwater, drainage, floodplains/flooding, discharge into surface waters, surface water quality, groundwater, or discharge of contaminants into groundwater. Nor would the Area Plan DCA alter land use such that permissible uses within the plan area would change the amount of surface water in any body of water or would result in a change in water use from what would be allowed under the existing Area Plan (TRPA, 2021).

The existing Area Plan implements Regional plan standards (TRPA, 2021). All new coverage within the plan area is required to implement stormwater BMPs as required by TRPA Code Section 60.4. Individual future projects under the amended Area Plan would continue to undergo project-level environmental review and would continue to be required to demonstrate compliance with BMP provisions, including the construction of BMPs to capture water runoff so that runoff from a 20-year, 1-hour storm can be captured on site, as applicable, and meet all other applicable water quality regulations and standards (TRPA, 2022).

All projects that are subject to floods or could modify the currents, course, or direction of water movements and/or affect other hydrologic processes in waterbodies would be subject to a project-level planning, design, environmental review, and permitting process. This process includes compliance with the resource management and protection provisions of TRPA Code Chapters 60 through 68; environmental review of the project consistent with Chapter 3 and Chapter 33 of the TRPA Code and NEPA, if applicable; and adherence to permit requirements including TRPA standard permit conditions and requirements of Sections 401 and 404 of the CWA. Additionally, TRPA code Section 35.4 prohibits additional development, grading, and filling of lands within the 100-year floodplain, except under specific circumstances. These provisions increase compliance with design and development standards related to flooding (TRPA, 2022). The DCA would not alter existing regulations, land use, or increase the potential for modifications to hydrology.

All development, redevelopment, and infrastructure improvements within the plan area would continue to be required to meet the discharge standards of the NDEP, and where applicable, comply with a Stormwater Discharge Permit. All projects that would create more than one (1) acre of disturbance are required to prepare a storm water pollution prevention plan (SWPPP). In addition, the Area Plan clarifies and makes consistent the process for reviewing proposals that have the potential to be affected by flooding or other natural hazards. These provisions increase compliance with design and development standards related to water hazards including flooding and seiche.

3.5 Vegetation

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
IV. Vegetation.				
Will the proposal result in:				
a) Removal of native vegetation more than the area utilized for the actual development permitted by the land capability/IPES system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora, and aquatic plants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Reduction of the numbers of any unique, rare, or endangered species of plants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Removal of any native live, dead, or dying trees 30 inches or greater in diameter at breast height (dbh) within TPA's Conservation or Recreation land use classifications?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) A change in the natural functioning of an old growth ecosystem?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.5.1 Discussion

No impact. Implementation of the proposed Area Plan DCA would not alter regulations pertaining to the preservation of native vegetation, vegetation removal, groundwater management, new vegetation, unique, rare, or endangered species of plants, the removal of stream bank/backshore vegetation, old growth ecosystem management, or the removal of native trees 30 inches or greater diameter at breast height (dbh). Nor would it allow new land uses that are more likely to require fertilizer or water, more likely to affect rare, or endangered species of plants, or be more likely to result in the cutting of trees greater than 30 inches dbh.

The natural resource protection provisions of TRPA Code Chapters 60, 61 and 62 would still apply to all future projects within the plan area. As with existing conditions, construction activities associated with implementation of future projects under the DCA could affect special-

status plant species and the presence of suitable habitat, depending on the type, timing, and specific nature of any proposed actions. However, all projects implemented under the DCA would continue to be subject to project-level environmental review and permitting. During such subsequent reviews, potential effects on plant species would be determined based on the species' distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. TRPA's existing policies and code provisions address potential impacts to special-status species through site-specific environmental review, require development and implementation of project-specific measures to minimize or avoid impacts through the design process, and require compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (see TRPA Code Sections 61.3.6, 62.4, and 63.3) (TRPA, 2022). Project-level planning and environmental analysis would identify potentially significant effects, minimize, or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval.

Vegetation surrounding the construction site of any project permitted under the amendment would be required to comply with TRPA Code Section 33.6 and TRPA Standard Conditions of Approval for Grading Projects (TRPA, 2022). Protective requirements include installation of temporary construction fencing, standards for tree removal and tree protection, standards for soil and vegetation protection, and revegetation of disturbed areas. Furthermore, the proposed Area Plan DCA would not change land use classifications or allow new uses that would be more likely to require vegetation removal.

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3.6 Wildlife

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
V. Wildlife.				
Will the proposal result in:				
a) Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians, or microfauna)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduction of the number of any unique, rare, or endangered species of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Deterioration of existing fish or wildlife habitat quantity or quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.6.1 Discussion

No impact. The proposed Area Plan DCA would not alter the regulations pertaining to the protection of animal species, special status or listed species of animals, introduction of new species migration or movement of animals, or existing fish or wildlife habitat quantity or quality.

As with existing conditions, permit applications would continue to be required to demonstrate that any proposed project would be consistent with TRPA Code provisions related to resource management, including the provisions of Chapters 62 and 63 that address protection of wildlife and fish resources. Any future projects would continue to be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of animal species. The resource management provisions contained in Chapters 60 through 68 of TRPA Code would continue to apply to future projects within the plan area (TRPA, 2022). At a project-level, potential effects on animal species would be determined based on the species' distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. Project-level planning and environmental analysis would identify potentially significant effects, minimize/avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval.

For these reasons, adoption of the proposed Area Plan DCA would not result in a change in the diversity or distribution of species, numbers of any species or animal, reduction in the number of any unique, rare, or endangered species, of animals, or result in a barrier to the movement of animal species.

3.7 Noise

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
VI. Noise.				
Will the proposal result in:				
a) Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Area Plan, Plan Area Statement, Community Plan or Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The placement of uses that would generate an incompatible noise level near existing residential or tourist accommodation uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Exposure of existing structures to levels of ground vibration that could result in structural damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.7.1 Discussion

No impact. The proposed Area Plan DCA would not alter requirements related to noise levels, single-noise events, or ground vibrations. Nor would it alter the Community Noise Equivalency Level (CNEL) standards set forth in the existing Area Plan, and the plan would continue to apply them (TRPA, 2021).

The Area Plan DCA could result in the establishment of primary and secondary school uses, however, a Special Use Permit would be required. The Special Use Permit process would establish an additional review process to consider the potential for primary and secondary school uses to create increases in noise. Further, all future projects within the plan area would be evaluated at a project level and Washoe County or TRPA would enforce all noise standards on a project-by-project basis pursuant to the noise limitations in TRPA Code Chapter 68 (TRPA, 2022).

Future construction activities that could occur under the amendment could generate varying degrees of temporary ground vibration, depending on the specific construction equipment used and activities involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of heavy-duty construction equipment, such as dozers and trucks. Blasting activities also generate elevated levels of ground vibration. Ground Vibration generated during

construction of projects could result in damage to nearby buildings and structures and/or result in a negative human response to vibration-sensitive land uses. Additionally, construction activities associated with new development and redevelopment under the amended Area Plan could include activities that involve the use of noise generating equipment such as cranes, excavators, dozers, graders, dump trucks, generators, backhoes, compactors, and loader. Noise levels associated with these types of equipment are typically between 70 and 85 dBA L_{max} at 50 feet. In unique circumstances, specialized construction equipment (typically between 94 and 101 dBA L_{max} at 50 feet) may be required (TRPA 2012a: pages 3.6-16 and 3.6-17).

In November 2013, TRPA formalized the best construction policies by including additional noise requirements in the TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q) and Standard Conditions of Approval for Residential Projects (TRPA Permit Attachment R) (TRPA) (TRPA). These conditions require that projects utilize existing power sources instead of generators where feasible, keep engine doors closed during periods of operation, locate stationary equipment (e.g., generators or pumps) and staging areas as far as feasible from noise-sensitive receptors (e.g., residential areas), install temporary sound barriers around construction areas or stationary noise sources (e.g., pumps or generators) near noise sensitive receptors, use sonic pile driving instead of impact pile driving where feasible, and pre-drill holes to minimize impacts of pile driving.

TRPA or Washoe County would continue to evaluate individual future projects within the plan area at a project level. Through the project-level analysis, TRPA or Washoe County would evaluate project-specific noise impacts and would require compliance with all applicable noise reducing measures identified in the standard condition of approval. TRPA or Washoe County would only approve projects that can demonstrate compliance with TRPA's threshold standards (i.e., CNEL standards). The existing Area Plan CNEL standards are consistent with TRPA's threshold standards; and thus, future projects under the DCA would only be approved by TRPA or Washoe County if they can demonstrate compliance with these CNEL standards (TRPA, 2021).

For these reasons, adoption of the proposed Area Plan DCA would not result in a change to CNEL, exposure to severe noise levels, single event noise levels, or increased ground vibration.

3.8 Light and Glare

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
VII. Light and Glare.				
Will the proposal:				
a) Include new or modified sources of exterior lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create new illumination, which is more substantial than other lighting, if any, within the surrounding area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause light from exterior sources to be cast off - site or onto public lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create new sources of glare through the siting of the improvements or using reflective materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.8.1 Discussion

No impact. The proposed Area Plan DCA would not increase the potential for growth in the plan area beyond that which could occur under the existing Area Plan. As with existing conditions, future projects could result in new sources of light from exterior lighting.

The TRPA design standards for exterior lighting (TRPA Code Chapter 36) are designed to reduce light pollution and reduce the splay of light on adjoining parcels and adjacent residential uses (TRPA, 2022). The proposed Area Plan DCA would abide by the existing Area Plan Design Standards and Guidelines for the plan area which meet the requirements of the TRPA design standards (TRPA, 2021).

The existing Area Plan design standards and guidelines incorporate protections for natural features with the goal to encourage projects to create a context-sensitive design of the built environment that reflects differences in the character of unique communities consistent with recommendations in the Scenic Quality Improvement Program (SQIP) (TRPA, 2021). These standards reduce the potential for future projects to result in substantial light or glare, new sources of light or glare that are more substantial than other light or glare in the area, or exterior light that is cast off-site.

All future projects carried out under the amendment would be evaluated on a project-specific basis consistent with TRPA environmental review requirements (TRPA Code Chapter 3). This analysis would consider the project-specific effects on light and glare at the time that project characteristics are known. This analysis would consider the project-specific effects on light and glare at the time that project characteristics are known. This analysis would review the proposed project for consistency with applicable standards to determine if it would result in significant impacts related to light and glare. If necessary, the environmental review would require mitigation measures, such as revised lighting designs, to reduce significant impacts related to light and glare.

Because all existing lighting design standards and guidelines would remain in effect and all future projects would be evaluated considering the project-specific characteristics related to light and glare, the proposed Area Plan DCA would have no impact on light and glare conditions.

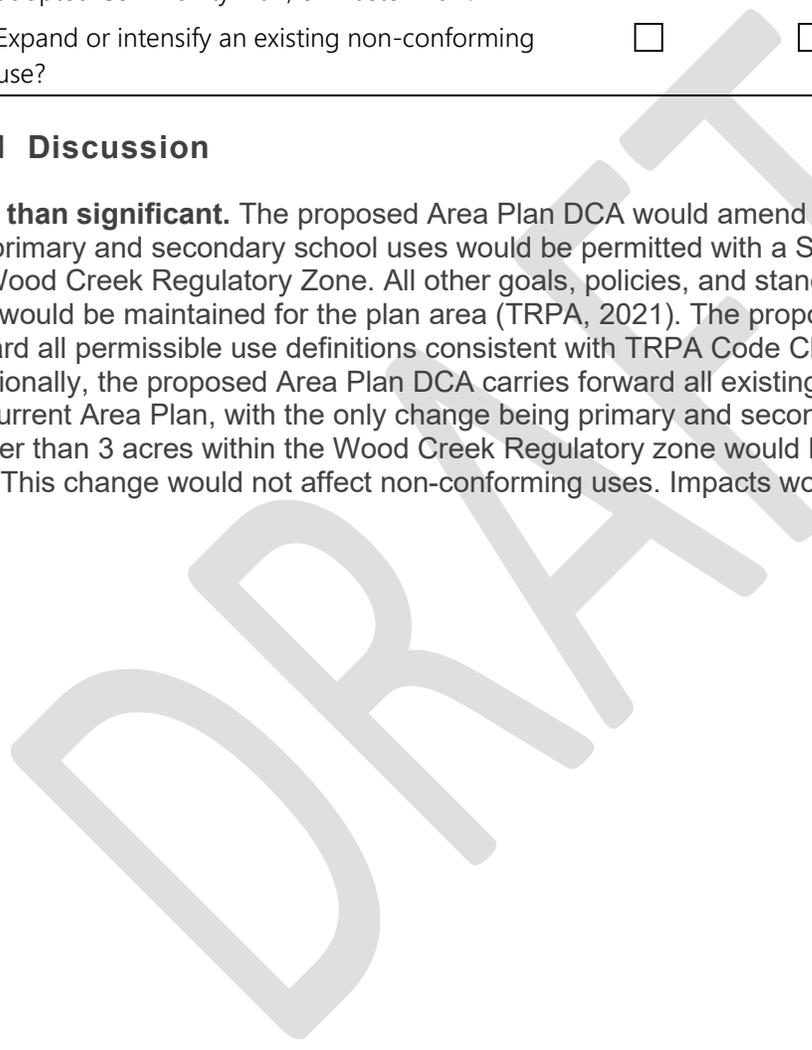
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3.9 Land Use

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
VIII. Land Use. Will the proposal:				
a) Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expand or intensify an existing non-conforming use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.9.1 Discussion

Less than significant. The proposed Area Plan DCA would amend the existing Area Plan such that primary and secondary school uses would be permitted with a Special Use Permit within the Wood Creek Regulatory Zone. All other goals, policies, and standards in the existing Area Plan would be maintained for the plan area (TRPA, 2021). The proposed Area Plan DCA carries forward all permissible use definitions consistent with TRPA Code Chapter 21 (TRPA, 2022). Additionally, the proposed Area Plan DCA carries forward all existing permissible uses within the current Area Plan, with the only change being primary and secondary school use on parcels greater than 3 acres within the Wood Creek Regulatory zone would be considered a Special Use. This change would not affect non-conforming uses. Impacts would be less than significant.



3.10 Natural Resources

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
IX. Natural Resources.				
Will the proposal result in:				
a) A substantial increase in the rate of use of any natural resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantial depletion of any non-renewable natural resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.10.1 Discussion

No impact. The proposed Area Plan DCA would not increase the potential for growth in the plan area beyond that which could occur under the existing Area Plan. Therefore, potential effects on natural resources, including non-renewable natural resources, would have no impact. There is a potential for increase in the use of natural resources resulting from increased development and redevelopment within the Tahoe Region; however, projects implemented under the proposed Area Plan DCA would not result in an increase in the use of natural resources beyond the levels analyzed previously and future projects would be evaluated to ensure there are not substantial project-level increases in the rate of use of natural resources.

As with existing conditions, the use of natural resources, including nonrenewable natural resources, such as construction wood, metals, or gasoline would increase incrementally as future projects are constructed under the DCA. However, the potential for growth in the plan area would be limited through limitation on development rights, such as commercial flood area (CFA), residential units of use (RUUs), and tourist accommodation units (TAUs). The proposed Area Plan DCA does not allot new uses that would require substantial amounts of non-renewable resources, such as heavy industrial or manufacturing uses. Furthermore, the existing Area Plan includes a GHG reduction strategy, which reduces the long-term use of non-renewable resources below the levels anticipated previously (TRPA, 2021). As described above, future projects would be evaluated at a project-level to ensure they do not result in a substantial depletion of non-renewable resources. For these reasons, the proposed Area Plan DCA would not result in substantial depletion of any renewable or non-renewable natural resources.

3.11 Risk of Upset

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
X. Risk of Upset.				
Will the proposal result in:				
a) Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve possible interference with an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.11.1 Discussion

No impact. The proposed Area Plan DCA would not alter requirements related to hazardous substances, make changes to the total number of distributions of residential allocations or other development right, increase the potential for the use or transport of hazardous materials.

Construction activities related to future projects implemented under the amended Area Plan could involve the storage, use, and transport of hazardous materials. However, use of hazardous materials would be of typical urban development projects in the Tahoe Regions and would occur in compliance with all local, state, and federal regulations. Further, the types of uses that would be permissible within the area are not of the nature that would involve storage, use, and transport of large quantities of hazardous substances that would increase the risk of incident. Primary and Secondary School Use is consistent with the types of uses already allowed under existing conditions, such that implementation of the proposed Area Plan DCA would not be expected to create a new risk of accident or upset conditions.

Most new development would be in the form of redevelopment, which would replace existing development with the new special use permitted under the amendment. Because the Area Plan Amendment would not increase development potential, it would not substantially increase congestion such that interference with emergency response or evacuation plans would occur. Because the potential development associated with the proposed Area Plan DCA would be the same as what could occur with existing conditions, potential construction effects on emergency vehicle response time, and evacuation would not change from what could occur under the development potential currently allowed by the existing Area Plan. However, future projects would be reviewed pursuant to TRPA environmental review requirements. This project-level review would evaluate the site-specific characteristics of each proposed project to determine if it would interfere with an emergency evacuation plan, then project-specific mitigation measures, such as a traffic control plan, or changes to project design or construction operations, would be required.

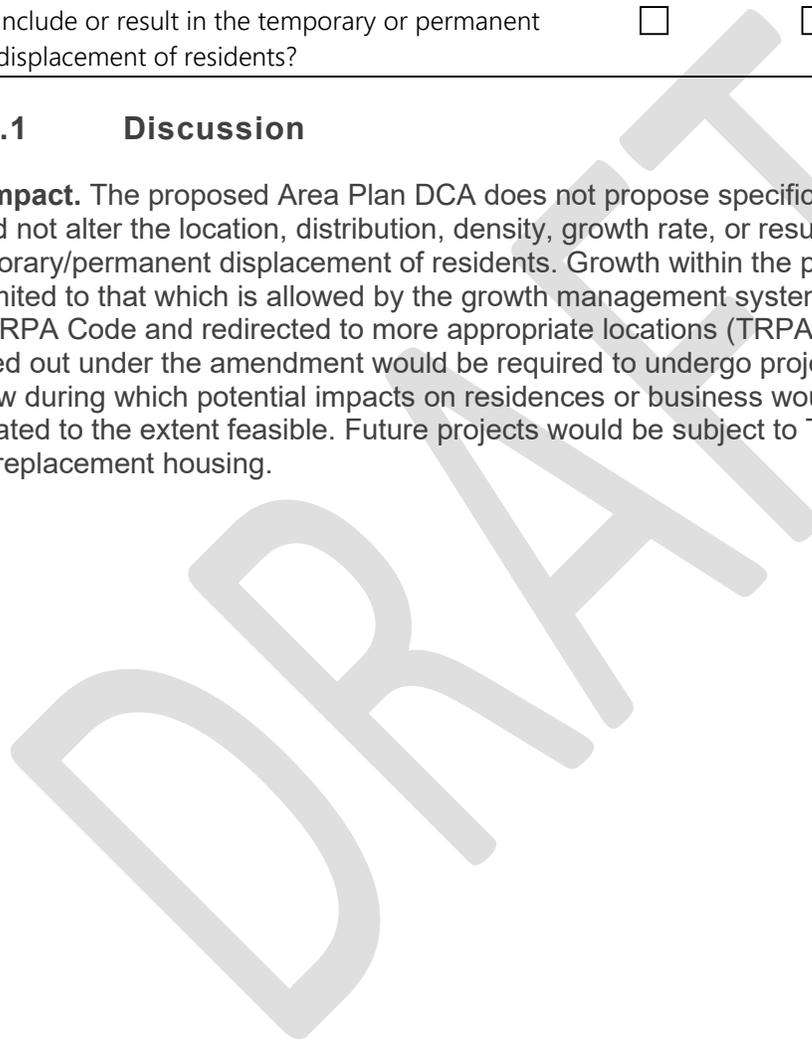
Because future projects would adhere to existing regulations, including various federal, state, and local regulations address the handling, transporting, and disposing of hazardous materials, and because there would be no proposed policies or changes to existing policies that would affects the transport of use of hazardous materials in the region, no impact would occur.

3.12 Population

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIV. Population				
Will the proposal result in:				
a) Alter the location, distribution, density, or growth rate of the human population planned for the Region?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include or result in the temporary or permanent displacement of residents?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.12.1 Discussion

No impact. The proposed Area Plan DCA does not propose specific projects and therefore would not alter the location, distribution, density, growth rate, or result in the temporary/permanent displacement of residents. Growth within the plan area would continue to be limited to that which is allowed by the growth management system set forth in Chapter 50 of the TRPA Code and redirected to more appropriate locations (TRPA, 2022). All future projects carried out under the amendment would be required to undergo project-level environmental review during which potential impacts on residences or business would be assessed and mitigated to the extent feasible. Future projects would be subject to TRPA requirements for in-kind replacement housing.



3.13 Housing

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIV. Housing				
a) Affect existing housing, or create a demand for additional housing?				
To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:				
a) Will the proposal decrease the amount of housing in the Tahoe Region?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.13.1 Discussion

No impact. The amount of housing in the Tahoe Region is limited by the number of available development rights and residential bonus units available through the TRPA growth management system, which would not be altered by the Area Plan DCA.

The proposed Area Plan DCA would not prohibit residential uses in any location where they are currently allowed. Future projects carried out under the amendment would be subject to TRPA requirements for in-kind replacement housing.

3.14 Transportation/Circulation

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIII. Transportation/Circulation.				
Will the proposal result in:				
a) Generation of 650 or more new average Daily VMT?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes to existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantial impact upon existing transportation systems, including highway, transit, bicycle, or pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Alterations to waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.14.1 Discussion

No impact. The proposed Area Plan DCA would not alter any requirements related to parking standards due to an increase in parking demand or have a substantial impact on the existing transportation system including highway, transit, bicycle, or pedestrian facilities. There are no railways or airports located in the plan area. Any future waterborne transit would be subject to a project-level planning, design, and environmental review process. Traffic generation is not expected to increase as compared to current levels under the existing Area Plan. Traffic hazards to motor vehicles, bicyclists, or pedestrians are not expected to increase, nor will the DCA approve project-specific transportation elements that would inherently increase the potential for hazard.

The proposed Area Plan DCA would allow primary and secondary school use under a Special Use Permit on parcels larger than 3 acres in the Wood Creek Regulatory Zone. Requests would be evaluated at a project-level to ensure transportation, parking, and traffic generation are consistent with applicable limitations and regulations. Future projects implemented under the proposed Area Plan DCA would provide a traffic and parking plan to ensure all applicable regional and local requirements are met. Implementation of the proposed Area Plan DCA would not include any provisions or changes that would alter such requirements or regulations for individual future projects. For these reasons, the proposed Area Plan DCA would have no impacts to parking, transportation, or traffic generation. All aspects of the Regional Plan, Area Plan, and TRPA Code would continue to apply throughout the plan area.

3.14.2 Additional Background Information

Existing Highways Within the Plan Area DCA

Two (2) major highways exist within the plan area: Nevada State Route 431 (SR 431) (commonly referred to as Mount Rose Highway), and Nevada State Route 28 (SR 28) (commonly referred to as Tahoe Boulevard). Both highways border at least one of the 6 parcels that could be affected by this DCA (Figure 1).

Nevada State Route 431 (Mount Rose Highway)

SR431, also known as Mount Rose Highway, is maintained by the Nevada Department of Transportation (NDOT) and serves as a vital link between Incline Village and Reno. Its' historical roots can be traced back to at least 1950 when it was established to provide access to the ski areas of Mount Rose. NDOT officially designated approximately 20 miles of SR431 as the Mount Rose Nevada Scenic Byway on June 27, 1996. Functionally, SR 431 is identified as an "Urban Minor Arterial" by Nevada state standards (Hemlein, 2018).

Notably, the corridor has a low injury crash rate of 0.22 crashes per million vehicle miles traveled (MVMT), as compared to the state average of 1.27 injury crashes per MVMT for the urban minor arterial functional classification (Hemlein, 2018). Within the plan area, the speed limit on SR431 ranges from 45-50 miles per hour (MPH), ensuring safe and efficient traffic flow. Additionally, there is a single escape ramp (Route Master Identification Number 11317), situated approximately 0.220 miles from the junction with SR28 (NDOT, 2023).

Nevada State Route 28 (Tahoe Boulevard)

SR28, also known as Tahoe Boulevard, is maintained by NDOT, and spans the northeastern shoreline of Lake Tahoe, connecting US Route 50 in Douglas County to California SR 28 at Crystal Bay. This scenic route has been a part of the Nevada Scenic Byway system since June 1994 and the National Scenic Byway system since September 1996. Covering an approximate distance of 16.166 miles, SR28 offers travelers a captivating journey along the tranquil shores of Lake Tahoe (NDOT, 2023).

The established speed limit on SR28 is 35 MPH, for the safety of travelers and the preservation of the natural beauty that surrounds this scenic roadway. Its history dates back to 1932 when it was originally paved, although it previously served a unique purpose within the timber industry as early as 1880. SR28 has retained the same general alignment since 1948 (SHPO, 2010).

As a two-lane corridor, SR28 provides a crucial role in providing access to the Lake Tahoe region, serving as access for over one million recreating visitors and accommodating approximately 2.6 million vehicles each year (Tahoe Transportation District, 2023).

SR431 and SR28 Future Improvement Projects

The Tahoe Area Plan (TRPA, 2021) and Mount Rose Scenic Byway Corridor Management Plan (Washoe County, 2015) identify three (3) future improvement projects to SR431 and SR28. Information for these improvement projects is presented in Table 3.

Table 3: Future Highway Improvement Projects

Project Number	Project Name	Highway	Project Description
T-5	Off-Highway Parking along Mount Rose Highway	SR431	In compliance with the Mount Rose Scenic Byway Corridor Plan, establish off-highway parking at Incline Meadows and the Incline Flume trailhead.
T-6	Mount Rose Highway Center Turn Lanes	SR431/SR28	In compliance with the Mount Rose Scenic Byway Corridor Plan, create a center turn lane along Mount Rose Highway at Country Club Drive. Investigate the possibility of additional turn lanes between County Club Drive and SR28.
T-24	Mount Rose Highway Multi-Use Path	SR431	East side of SR431 from the Incline Flume Trailhead to the northern planning area boundary.

Washoe County Level of Service

Washoe County evaluates the quality of travel on its’ roadways and intersections using Level of Service (LOS) measures. LOS is used to analyze roadways and intersections by categorizing traffic flow and assigning quality levels of traffic based on performance measures like vehicle speed, density, and congestion. LOS uses a hierarchical classification of drivers’ perceptions to measure the quality of service provided by a roadway facility based on factors such as speed, travel time, maneuverability, delay, and safety. Similar to the common report card system, LOS is represented by the letters A through F (Washoe County, 2020). “A” represents the best operating conditions and “F” the worst. Table 4 describes LOS characteristics.

Table 4: Level of Service Categories

LOS	Description
A	Relative free-flow. No restrictions to vehicle maneuverability or speed. Very slight delay
B	Stable flow. Some slight reduction in maneuverability and speed. Slight delay.
C	Stable flow operation. Higher volumes. More restrictions on maneuverability and speed. Acceptable delay.
D	Approaching unstable flow operation. Lines develop. Little freedom to maneuver. Tolerable delays for short periods.
E	Unstable flow or operation. Low operating speed; momentary stoppages. This conditions is common in peak hours. Congestion and lengthy delays.
F	Forced flow or operation. Gridlock occurs.

The LOS standard is based upon a roadway's functional classification posted speed, amount of access, and the number of lanes provided. Intersections are designed to provide a LOS consistent with maintaining the policy LOS of the intersecting corridors.

An environmental analysis completed for the 2017 Regional Transportation Plan and included in the IEC completed in 2021 for the Tahoe Area Plan adoption, evaluated existing traffic volumes and trends including sections of SR431 and SR28. The analysis presented existing LOS, as of 2016, and projected future LOS to 2040 after completed build out of the Tahoe Region (Ascent Environmental, 2012). The SR431 and SR28 segments and corresponding analysis results addressed in the RTP analysis are as follows:

- SR28 from Red Cedar Drive to West Lakeshore Blvd (west of Incline Village) - LOS E in 2016 and 2040
- SR28 from Cal Neva Drive to Stateline Rd. (in the North Stateline Town Center) - LOS E in 2016 and 2040
- SR431 from SR28 to 2nd Creek Drive (west of Incline Village – LOS C or better in 2016 and 2040

The TRPA standards require that peak-period traffic flow not exceed LOS D on urban developed area roads such as SR431 and SR28. These vehicle LOS standards may be exceeded when provisions for multi-modal amenities and/or services (such as transit, bicycling, and walking facilities) are adequate to provide mobility for users at a level that is proportional to the project-generated traffic in relation to overall traffic conditions on affected roadways (Ascent Environmental, Inc. , 2020).

The Tahoe East Shore Trail is a Class I Shared Use Path along 3 miles of SR28. Bike Lanes (Class II) are provided along SR28 within Incline Village, and sidewalks are provided in the commercial areas. SR431 is a designated bike route (class III). Public and private transportation services are also available including the Tahoe Area Regional Transportation (TART), the North Lake Tahoe Express, the East Shore Express, skier shuttles, and private hiking/biking shuttles. There are currently no adopted requirements or standards regarding the quality of service of other travel modes (i.e., transit, biking, or walking) that could potentially reduce the demand on the roadway system (Ascent Environmental, Inc. , 2020).

Trip Generation Review for the Wood Creek Regulatory Zone

A Trip Generation Review for the Wood Creek Regulatory Zone located in Incline Village, Nevada, completed by DOWL traffic engineers, compares the expected trip generation of a private K-8 school with existing trip generation of the special use permit land use of a Day Care Center/Pre-School in the Wood Creek Regulatory Zone. The result of the review contributes to evaluating whether a Private K-8 school can be added to the special use permit land uses allowed in the Wood Creek Regulatory Zone.

The Wood Creek Regulatory Zone currently allows the development of Day Care Center/Pre-schools within its boundaries after the submission of a special use permit and site-specific traffic study. As found in the trip generation review, Private School (K-8) educational facilities operate very similar to Day Care centers on a daily basis, with minor differences which may lead to increased traffic pressure in the morning and significantly less traffic pressure in the evening.

The trip generation review concluded adding the Private School (K-8) land use to the list of acceptable special use permit land uses would be consistent with Incline Village's desire for low-pressure land uses, which conform to the currently allowed options.

For more information on the trip generation review, see Appendix A, Wood Creek Regulatory Zone Trip Generation Review.

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3.15 Public Services

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIV. Public Services.				
Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.15.1 Discussion

Beneficial. Implementation of the proposed Area Plan DCA would not make changes to the total number of residential allocations of other development rights (e.g., CFA, TAUs) that would exceed the potential growth of what was analyzed previously. Allowing for primary and secondary school use under a Special Use Permit in the Wood Creek Regulatory zone would provide a beneficial impact in an area that has a demand for schools.

The long-term growth under the proposed Area Plan DCA would be relatively small and would be no different than without the DCA. Any new construction could result in population increases that, depending upon location, could require improved or expanded facilities for fire protection, police protection, schools, recreational facilities, maintenance, or other governmental services. The construction of these governmental services could result in adverse environmental effects; however, individual projects would be required to undergo environmental review to ensure that impacts are identified and mitigated.

The limited potential growth that could occur within the plan area from the proposed Area Plan DCA would not be changed from the potential growth allowed by the existing Area Plan. Therefore, there would be no change in demand for public services.

3.16 Energy

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
VI. Energy.				
Will the proposal result in:				
a) Use of substantial amounts of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.16.1 Discussion

No impact. The proposed Area Plan DCA would not increase the potential for growth in the plan area beyond that which could occur under the existing Area Plan. Therefore, potential effects on the use of energy or fuel would not change and would be the same as those previously analyzed. As with existing conditions, energy and fuel would be consumed during the construction and operation of future projects in the plan area. However, the potential for growth in the plan area would be limited through limitation on development rights, such as CFA, RUUs, and TAUs. The proposed Area Plan DCA does not allow new uses that would require substantial amounts of energy or fuel, such as heavy industrial or manufacturing uses. While any new construction would require electric and natural gas service as part of the basic services (see TRPA Code Chapter 32), the entire area within the plan area is in proximity to existing electric and gas infrastructure (TRPA, 2022). Future projects requiring new or modified connections would be subject to the requirements and fees of the applicable utility providers.

Furthermore, the existing Area Plan includes a GHG reduction strategy (Development Code Section 110.220.415) which is anticipated to reduce the long-term use of energy and fuel (TRPA, 2021). The proposed Area Plan DCA would not increase VMT. In addition, future projects carried out under the amendment would be evaluated at a project-level to determine if the project would use substantial amounts of fuel or energy, and mitigation measures would be required, if necessary, as a condition of approval. For these reasons, the proposed Area Plan DCA would not result in the substantial use of fuel or energy.

3.17 Utilities

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XVI. Utilities.				
Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Communication systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Solid waste and disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.17.1 Discussion

No impact. Implementation of the proposed Area Plan DCA would not change the total number of available residential allocations or other development rights (e.g., CFA, TAUs). Thus, growth would be consistent with the level of development previously analyzed. Because the proposed Area Plan DCA would not authorize or result in growth that would exceed that which could occur under existing conditions, there would be no impact to utilities.

Communication systems

Multiple telecommunication providers offer services within the plan area. The long-term growth under the proposed Area Plan DCA would be relatively small and would be the same as could occur under existing conditions. Thus, it would be unlikely to exceed the capacity of existing service providers.

Water Service

Water Service for the Plan Area is provided by IVGID. The Nevada side of the Tahoe Region has an allocation of 11,000-acre feet per year (afy) from Lake Tahoe and tributary surface waters, of which IVGID is allocated 4,272.83 afy. IVGID exercises approximately 75 percent of its water rights in any given year. As described above, the long-term growth under the proposed Area Plan Amendment would be relatively small and consistent with existing growth potential. Because the IVGID currently has excess water supply capacity and the future growth in the plan area would be limited, the proposed Area Plan DCA would not exceed the maximum permitted capacity of the service provider. Additionally, future projects in the plan area would be required under TRPA Code Section 32.4 to demonstrate sufficient supply, treatment capacity (as applicable), and conveyance capacity for clean water by the water purveyor (TRPA, 2022).

Sanitary Sewer Service

This plan area is serviced by a community sewer system that is owned and operated by IVGID. Water is treated at a primary and secondary treatment plant; from there the treated effluent is transported by pipeline out of the Basin to a 900-acre wetlands enhancement project in the Carson Valley. The community sewer system was designed and built such that it could be expanded and accommodate the communities at full build out. Because the proposed Area Plan DCA would not increase the growth potential within the plan area beyond what could already occur under the Existing Plan, it would not exceed the capacity of the sewage treatment provider (TRPA, 2021). Additionally, future projects in the plan area would continue to be required under the TRPA Code Section 32.4 to demonstrate sufficient conveyance and treatment capacity for wastewater (TRPA, 2022).

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3.18 Human Health

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XVII. Human Health.				
Will the proposal result in:				
a) Creation of any health hazard or potential health hazard (excluding mental health)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.18.1 Discussion

No impact. The proposed Area Plan DCA does not propose policies or changes to existing policies that would affect the transport or use of hazardous materials in the region, nor would it create a heightened risk for exposure to potential health hazards.

As with existing conditions, implementation of the proposed Area Plan DCA could result in new development and redevelopment in the plan area that could increase the number of residents and visitors in the plan area. Hazards such as wildfire, flooding, seismic hazards (e.g., earthquakes, avalanches, and seiches), and landslides have the potential to occur in the plan area: there would be no increase in exposure of people to these hazards.

Effects related to wildfire hazards, flood hazards, and seismic hazards were previously analyzed. The analysis found that because future projects would be required to be consistent with the Regional Plan, requirements for fire safety as well as other applicable federal, state, regional, and local fire safety plans, and because future projects would be required to consider the fire hazards in the region and include measures to ensure that defensible space is maintained and excessive fuel is reduced, the effects of future development would be less than significant (TRPA, 2021). Sites would be required to undergo site-specific geotechnical analysis and, if applicable, employ design standards that consider seismically active areas and comply with current building codes and local jurisdiction seismic standards.

For these reasons, the proposed Area Plan DCA would not create any health hazards.

3.19 Scenic Resources/Community Design

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XVIII. Scenic Resources/Community Design.				
Will the proposal:				
a) Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be visible from any public recreation area or TRPA designated bicycle trail?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the height and design standards required by the applicable ordinance, Community Plan or Area Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.19.1 Discussion

No impact. The Wood Creek Regulatory Zone includes areas that are visible from TRPA-designated scenic travel unit number 22 (Crystal Bay) and unit number 23(Mt. Rose Highway). The Area Plan DCA would not alter requirements related to scenic resource protection. Construction or substantial exterior modification of structures would still be subject to scenic review standards that are applied on a project-specific basis (TRPA Code Section 66.1). Any subsequent projects carried out under the amended Area Plan would be required to make project-specific findings as well as the Chapter 4 threshold findings and Chapter 37 height findings in the TRPA code (TRPA, 2022).

Consistent with the Regional Plan, the existing Area Plan allows for changes in the built environment through use of remaining allocations, use of newly authorized allocations, and implementation of design standards and guidelines and Code provisions that ultimately affect the form of new development and redevelopment. The existing Area Plan implements, and is consistent with, the provisions of the Regional Plan (such as increased density and height in community centers) intended to incentivize redevelopment, while protecting scenic resources (TRPA, 2021). The existing Area Plan Design Standards and Guidelines are designed to guide development that would reflect the character of the area, protect viewsheds, and substantially improve the appearance of redevelopment projects (TRPA, 2021).

Future projects within the plan area could be visible from public recreation facilities or TRPA designated bicycle trails. However, for the same reasons described above, they would not result in significant impacts to scenic resources.

The existing Area Plan implements height and design standards, and goals policies and implementation actions that are consistent with the Regional Plan and SQIP (TRPA, 2021). The amended Area Plan would continue to implement these same standards.

All projects would continue to comply with TRPA Code provisions and the Area Plan Design Standards and Guidelines, which would result in generally improved scenic conditions in the plan area (TRPA, 2022).

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3.20 Recreation

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIX. Recreation.				
Does the proposal:				
a) Create additional demand for recreation facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create additional recreation capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have the potential to create conflicts between recreation uses, either existing or proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a decrease or loss of public access to any lake, waterway, or public lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.20.1 Discussion

The proposed Area Plan DCA would not increase the potential for growth within the plan area beyond that which could already occur with the existing Area Plan. Nor does it authorize or approve any development, redevelopment, or recreation facility projects. The TRPA system of People At One Time (PAOT) will not be changed, and the DCA does not alter regulations related to recreation or approve changes to existing recreation facilities. As such, the demand for recreation facilities would not be affected.

Additionally, the proposed Area Plan DCA would not rezone public lands or change any existing requirements for public access to any lake, waterway, or public lands. Therefore, the proposed Area Plan DCA would not result in a decrease or loss of public access to any lake, waterway, or public land.

As with existing conditions, future projects within the plan area would continue to be reviewed through a project-level environmental review, which would assess whether the project would increase demand for recreation facilities and/or provide additional recreational capacity. If applicable, mitigation measures would be required to address significant project-level effects on recreation demand or capacity. In addition, the existing Area Plan is consistent with applicable plans that guide existing and proposed recreation uses, which would be unchanged (TRPA, 2021).

For these reasons, the proposed Area Plan DCA would not create substantial conflicts between existing or proposed recreation uses.

3.21 Archaeological/Historical

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XX. Archaeological/Historical.				
Will the proposal result in:				
a) An alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object, or building?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the property associated with any historically significant events and/or sites or persons?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.21.1 Discussion

No impact. The proposed Area Plan DCA would not alter any requirements related to the protection of archaeological or historic sites, structures, objects, or buildings. Nor would it alter existing state and federal protections for historic or cultural resources. Future projects could occur on properties that contain known historical resources, be associated with historically significant events or individuals, or result in adverse physical or aesthetic effects to a significant historical site, structure, object, or building. However, federal and state, regulation, and TRPA Code are in place to address protection of these resources.

The applicable TRPA protections include TRPA Code Section 33.3.7, which requires cessation of grading and consultation with government agencies whenever historical, pre-historical, or paleontological materials appearing to be 50 years or older are discovered during grading activity. TRPA Code Chapter 67 includes standards which require evaluation by a qualified archaeologist of any potential archaeological, cultural, or historical resources discovered during project construction (TRPA, 2022). TRPA also requires that projects in areas with known or newly discovered sites of cultural or historic significance include a site survey (performed by a qualified archaeologist) before TRPA approval. This standard also requires consultation with relevant Native American tribes on all site surveys to determine if tribally significant sites are present. If resources are discovered and deemed significant, then a resource protection plan is required. Such a plan shall be prepared by a qualified professional and may provide for surface or subsurface recovery of data and artifacts and recordation of structural and other data. Additionally, grading, operation of equipment, or other soil disturbance is prohibited in areas where a designated historic resource is present, or could be damaged, except in accordance with TRPA-approved resource protection plan. Finally, upon discovery of a previously unknown

site, object, district, structure, or other resource, potentially meeting criteria designating it as a historic resource TRPA shall consult with the applicable State Historic Preservation Officer (SHPO), and with the relevant Native American tribe if it is a tribal site. In addition, Native American tribes are permanent members of the TRPA Advisory Planning Commission (APC), where tribal representatives can review all projects that come before the APC. These protections would continue to apply with the amended Area Plan.

The Nevada SHPO reviews projects for potential impacts to historic properties. The Nevada SHPO keeps an inventory of the state's cultural resources to assist federal, state, and local agencies in planning projects to avoid impacts to important cultural resources; the agency also acts as a clearinghouse for nominations of sites and features to the NRHP. Additionally, the Nevada SHPO plays an advisory role to TRPA during project review of structures 50 years or old or older. At the federal level, Section 106 of the National Historic Preservation Act guides cultural resources investigations by federal agencies and requires considerations of effects on properties that are listed in, or may be eligible for listing in, the NRHP.

All future projects within the plan area would be evaluated through a project-level environmental review, which would evaluate the potential for specific future projects to degrade historic, archeological, or cultural resources. If necessary, the project-level environmental review would identify mitigation measures to avoid or reduce potential conflicts.

For these reasons, the proposed Area Plan DCA would not alter existing cultural resource protection, which are sufficient to protect resources.

DRAFT

3.22 Findings of Significance

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XXI. Findings of Significance.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period, while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.22.1 Discussion

The proposed Area Plan DCA would not alter policies or requirements that balance short-term and long-term environmental goals.

The results of this IEC show no changes to environmental effects when compared to the 2020 IEC completed for the Area Plan (Ascent Environmental, Inc. , 2020).

4.0 REFERENCES

- Ascent Environmental. (2012). *Regional Plan Update Final Environmental Impact Statement*.
- Ascent Environmental. (2022). *South Shore Area Plan Amendment Initial Environmental Checklist*.
- Ascent Environmental, Inc. . (2020). *Initial Environmental Checklist for the Washoe County Tahoe Area Plan*.
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- Hemlein, K. (2018, October 22). *Summary of Road Safety Assessment - State Route 431 Mount Rose Highway*. Retrieved from Washoe Residents for Appropriate Planning: <https://washoerap.com/2018/10/22/summary-of-road-safety-assessment-state-route-431-mount-rose-highway/>
- NDOT. (2023). *Annual Vehicle Miles of Travel*. Carson City.
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- Tahoe Transportation District. (2023, July 03). *SR28 National Scenic Byway*. Retrieved from Tahoe Transportation District: <https://www.tahoetransportation.org/projects/sr28-national-scenic-byway/>
- TRPA. (2012). *Rules of Procedure*. Code of Ordinances.
- TRPA. (2021). *Threshold Standards and Regional Plan*.
- TRPA. (2021). *Washoe County Tahoe Area Plan*.
- TRPA. (2022). *Code of Ordinances*.
- TRPA. (n.d.). *Standard Conditions of Approval for Grading Projects*.
- TRPA. (n.d.). *Standard Conditions of Approval for Residential Projects*.
- Washoe County. (2015). *Mount Rose Scenic Byway Corridor Management Plan*.
- Washoe County. (2020). *Master Plan Land Use and Transportation Element*. Reno: Fifth Printing.

5.0 REPORT PREPARERS

DOWL, LLC

Emily Paris.....Environmental Specialist

Donna Robinson.....Environmental Specialist

AnnMarie Lain..... Senior
Planner

DRAFT

Appendix A: Wood Creek Regulatory Zone Trip Generation Review

DRAFT



TECHNICAL MEMORANDUM

TO: Washoe County Planning Commission and Board of County Commissioners
 FROM: Adam Miles, P.E., Senior Transportation Engineer (DOWL)
 Silas Callahan, P.E., Project Engineer (DOWL)
 DATE: September 27, 2023
 PROJECT: Wood Creek Regulatory Zone Trip Generation Review

1.0 BACKGROUND

This memorandum provides a trip generation review for the Wood Creek Regulatory Zone located in Incline Village, Nevada. This memo was written to compare the expected trip generation of a Private K-8 school with the existing trip generation of the special use permit land use of a Day Care Center/Pre-School. The result of this review will be included in evaluating whether a Private K-8 school can be added to the special use permit land uses allowed in the Wood Creek Regulatory Zone.

2.0 TRIP GENERATION REVIEW

The *Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition*¹ provides national guidance on trip generation rates for a variety of land uses. Data is voluntarily provided from across the United States as new studies and information becomes available. For the land uses described in the Wood Creek Regulatory Zone, the current Day Care Center/Pre-Schools can be compared against other private education schooling options listed in the Trip Generation Manual for context. As shown in Table 1, a Day Care center is comprised of students who are dependent upon school pick-up/drop-off activity by their parent or guardian similar to a typical Private School (K-8). As such, the daily trip generation rates are approximately equal between the land uses. However, AM peak hour trip generation tends to be higher with a Private School (K-8) due to the standard school start/end times and classroom schedule as compared to a Day Care Center. Day Care Centers have higher PM Peak Hour trip generation due to the student pick-up occurring at the end of a typical workday instead of earlier (as is common with most K-8 education).

Table 1: Trip Generation Review

Land Use Type	ITE Code	Units	AM Peak Hour Average Rate	PM Peak Hour Average Rate	Daily Average Rate
Day Care Center	565	Students	0.78	0.79	4.09
Private School (K-8)	534	Students	1.04	0.26	4.11
Private School (K-12)	536	Students	0.79	0.17	2.48
Charter Elementary School	537	Students	1.02	0.14	1.85

¹ *ITE Trip Generation Manual*, 11th Edition, Institute of Transportation Engineers, September 2021.

The other educational land uses experience lower overall daily average trip generation due to the increased use of school bussing and students driving themselves to school rather than relying on parent/guardian pick-up and drop-off activity.

4.0 CONCLUSION

The Wood Creek Regulatory Zone currently allows the development of Day Care Center/Pre-schools within its boundaries after the submission of a special use permit and site-specific traffic study. As shown in the trip generation review, Private School (K-8) educational facilities operate very similar to Day Care centers on a daily basis, with minor differences which may lead to increased traffic pressure in the morning and significantly less traffic pressure in the evening.

Adding the Private School (K-8) land use to the list of acceptable special use permit land uses would be consistent with Incline Village's desire for low-pressure land uses which conform to the currently allowed options.

STAFF REPORT

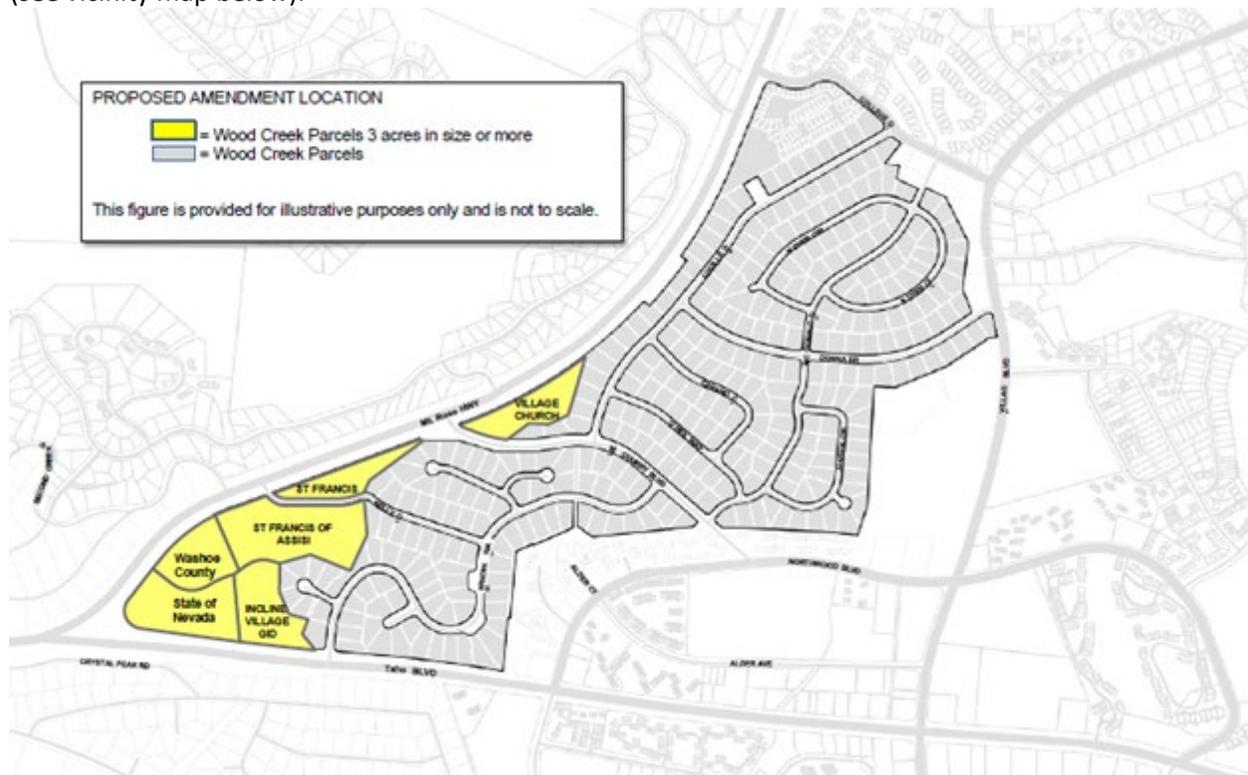
Date: September 20, 2023
To: TRPA Regional Plan Implementation Committee
From: TRPA Staff
Subject: Washoe County Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone

Summary and Staff Recommendation:

Washoe County is considering an amendment to the Wood Creek Regulatory Zone within the Tahoe Area Plan that would allow educational land uses (K-12) with a special use permit. The County has not begun the public hearing process with the County Planning Commission or County Commissioners and is seeking input from the RPIC before doing so. This item is for discussion purposes only and no action is required.

Project Description/Background:

Washoe County has been approached by a project applicant and asked to consider changing the Tahoe Area Plan Wood Creek Regulatory Zone. Specifically, the proposed amendment is to add "schools - kindergarten through secondary" as a permitted use type, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone (see vicinity map below).



The County has not determined if they wish to propose this amendment and is currently seeking input from the RPIC prior to beginning the formal process of hearings before the County Planning Commission and County Commissioners. Although this application was prompted by a proposed project, it is important to note that a change in the area plan and implementing code would not approve the proposed project and would require a separate process to do so. The members of the RPIC should, therefore, provide comments related to the change in allowed use in the area plan versus comments on the specific project.

Staff from both the County and TRPA will be present to answer any questions the Committee may have regarding this proposal. Although the project that prompted this request is not being considered, it is anticipated that the project applicant and community members interested in the project will also be present to provide comments.

Schedule of Area Plan Amendments

The TRPA Bi-State Compact requires that amendments to the Regional Plan, which includes area plans once adopted by the appropriate local government and TRPA, must be processed within 180 days of a request by a local government (Article V). Consistent with that requirement, the 2023-2024 Annual Work Plan outlines a process for consideration of amendments in two six-month cycles, generally starting July 1 and January 1 of each fiscal year (page 21). This process is illustrated graphically below.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Formal 180 Day (6 Month) Cycle											
Local Planning Comm. & Governing Body											
			TRPA APC, RPIC, & Governing Board								
			Pre-180 Day Cycle Prep.			Formal 180 Day (6 Month) Cycle					
			Staff Coordination & RPIC Informational			Local Planning Comm. & Governing Body					
									TRPA APC, RPIC, & Governing Board		
									Pre-180 Day Cycle Prep.		
									Staff Coordination & RPIC Informational		

At this point in time staff have received amendments from Placer County, South Lake Tahoe, and Washoe County that are being processed during this July 1-December 31, 2023, cycle. The RPIC has already had informational presentations and provided comments on the Placer County and South Lake Tahoe amendments. Because the RPIC informational hearing did not occur prior to July 1, this amendment may not be heard by Washoe County in time for the formal process to be completed by TRPA by late 2023. If necessary, the TRPA process may need to be completed in early 2024.

Contact Information:

For questions regarding this agenda item, please contact Jacob Stock, Senior Planner, at 775.589.5221 or jstock@trpa.gov. To submit a written public comment, email publicComment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 12:55:31 PM
To: Tony Schweiss <tony.schweiss@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Tony Schweiss <tony.schweiss@gmail.com>
Sent: Tuesday, September 26, 2023 10:51 AM
To: Marja Ambler <mambler@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Dear TRPA Regional Plan Implementation Committee,

My wife, five children, and I are residents of Incline Village. We are fortunate to be able to make a home of our beautiful town and area for several reasons but the keystone reason is the existence of a Catholic school to which we can confidently send our kids to learn in an environment informed by our faith. Having this choice and having the school co-located with the Church that is our religious home, is what keeps us in Tahoe and in Incline Village. Simply put, if the school didn't exist here, we would need to leave.

Some people have asked me why the public school isn't the right answer for us. I fully support public schools and the right of all children to high quality education. My tax dollars are a material support and how I vote are heavily influenced by public educational considerations. But for our family our religion is at the center of how we engage with the world around us. The freedom and opportunity to choose to send our kids to a school that follows the tradition of our faith is a core consideration when determining where to raise our family. As a parent of kids at St. Clare's, I know that most of the other families feel similarly.

I am unable to attend the meeting on Sept. 27th at 2pm due to travel for work, however, were I there, I would have appreciated the opportunity to stand up publicly in support of this DCA. The opportunity for Incline to offer school choices to its residents is impactful for the whole community and will be a growing and contributing factor to attracting more full time residents who desire to make this their permanent home for their young and growing families.

Sincerely,

Tony Schweiss
1008 Galaxy Way,
Incline Village.

From: Tara <taramaddendent@gmail.com>
Sent: 9/26/2023 10:23:49 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Cc: tgilbert@thevillagechurchnv.org <tgilbert@thevillagechurchnv.org>;
Subject: Washoe County Tahoe Area Plan Amendment (09/27/23)

TRPA Regional Plan Implementation Committee,

Please accept this email as my expressed support for amending the Washoe County Tahoe Area Plan to add, "schools- kindergarten through Secondary", as a permissible land use as a special use within the Wood Creek Regulatory Zone for parcels equal to or greater than three acres in size.

As a 15-year educational administrator and teacher, I recognize the importance of school choice for young families (supported by state and national data), and the need for this amendment to institutionalize that choice within northern Tahoe systems. Being able to raise children to know the Lord God is important to me and it's quiet clear that without this amendment, my family and our community will be deprived of high-quality education and supports vital to our core values, our children's' development, safety, and wellbeing.

Thank you for your time and support on this critical need. We appreciate your support. Please contact me if I provide any additional information.

Sincerely,
Tara Madden-Dent, Ph.D.
President, Academic Freedom
Incline Village Resident

From: Jane Dykstra <tahoejane@gmail.com>
Sent: 9/26/2023 9:05:47 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Public Comment for 9/27/2023 Meeting
Attachments: [TRPA Regional Plan Implementation Committee.pdf](#)

Please read into the record the attached public comment on the following agenda item:

Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Thank you,
Jane Dykstra
564 Bronco Court
Incline Village, NV 89451
775-240-6913
tahoejane@gmail.com

TRPA Regional Plan Implementation Committee

Meeting Date: September 27, 2023

Regarding Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools-kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Public Comment from: Jane Dykstra, 564 Bronco Court, Incline Village

I have been a resident of Incline Village for over 24 years. My husband and I raised our family here; both of our children graduated from Incline High School. In the years since my retirement, I have consistently volunteered in the public schools in town. My involvement in the local schools has given me insight to the education available to children of Incline Village, and I believe that there is a need for broader options. An amendment to the Washoe County Tahoe Area Plan that would allow schools on parcels of three acres or greater, would allow schools to be located at both the St. Francis Catholic Church and The Village Church. These institutions are both interested in offering educational programs that would meet the academic, social, emotional, and (most influentially, in my opinion) spiritual needs of families in our community. Not having Christian education options available in our area is a deficiency in the local community plan. Parents who are invested in providing a Bible-based approach to learning are forced to either drive their children to Reno or home-school them.

I am in favor of this amendment to the Washoe County Tahoe Area Plan so that a Christian education is an option for young families in our community.

From: Sharon Sigler <ssigler63@gmail.com>
Sent: 9/26/2023 11:18:25 AM
To: maqmbler@trpa.gov <maqmbler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add " schools kindergarten through secondary " as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

I believe this request should be approved as it is important to have the right to have choices for public or private education. Families should have options for the education of their children. Providing private Christian education should be part of that option.
Sharon Sigler

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 12:50:48 PM
To: Robert Pollak <rwpollak@live.com>
Cc: margoewheeler@gmail.com <margoewheeler@gmail.com>; Public Comment <PublicComment@trpa.gov>;
Subject: RE: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Robert Pollak <rwpollak@live.com>
Sent: Tuesday, September 26, 2023 12:46 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: margoewheeler@gmail.com
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

To Marja Ambler,

We are the parents of a 3-year-old attending Saint Clare's Montessori School. I am writing to share some thoughts for the upcoming TRPA Regional Plan Implementation Committee meeting tomorrow that we are unfortunately unable to attend in person.

My understanding is that this meeting is intended to focus on Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Currently, families across the nation face a significant challenge when it comes to accessing quality education. Incline has a chance to be different. Saint Clare's and its Montessori program is what keeps us as part of this community. Schools like this are necessary to allow us to raise our children here and be valued and giving members of the community year-round.

The importance of school choice cannot be overstated. Different families have unique educational needs and preferences. St. Clare's School offers our community a unique option, enriching the educational landscape and allowing parents to make the best choices for their children. This diversity of educational opportunities strengthens our community by catering to a wide range of learning styles and needs. It also bridges an educational gap and makes it accessible for those in our community.

The growing affordability crisis that poses a significant challenge to our residents is already having drastic effects on the community. A significant portion of our community, including long-time residents and essential workers and community members, find it increasingly difficult to remain here. Reducing the schools like St Clare's in our community would create a second usually adverse force pushing our young families that are such a vital part of making this community so wonderful.

St. Clare's School is more than just an educational institution; it is a symbol of unity within our community. It represents our collective commitment to the well-being and future of our children. As an Incline community member, I have witnessed the growth and development of our town over the years (recently more than ever). I firmly believe that St. Clare's School would be another milestone in our journey, enhancing our sense of community and providing a strong foundation for generations to come.

In conclusion, St. Clare's School is not just a matter of convenience but a matter of principle, choice, and community strength. I implore you to support allowing this invaluable institution to remain at St Francis Church so we can ensure that our community continues to thrive and provide the best possible educational opportunities for our children.

Thank you for your time and consideration.

Sincerely,

Robert and Margo Pollak

From: James Dykstra <redtahoejim@gmail.com>
Sent: 9/26/2023 1:15:54 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA (Regional Plan Implementation Committee) September 27th meeting at Kings Beach Events Center, Public Comment regarding "Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary"
Attachments: [TRPA Regional Plan Implementation Committee.pdf](#)

TRPA Regional Plan Implementation Committee

Meeting Date: September 27, 2023

Regarding Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools-kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Public Comment from: Jim Dykstra, 564 Bronco Court, Incline Village

I have been a resident of Incline Village for over 24 years. My wife and I raised our family here; both of our children attended the local public elementary and middle schools and graduated from Incline High School. In the years since my retirement, I have consistently volunteered at the Incline Village Elementary school assisting 2nd, 3rd, and 4th graders to improve their reading skills. My involvement in the local schools has given me insight to the education available to children of Incline Village, and I believe that there is a need for more options. Each child learns in unique ways and interacts with their peers and teachers differently. All children, but especially children who do not learn well in the current public education classroom model, would benefit from the smaller class sizes and more disciplined approach proposed by these new private schools. The new schools would provide parents a mid-priced private school option when they see their children not making adequate progress in the public schools.

An amendment to the Washoe County Tahoe Area Plan that would allow schools on parcels of three acres or greater, would allow schools to be located at both the St. Francis Catholic Church and The Village Church. Both of these locations have adequate parking, and have demonstrated sound traffic circulation in the past in hosting food distributions and many community events over the years. These institutions are both interested in offering educational programs that would meet the academic, social, emotional, and (most influentially, in my opinion) spiritual needs of families in our community. Not having Christian education options available in our area is a deficiency in the local community plan. Parents who are invested in providing a Bible-based approach to learning are forced to either drive their children to Reno or home-school them.

I am in favor of this amendment to the Washoe County Tahoe Area Plan so that greater choice in education is an option for young families in our community.

From: Millie Clarke <millie.clarke@gmail.com>
Sent: 9/26/2023 12:25:11 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Support for Agenda item: Washoe County Tahoe Area Plan amendment to add "schools through Secondary" as a permissible land use in Wood Creek Regulatory Zone

To: TRPA Regional Plan Implementation Committee

Re: agenda item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

I want to express my support for this change to the Wood Creek Regulatory Zone, to enable a Christian School(s) to be a choice for young families in this community. I believe the benefits of having this choice will positively impact our community.

Millie Clarke
Incline Resident
744 Country Club Dr.

From: Steve Merritt <merritt124@yahoo.com>
Sent: 9/26/2023 10:49:10 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add "schools - kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27,2023

Regarding the above agenda item, **we are in favor of this proposed change to the plan.**

We believe that just as diversity is considered important in our society, so too diversity in the choice of how our children are educated is important. This change to the plan will result in additional schooling choices that our community needs and wants.

Thank you for your consideration,

Steven and Marilyn Merritt
Incline Village, NV

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 12:35:29 PM
To: Kate Schweiss <kate.schweiss@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Kate Schweiss <kate.schweiss@gmail.com>
Sent: Tuesday, September 26, 2023 12:29 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee
Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello,

I am a parent at St. Clare's Montessori school. Unfortunately, I will not be able to attend the meeting on the 27th in person since I will be picking up my children from school, but I am sending this letter to express my support for the school's location at St. Francis Church.

My husband and I send four of our five daughters to St. Clare's. The school has been an incredible blessing in our lives, providing the faithful Catholic education that we desire for our children. Having the school located at our parish, St. Francis, is hugely important to us. It provides our family with a true spiritual home and a community of joyful, faithful families that we know, love and trust. Our kids are able to frequently participate in the sacraments--something that is very important to us as Catholics.

We have been full-time residents of Incline Village for six and a half years and we love living here. We are grateful that we are able to call this beautiful town our home, and that we can educate our children in the way we see fit--according to our religious beliefs--right here in Incline. Unfortunately, if it were not for St. Clare's School being here, we would probably move in order to have access to a Catholic education. We pray that the school can stay in its location so it can continue to benefit our family and so many other young, growing families here in North Lake Tahoe.

Thank you for considering my comments!

Kate Schweiss
1008 Galaxy Way
Incline Village, NV 89451

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 3:25:16 PM
To: Jenna Hilton <jenna.hilton@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: TRPA Committee Wood Creek Regulatory Zone Meeting Public Comment
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Jenna Hilton <jenna.hilton@gmail.com>
Sent: Tuesday, September 26, 2023 3:21 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: TRPA Committee Wood Creek Regulatory Zone Meeting Public Comment

To: TRPA Regional Plan Implementation Committee

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

Regarding the above proposal, I am in full favor of this change to the plan for our community. We need options when it comes to our children's education, and this property is already set up to facilitate that purpose. I particularly appreciate the opportunity to have faith-based alternatives in our area.

Thank you,

Jenna Hilton

From: Jason Sheck <jason_sheck@hotmail.com>
Sent: 9/26/2023 3:42:12 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan Amendment - Add "schools-kindergarten through Secondary"

To: TRPA Regional Plan Implementation Committee

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

Regarding the above referenced proposal, I am in favor of this change to the plan. My home is immediately adjacent to one of the properties that would be allowed to offer a school if the proposal passes. The Tahoe area faces many challenges and growing pains, but this change to the plan is an easy way to allow existing members of the community to meet an important need - diverse educational opportunities. Over the last 5+ years I have observed the property adjacent to mine host a wide variety of activities. Those activities have never meaningfully affected the level of traffic on the surrounding streets, and have never created noise or disturbances that are inconsistent with a neighborhood. Furthermore, after getting to know some of the people that run the property adjacent to mine, I am confident any future school would be operated in such a way that it is a true benefit to the Tahoe community. I urge you to approve this proposed change.

Regards,

Jason Sheck
505 Lucille Drive, Incline Village, NV 89451

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 12:55:56 PM
To: Eric Johnston <ericjohnston1989@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Eric Johnston <ericjohnston1989@gmail.com>
Sent: Tuesday, September 26, 2023 10:48 AM
To: Marja Ambler <mambler@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

I would like to voice support for rezoning the Wood Creek Regulatory Zone to support schools.

St. Clare's is incredibly important to our family -- I can say definitively that we would not be living here if it were not for this school. As the only Catholic school in North Lake Tahoe, many families rely on it to provide the educational and spiritual formation that our children need. If this school were to disappear, our family would be at a loss for where to send our children. We would not send our children to the public schools in this area. We don't have anything against the public schools, but we just want our children to have a Catholic education.

Before St. Clare's moved into the St. Francis Church, they rented space in Tahoe Vista. While we were still grateful to have the school, it was very difficult to have the church in a separate location from the school. The school did not feel complete until it moved to St. Francis. If we were to move away from the Church, it would be taking away from the spiritual education that my children need. Learning about our faith simply isn't the same when we have to take field trips to see how our faith works.

I sincerely hope that the rezoning is approved so that St. Clare's can continue to provide this community with the option of Catholic education.

Best,

Eric

From: Dianne Severance <diannesevgroup@gmail.com>
Sent: 9/26/2023 1:39:49 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: Bridget Cornell <bcornell@trpa.gov>; planning@washoecounty.gov <planning@washoecounty.gov>; Father Jorge Herrera <Fatherjorge@sftahoe.org>;
Subject: Incline Village Tahoe Woodcreek Regulatory Zoning Change

Tuesday, September 26, 2023

Dear TRPA Governing Board,

Members of Incline Village and the St. Francis of Assisi parish have been made aware of a proposed zoning change to the Tahoe Woodcreek Zone. My understanding is that the zone change will allow for schools to be located in this area.

We all know that zoning laws are necessary rules that dictate how we can and can't use property. They help to minimize conflicts. Zoning rules are moderated and change over time to accommodate current needs and provide better land uses. There is no way to rezone a property without careful consideration.

Some matters to consider with a zone change to the Tahoe Woodcreek Zone that would allow for schools.

- Demographics indicate that the need for K-12 school space is declining. WCSD is investigating the closure of the Incline Middle School where the Incline Elementary school would absorb the 6th grade and the Incline High School absorb the 7-8 grades.
 - Why expand where schools can locate at this time? What objective statistics are driving this need?
- The Tahoe Woodcreek Zone is primarily a quiet single family suburban type neighborhood.
 - There is not consensus in this neighborhood to support a school zone.
 - A school is being proposed at the St. Francis Catholic Church site, which is located off the busy Mt. Rose highway.
- The St. Francis Parish up until now has provided CCD (catechism religious education) to its child/youth population. It is being asked to house a fully functioning all day school on its premises.
 - At a recent meeting of SFA parishioners, the Parish Priest received unambiguous support for Catholic education to happen at our property.
 - The ambiguity arises over the details surrounding a Catholic school, it's size, whether the property can accommodate, and it's impact on our current assets and infrastructure. Some parishioners would like to see a Catholic school at the SFA parish no matter the cost or impact to the community. A large group of parishioners would like to further study the impacts.
 - Currently, SFA does not have adequate space to support a school at the size that is being proposed. Many modifications to the property, financing and fundraising, and a longterm construction project will be necessary. This discussion has already occupied most of the parishioners time and will require more time, treasure and attention.
 - The proposed school has created a rift between parishioners and the parish is currently working with a mediator to bring the parish back together.

As a member of the St. Francis parish and a long-time resident of Incline Village, I don't believe there has been enough careful study to warrant a zone change.

Thank you for your consideration and the opportunity to share my point of view.

Very truly yours,
Dianne Severance
689 Bridger Ct.
Incline Village, NV. 89451

From: charlesadowd@aim.com <charlesadowd@aim.com>
Sent: 9/26/2023 6:18:20 AM
To: Public Comment <PublicComment@trpa.gov>; member@trpa.gov <member@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee Meeting on September 27,2023 8:30 AM

Dear Committee Members,

In regard to your upcoming deliberations on plan amendment to “ add schools- Kindergarten through Secondary as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size”, I wish to encourage adoption. I am a 25 year resident of this community. I am a retired executive and my wife is a retired doctor. We have no children or grandchildren in the community but we both believe strongly that this amendment should be supported for the long term health of Incline Village and its residents. The unique cultural and recreational features of the community can best be optimized with a diverse age mix of its residents, including younger active parents with children. Many of these are remote workers who represent dual income families. They need alternative channels of education for their children. Home schooling is not the answer for this and other cohorts. Public school curricula have been under a spotlight for good reason in the eyes of many parents. We don't want Incline Village to default to a wealthy retirement home mentality. We're far more vibrant than that. So both my wife and I respectfully ask that you vote “yes” on the proposed amendment.

Thank you,

Charles Dowd
547 Knotty Pine Drive
Incline Village, Nevada 89451
775-720-4844

[Sent from the all new AOL app for iOS](#)

From: Carol Coughlin <CCoughlin@jmi-inc.com>
Sent: 9/26/2023 12:15:55 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: reclassification of Tahoe Woodcreek Regulatory Zone

*I am not in favor of the reclassification of the Tahoe Woodcreek Regulatory to commercial. It should remain residential.
Carol Coughlin*

From: Athena Brockman <athena.brockman@gmail.com>
Sent: 9/26/2023 1:11:34 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Regarding Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello,

We are parents of 3 students enrolled at Saint Clare's and we are very grateful to have this school within reasonable driving distance to our home in Incline Village. Were it not for its presence in Incline, we would be commuting to Tahoe City or Reno for the alternative school choices - choices that we have always chosen for our family.

It is such a blessing to have the school co-located at St. Francis church and connected to a faith community who supports the school. There is a mutually beneficial relationship as the aging community of St. Francis, made up of many retirees, shares space with young children. The two cohorts greatly benefit from associating and being connected to those in opposite age groups. And many studies confirm the varying benefits of multi-generational living for quality of life.

Research also shows that school choice has great benefits to a wider community or town, and we agree. More choice creates attractiveness to potential new residents, choice raises home values community wide as opposed to only distinct school zones, and choice creates space for the varying preferences and needs across local society. School choice can raise the standards and outcomes across all of a region's schools and we think this is a good thing. Saint Clare's also serves a wide variety of students from different socio-economic backgrounds, providing scholarships and choosing to accept all who want this alternate academic path. It is an option meant for anyone in need of a different learning model and the benefit of this added choice serves the entire community of Incline Village.

We have a child with learning challenges who is thriving under the Montessori model that would not otherwise be available in Incline Village without Saint Clare's. This is a gift to our family as we know local public school resources to support children with learning needs are limited and in high demand. By having a separate school option to serve our child, they are able to effectively prepare for eventual matriculation to a mainstream learning environment at high school level and beyond.

These are just a few of the reasons why we support adding schools, kinder-secondary, to the Wood Creek Regulatory Zone. Nationally, and especially in western states, land use and zoning across cities and towns are changing, making choices that exclusively advantage local property owners no longer acceptable to the voting public, as there are growing needs for more housing, children's programs & community services, quality public transportation and more. Rezoning is a valid endeavor meant to consider a whole community and the needs of today. Rezoning is meant to consider best ways to maximize use, and in this case, churches that benefit from non-profit status should be used to their full potential whenever possible. Protecting the few with financial or minor nuisance concerns would inflict an unreasonable opportunity cost on the wider community of Incline Village. Rezoning can be done well and we have no doubt Saint Clare's and Saint Francis will exceed expectations.

Thank you for supporting this amendment to the Washoe County Tahoe Area Plan.

Sincerely,

Athena & Erik Brockman

From: Ann Dentz <anndentz@gmail.com>
Sent: 9/26/2023 9:26:26 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: School in Tahoe Woodcreek Regulatory Zone

Dear Sirs,

I would like to object to changing the zoning ordinance for the Tahoe Woodcreek Regulatory Zone. Putting schools in this neighborhood brings noise, trash, additional traffic, more bear activities and a greater increase in chances of accidents on Mt. Rose Highway while they are dropping off and picking up children. Furthermore, I for one would not want someone to decide to build a school in my quiet neighborhood.

Sincerely,

Anna Marie Dentz
312 Ski Way Dr.
Incline Village, NV 89451

From: Vickie Twichell <twich@aol.com>
Sent: 9/25/2023 10:23:48 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding Agenda Item: Washoe County Plan Amendment within Wood Creek Regulatory Zone, to add Schools Kindergarten through Secondary as permissible land use. (3 acres or larger)

I am in favor of this change so that families in our community of Incline Village, Nevada, have the option to choose Christian education for their children. Thank you for hearing our comments before the committee meets on September 27.

Sincerely,
Paul Twichell
995 Fourth Green Drive
Incline Village, Nv 89451

[Sent from the all new AOL app for iOS](#)

From: sdklq@aol.com <sdklq@aol.com>
Sent: 9/25/2023 9:35:16 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Request to rezone Tahoe Woodcreek Regulatory Zone

To TRPA,

I am writing to ask that the Tahoe Woodcreek Regulatory Zone not be re-zoned for the possibility of school sites.

Presently, this area is residential and the additional traffic and playground noise would change the dynamics of this quiet neighborhood.

Schools should be in commercial areas; not private neighborhoods.

Thank you for your consideration.

Sharon D. Kennedy
Resident of Incline Village, NV

From: pmosermorris@gmail.com <pmosermorris@gmail.com>
Sent: 9/25/2023 2:02:37 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee 9/27/23 Meeting, Agenda Item 4, Washoe County Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone; PLEASE SUPPORT

To the Regional Plan Implementation Committee, respectfully:

Please propose to the County Planning Commission and County Commissioners that the Wood Creek Regulatory Zone within the Tahoe Area Plan be amended to allow educational land uses (K-12) with a special use permit.

I support this proposed amendment for two reasons:

1. K-12 public education in Nevada consistently ranks 49th or 50th in the nation; and throwing more and more money at the problem has not changed this situation. Only more competition will, because giving parents an alternative to the dysfunctional public education system is the only way to truly incentivize the public schools here to improve. Our children deserve an education that will prepare them to succeed in life.
2. I believe that success in life has a crucially important spiritual dimension; and the proposed amendment would make possible future applications for two Christian schools. Such applications would, of course, would be evaluated in a separate process, but they cannot even be submitted unless and until the proposed amendment is adopted.

Please support the proposed Washoe County Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone!

Thank you for your consideration.

Sincerely,

Patricia J. Moser Morris

330 Ski Way Unit 11

Incline Village NV 89451

From: I <nancyvsd@aol.com>
Sent: 9/25/2023 9:22:03 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: RE: Opposition to Changing Zoning Ordinance in Tahoe Woodcreek Regulatory Zone

As a longtime homeowner in Incline Village, I am writing to let you know of my strong opposition re: changing zoning ordinance to allow St Clare's and the Village Church Schools to be put in the churches confines. It is not that I am opposed to the schools but it is the location of the schools in residential areas adjacent to the Mt Rose Highway and Kelly Drive for St Francis and Mt Rose Highway and McCourry St. for the Village Church. There are so many accidents on Mt Rose Hwy and just on Sat 9/16, a dump truck loaded w/ sand lost its brakes, ran over an RV and had to crash into a tree on side of Mt Rose by residential area to stop and then it caught fire.

Putting schools in the above-noted areas with increased traffic due to dropping off / picking up infants and children will only complicate the traffic situation on Mt. Rose and adjacent streets. All lives are precious and should be spared from any dangers to their lives by not thinking this issue through very carefully.

Kelly Drive and McCourry are located in quiet neighborhoods and they do not want additional traffic / noise in them. The residents in these neighborhoods have let that be known. Stand in their shoes for a few moments and think you would feel the same.

There are public buildings available in Incline Village for lease / longterm rental where these schools could be located that would have larger parking areas / more classroom space and open space for protected / safe play and activity areas. They are in commercial areas where there is space for these schools to grow as they increase in population. It was noted at an info meeting at St Francis on Thursday Sept 14 that there are approximately 40+ students at St Clare's School in St Francis of Assisi Church at this time with a waiting list of over 20 children. Larger buildings with the potential to expand would accomodate all the students noted and additional ones if planning is done properly.

Please take all of the above into consideration to create actual schools for these children in existent / vacant locations in Incline Village zoned for schools / commercial development where they are safe and can grow and flourish in their studies and activities without fear of anything happening to any of them or their families.

Nancy Henderson

From: Lynn Windham <lynn45505@gmail.com>
Sent: 9/25/2023 8:07:27 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: School Zoning in Wood Creek Regulatory Zone

To: TRPA Regional Plan Implementation Committee

Regarding Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size..

Meeting Date: September 27th

As an Incline Village resident, I am strongly in favor of the above proposal. Christian education has a strong and storied history in this country. It adds value to a community and a choice for parents as to where they educate their children. The churches that may benefit from a passage of this amendment are uniquely situated in the community so that no negative impacts would be felt by the populace.

Thank you for considering the positive results passing this amendment would bring.

Sincerely,
Lynn Windham
MA, Education

From: Karen F <karenferrell875@gmail.com>
Sent: 9/25/2023 8:46:27 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Dear TRPA Regional Plan Implementation Committee,

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Good Morning,

It seems lately that the “squeaky wheel” gets heard and recognized in our Incline community. There are a few negative & angry people living here but most people that I have spoken to support having a Christian school in our community.

With that said, I would like to stress the positive and hopefully “get heard.”

Our preschool at the Village Church has been operating successfully for 20 plus years. Our waitlist now has 80 children waiting for a spot to open. When a few of us local nonprofits got together a year ago, I asked what was their number one need in our community? They responded that they didn't need money but they needed our church to expand our preschool. When the kids graduate from preschool, their parents want to continue their kids' education at our church as an alternative to public school. Our community should be able to provide that request. The Village Church has a lot of open area with very few neighbors (2-3).

I am hoping you will consider approving the Special use permit for the growing youth population in our community.

Sincerely,
Karen Ferrell
Village Christian Thrift Shop
Village Church Women's Ministry moderator

From: Judy Ackerman <jptahoe2@icloud.com>
Sent: 9/25/2023 11:56:34 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan Amendment

To whom it may concern,

I am in total favor of amending the Washoe County Tahoe area plan to add "schools-kindergarten through secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size. Nevada needs more education alternatives, especially in the the light of the fact that the state education system ranks near the bottom nationally - see below ranking information from the internet:

Where do Nevada schools rank nationally?



"Nevada ranks 50th in Chance for Success, barely outpacing New Mexico for the bottom spot. The School Finance category utilizes eight indicators, including education spending and financial equity measures, to arrive at state rankings. In 2021, Nevada ranked 49th in this category."

Source: <https://doe.nv.gov>

I firmly believe Incline Village needs to offer a wider choice of primary education sources for the local youth in order to better prepare them for the challenging years ahead.

Thank you for your consideration,

Paul Ackerman

From: Judy Ackerman <jptahoe2@icloud.com>
Sent: 9/25/2023 10:35:34 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan Amendment

To Whom It May Concern:

I am in favor of adding “schools-kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal or greater than three acres in size.

This change allows families to have more choice in education for their children. Freedom to choose is the basis of our our country’s foundation. It would, also, allow parents, who prefer a broader education, the opportunity to reinforce their own beliefs of faith and family. In my opinion, children who have this experience are better prepared to contribute in a more positive & less self centered manner to their community & culture.

Thank you for your consideration as this amendment is put forth.

Sincerely,
Judy Ackerman
North Lake Resident

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/25/2023 11:06:07 AM
To: Judy Ackerman <jptahoe2@icloud.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Washoe County Tahoe Area Plan Amendment

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287

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

From: Judy Ackerman
Sent: Monday, September 25, 2023 10:30 AM
To: Marja Ambler
Subject: Washoe County Tahoe Area Plan Amendment

To Whom It May Concern:

I am in favor of adding "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal or greater than three acres in size.

This change families to have more choice in education for their children. Freedom to choose is the basis of our our country's foundation. It would, also, allow parents, who prefer a broader education, the opportunity to reinforce their own beliefs of faith and family. In my opinion, children who have this experience are better prepared to contribute in a more positive & less self centered manner to their community & culture.

Thank you for your consideration as this amendment is put forth.

Sincerely,
Judy Ackerman
North Lake Resident

From: JAMES STENDERUP <jim.stenderup@gmail.com>
Sent: 9/25/2023 11:58:17 AM
To: Marja Ambler <mambler@trpa.gov>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: [BULK] WASHOE COUNTY ADDING PRESCHOOL THRU K AS PERMISSIBLE LAND USE

TO: TRPA Regional Plan Implement Committee

This email is in regard to the agenda item: Washoe County Tahoe Area Plan amendment to add "schools K-Secondary" as permissible use in Wood Creek Regulatory Zone for parcels over 3 acres.

My wife and I are in favor of the change which will allow Christian schools for the very young to help more children. We personally have had conversations with three families who plan to enroll their children in such a school. This change will be good for our community.

Sincerely, Carol & James Stenderup

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/25/2023 11:11:01 AM
To: Donna Bain <donna_bain@yahoo.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Christian schools

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287

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

From: Donna Bain
Sent: Sunday, September 24, 2023 5:24 PM
To: Marja Ambler
Subject: Christian schools

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary".....

I am writing to respond to the above proposal.....I am FULLY in favor of this change to the plan so that there will be a Christian School available for families in this community. I have been a volunteer teacher to the church and school and love the opportunity to instill, nurture and see the children grow and be examples of what God has planned and hopes for them to share with the rest of the world! I am honored to be able to teach the children the love God has for all of us!

Blessings,
Donna Bain
Sent from my iPad

From: Autumn Thantosia <autumn.thantosia@gmail.com>
Sent: 9/25/2023 1:42:22 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: To: TRPA Regional Plan Implementation Committee

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

Regarding the above proposal, I am in favor of this change to the plan so that a Christian School is a choice for young families in this community.

My son has been going to this pre-school for over a year now. I can't wait to see what they have to offer for Kindergarten and beyond. Continuing his educational path with his same friends and community will allow for consistent growth in a loving and caring environment.

From: Ashley Holt <ash@holt1.com>
Sent: 9/25/2023 10:28:57 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: To: TRPA Regional Plan Implementation Committee

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add "schools kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27, 2023

I'm in favor of this change to the plan because I want families to have more choices in educating their children. As a mother of 3 young children myself, having accessible Christian schooling options in our town makes a big difference to my family personally as well as our community at large.

Thank you for your consideration,
Ashley Holt

From: Vickie <vtwich@aol.com>
Sent: 9/24/2023 3:45:10 PM
To: Public Comment <PublicComment@trpa.gov>; Marja Ambler <mambler@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding Agenda item: WASHIE COUNTY PLAN AMENDMENT within Wood Creek REGULATORY ZONE, to allow schools Kindergarten through Secondary permissible land use (3 acres or larger.)

I am in favor of this change so families have a choice to enroll their children in a Christian School. Families should be allowed to offer & support local Christian education.

Please vote in favor of this proposal.
Thank you.
Vickie Twichell
995 Fourth Green Drive
Incline Village, Nevada

[Sent from the all new AOL app for iOS](#)

From: Richard Ashley <richard.ashley1952@gmail.com>
Sent: 9/24/2023 11:50:45 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Zoning for possible land use in Wood Creek Regularly Zone

I wanted to express my strong support for the change to the Washoe County Tahoe Area Plan to allow schools - Kindergarten through Secondary as a permissible land use.

The residents in our community should be provided with this alternative to educate their children.

We sent our daughter to a Christian school before moving to Incline Village. We believe it provided a sound moral foundation to our daughter.

Please vote in favor of this proposal.

Regards,

Richard & Mary Ashley
905 Tyner Way
Incline Village, NV 89451

From: M Young <mgrayoung@gmail.com>
Sent: 9/24/2023 4:48:11 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Public Comment on Meeting Agenda Item

To: TRPA Regional Plan Implementation Committee

Regarding Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools-kindergarten through secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.
Meeting Date: September 27th

Regarding the above proposal, I am in favor of this change to the plan so that a Christian School is a choice for families in this community. Being able to raise children to know the Lord God is important to us. We also feel that this type of school would provide the opportunity to have smaller, more intense classroom learning situations for children that need, and parents that want the extra focus on general education.
Thank you for your consideration – Michele & Craig Young (Incline Village homeowners and parents).

From: Mary Arbuckle <mary@barkbowls.com>
Sent: 9/24/2023 2:39:46 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School

As a member of the St. Francis Church and community, I strongly oppose the proposed zoning change to allow St. Clare's School to operate on our church site.

In recent years, we organized a capital campaign to build more space for our church staff, youth, and ministries. Many parishioners generously donated funds to support the construction and we looked forward to having more space to operate our parish and hold numerous events. With the presence of the school, we have been extremely limited in how and when we can use OUR space that WE funded.

In addition, the school will increase noise and traffic in a residential neighborhood.

Please consider my position and move the school to a commercial zoned space, not a residential one.
Thank you.

Best,
Mary Arbuckle

415-305-5784
Sent from my iPhone

From: Marlene Borgess <marlenej17@aol.com>
Sent: 9/24/2023 8:11:40 PM
To: ahill@washoecounty.gov <ahill@washoecounty.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>; Jacob Stock <jstock@trpa.gov>; Bridget Cornell <bcornell@trpa.gov>; charlie@movemountains.com <charlie@movemountains.com>; tloyd@washoecounty.gov <tloyd@washoecounty.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Re: Cement Truck Accident & Fire Resubmitting 9/24/23: Church Schools 8/17/23 TRPA Meeting
Attachments: [92423 Church TRPA Letter Resubmit.pdf](#)

September 24, 2023 - Resubmitting to TRPA Public Comment & All Addressed

I sent this letter to the below addressed 8/11/23. I'm sure you are aware of the recent September 16, 2023 cement truck with no brakes accident on Highway 431 Mt Rose crashing into a tree and setting it on fire just up the highway from the proposed expansion schools in the Churches. Also, a RV crashed and flipped moments before the cement truck crashed. The cement truck DID NOT make it to the runaway truck ramp.

I'm wondering if the Nevada Highway Patrol and Washoe County Sheriff Department have been consulted regarding the school Churches expansion and possible rezoning. Again, I have grave concern over excessive traffic, traffic flow and more horrific accidents. One of the reasons I wrote my original letter was to inform you of the horrific accidents on Highway 431 Mt Rose and my conscious would be clear if an unthinkable accident happened in the future.

Resubmitted,
Marlene J Borgess

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washoecounty.gov
Trevor Lloyd, Washoe Planning Commissioner tloyd@washoecounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washoecounty.gov
Jay Stock, TRPA Area Planner jstock@trpa.gov
Bridget Cornell, TRPA Associate Planner bcornell@trpa.gov
Charlie White, St. Francis of Assisi Catholic Church Advisory Representative charlie@movemountains.com

To All Listed Above,

I have lived and raised my children at my home on the lower end of McDonald Drive, Incline Village since 2001. The cross street to McDonald Drive is McCourry Boulevard. I usually do not get involved in politics or planning our community. However, I feel I must speak out against the rezoning of the Wood Creek area to allow increased student enrollment and school expansions of St. Claire Montessori at St. Francis of Assisi Catholic Church and The Village Church ("Churches"). I believe that the location of both Churches, located on Mt. Rose Highway 431, are dangerous due to highway safety, parking, jaywalking, traffic bottlenecks and winter driving issues.

The morning of June 18, 2010, I was the 911 emergency call when the semi-truck drove out-of-control towing two full loads of lumber down Highway 431 towards Incline Village. I turned right from Marlette Way on to Mt. Rose Highway 431. Out of nowhere, Fredrick Mathews, the driver of the semi-truck passed me on the right side of my vehicle between my vehicle and the mountain, where there is not a passing lane. I then understood by the smell that his brakes had failed. That day, luckily, my life and the two 11-year old children in my backseat lives were spared because of the drivers ability to squeeze between my vehicle and the mountain. He continued swerving down Mt Rose Highway 431 and avoided another oncoming vehicle. Moments later, Mr. Mathews semi-truck and two loads of lumber hit the runaway truck ramp, flew into the air snapping huge pine trees like matchsticks. His semi-truck burst into flames when he struck the home at 645 Woodbridge Circle, Incline Village. I was still on my cell phone with the Sherriff Department while watching Mr. Mathews semi-truck burn in raging flames. Mr. Mathews never made it out of his semi-truck cab and died at the scene. I am forever grateful that Mr. Mathews was able to hold on to his swerving out-of-control truck and make it to the runaway truck ramp avoiding crashing into my vehicle, an oncoming vehicle, other subdivisions, the two Churches and crossing Highway 28.

A couple of days ago, I was driving my truck and took a righthand turn off Mt. Rose Highway 431 onto McCourry Boulevard to travel home. To my surprise, many vehicles were parked on the edge of the right side of the road. I immediately stopped because a man holding a young child stepped out of these parked cars to walk across McCourry Boulevard in order to walk up the driveway through the full parking lot at The Village Church. I believe these same instances will happen on Kelly Drive where proposed portable buildings would be placed to accommodate added students.

In addition, winter driving conditions will only increase problematic driving, parking, and vehicles stopped on the roads waiting to pickup/drop-off their students from either Church school. Imagine a snowstorm with vehicles trying to turn off Mt. Rose Highway 431 stuck, having no place turn, because the road to either Church School entrance is blocked by waiting vehicles.

The above highlights my heightened concerns about the increased number of vehicles that rezoning the Wood Creek area will cause in a subdivision not designed to handle heightened traffic and congestion. Entrance and exits to both Churches are off Mt Rose Highway 431 where there is already augmented traffic from Reno, additional fulltime residents and surrounding cities. McCourry Boulevard is an especially busy street as cars navigate it to avoid Tahoe Boulevard/Highway 28, drive to Incline Elementary School and Incline High School. If a student population increase is allowed for the Churches, a bottleneck will occur with waiting vehicles on McCourry Boulevard while students are being picked up and dropped off at The Village Church School. This will be very similar to traffic issues around Incline Elementary School on Village Boulevard and Northwood Boulevard and Incline High School on Village Boulevard. An alarming difference is that the stopped traffic for the Churches will spillover to parked vehicles, in both directions, on Mt. Rose Highway 431.

The accident on the runaway truck ramp is not an isolated incident. Just this past July 2023, another very large commercial truck with a fully loaded bed hit the runaway truck ramp. This time the truck stopped on the ramp. Excessive traffic and traffic flow is a real problem to be addressed in our community. Adding students to the two Churches and rezoning the Wood Creek area will only contribute and complicate this issue.

Thank you for considering my experiences and concern.

Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450
775-233-7262 marlenej17@aol.com

231

On Friday, August 11, 2023 at 12:39:27 PM PDT, Marlene Borgess <marlenej17@aol.com> wrote:

WDCA23-0001
EXHIBIT D

Please make of Record - PDF copy attached with signature

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washoecounty.gov
Trevor Lloyd, Washoe Planning Commissioner tlloyd@washoecounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washoecounty.gov
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Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450
775-233-7262 marlenej17@aol.com

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Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450
775-233-7262 marlenej17@aol.com

From: Lowest Servant <lowestservant@yahoo.com>
Sent: 9/24/2023 5:40:21 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan amendment

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

Regarding the above proposal, I am strongly in favor of this change to the plan so that a Christian School is a choice for young families in this community. Raising children to know God is important to me.

Anthony Conragan
775 830-0566

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/24/2023 1:33:55 PM
To: Linda Robins <lindarobinstahoe@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: TRPA Regional Plan Implementation Committee
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Linda Robins <lindarobinstahoe@gmail.com>
Sent: Friday, September 22, 2023 8:22 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding agenda item: washoe Country Tahoe Area Plan amendment to add schools-kingergarten through Secondary as a permissible land use as a special use within the Woods Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

Regarding the above proposal, I am in favor of this change to the plan so that a Christian School is a choice for young families in this community. Being able to raise children to know the Lord God is important to me.

Thank you,
Linda Robins

From: Katie Christensen <katie.tahoe@gmail.com>
Sent: 9/24/2023 3:14:59 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Zone change

TRPA has always had a strict policy in regards to protecting the integrity of Incline Village. To approve two schools to reside in a residential zone is not prudent. The proximity to Mt. Rose Hwy would be an accident waiting to happen. Furthermore, the residential neighborhoods would be adversely affected with noise and increased traffic. There are plenty of vacant commercial properties where these schools could reside. Thank you for your consideration in not allowing a zone change.

~Katie Christensen

From: Katie Christensen <katie.tahoe@gmail.com>
Sent: 9/24/2023 2:55:47 PM
To: Mary Arbuckle <mary@barkbowls.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: Re: St. Clare's School

Very well put...Great!

On Sun, Sep 24, 2023 at 2:39 PM Mary Arbuckle <mary@barkbowls.com> wrote:

As a member of the St. Francis Church and community, I strongly oppose the proposed zoning change to allow St. Clare's School to operate on our church site.

In recent years, we organized a capital campaign to build more space for our church staff, youth, and ministries. Many parishioners generously donated funds to support the construction and we looked forward to having more space to operate our parish and hold numerous events. With the presence of the school, we have been extremely limited in how and when we can use OUR space that WE funded.

In addition, the school will increase noise and traffic in a residential neighborhood.

Please consider my position and move the school to a commercial zoned space, not a residential one.
Thank you.

Best,
Mary Arbuckle

415-305-5784
Sent from my iPhone

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/24/2023 1:33:39 PM
Subject: RE: Washoe County Tahoe Area Plan amendment
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Karen F (Tahoehiker) <karenferrell875@gmail.com>
Sent: Friday, September 22, 2023 7:45 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: Fwd: Washoe County Tahoe Area Plan amendment

I understand you are meeting on Sept 27 and are soliciting public comment on the agenda item listed below.

Board Name: TRPA Regional Plan Implementation Committee

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

As a permanent resident of Incline Village, I strongly support this change. The Village Church has provided a preschool as a public service to the Incline Village community for over 20 years. Tuition is very low and has risen below the rate of inflation. There is now a wait list of over 80 families demonstrating the great need for more preschool capacity.

In addition to expanding the preschool, the church would like to add a small K-5 (or 6) school and has applied for a temporary use permit. The changed "permissible use" in the Wood Creek Regulatory Zone is needed to allow its permanent operation through a special use permit (similar to the one provided to the preschool). The community needs such an alternative to the public schools, and parents are willing to pay for the opportunity. Among the needs met would be: 1) for kids who need a smaller class to thrive, 2) for parents who need flexibility in scheduling due to their work and travel schedules, and 3) for parents who desire to provide a bible-based education for their children. There are many more benefits, but these are the primary ones that come to my mind.

It is my understanding that there will be no charge for the use of church facilities included in tuition, which will cover only cash out-of-pocket costs. In result tuition will primarily pay teachers' salaries, utilities, custodial care and maintenance/repairs and should be of the order of \$10,000, far below the cost of Lake Tahoe School, which I understand also has a wait list.

The church has very few neighbors (2 or 3) that are contiguous to the church property and has gone out of its way to respond to concerns expressed by these folks. It is situated near the intersection of two main thoroughfares, Mt. Rose Hwy and McCourry Blvd.

I see substantial benefits and little or no downsides.

From: Janet Goodman <janetlgoodman@aol.com>
Sent: 9/24/2023 9:28:14 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: Sept 26 TRPA Implementation Committee Agenda item re land use amendment

Re: Sept 26 agenda item: Washoe County TRPA amendment to add "schools - kindergarten through Secondary" as permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size

To: TRPA Regional Plan Implementation Committee:

Regarding the above agenda item and proposal, we want to register our support of the change to the plan to provide additional school options for the children of the Incline Village community. The school/s proposed will not encumber additional land and will better utilize land that is mostly unused during the weekdays. It will be an asset to the community to enable the school/s to operate by amending the land use plan. Please support this change with your affirmative vote.

Janet and Ronald Goodman

Janet Goodman
510-708-1277

From: Guy Tarvin <guytarvin@gmail.com>
Sent: 9/24/2023 9:47:26 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: schools-kindergarten through Secondary

To: TRPA Regional Plan Implementation Committee

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add “schools-kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

Regarding the above proposal, We are in favor of this change to the plan so that a Christian School is a choice for young families in this community. Being able to raise children to know the Lord God is important to us.

*Guy and Patricia Tarvin
1057 Mill Creek Road
Incline Village, NV.
89451*

From: Edie Farrell <ewfarrell@sbcglobal.net>
Sent: 9/24/2023 12:34:58 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: Amendment to add "school-kindergarten through secondary". September 27

Dear TRPA,

I would very much like you to changed the Washoe County Tahoe Area Plan amendment to add "school-kindergarten through secondary". I feel strongly that a choice of schools should be offered to the community. The need is there and church schools offers a good education and choice to the community.

Sincerely,

Edie and Joe Farrell
930 Tahoe Blvd. ste 802-454
Incline Village, NV 89451

Sent from my iPad

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/24/2023 1:34:53 PM
To: Ed Windham <ed_windham@yahoo.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: TRPA Regional Plan Implementation Committee
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Ed Windham <ed_windham@yahoo.com>
Sent: Friday, September 22, 2023 6:46 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Gentlepersons,

I am writing with my support of the agenda item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary " as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

I strongly urge the Committee to recommend the above amendment. This will allow a Christian School to be established as an alternative for young families in our community. A strong Faith based education is important to many families and that option is not readily available to them. I greatly appreciate your time in considering my recommendation and pray that you will also agree to the proposed amendment.

Sincerely,

Edward J Windham, Elder
The Village Church and Incline Village Resident
335 Ski Way Unit 316
Incline Village, NV 89451

C 818-821-9342
E ed_windham@yahoo.com

From: Donna Bain <donna_bain@yahoo.com>
Sent: 9/24/2023 5:26:26 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Fwd: Christian schools

Sent from my iPad

Begin forwarded message:

From: Donna Bain <donna_bain@yahoo.com>
Date: September 24, 2023 at 5:24:21 PM PDT
To: mambler@trpa.gov
Subject: Christian schools

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add
"schools-kindergarten through Secondary".....

I am writing to respond to the above proposal....I am FULLY in favor of this change to the plan so that there will be a Christian School available for families in this community. I have been a volunteer teacher to the church and school and love the opportunity to instill, nurture and see the children grow and be examples of what God has planned and hopes for them to share with the rest of the world! I am honored to be able to teach the children the love God has for all of us!

Blessings,
Donna Bain
Sent from my iPad

From: Chris Peterson <chrisjp@sbcglobal.net>
Sent: 9/24/2023 1:18:18 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Public Comment <PublicComment@trpa.gov>; Tim Gilbert <timgilbertsr@netscape.net>;
Subject: Zoning Amendment for Wood Creek Regulatory Zone

Friends at TRPA,

We are writing this email to encourage you to allow for the 'kindergarten through secondary school' amendment within the Wood Creek Regulatory Zone for those parcels equal to or larger than three acres in size.

We feel that education for young people should be a top priority at all levels of government. It is entirely fitting and desirable that schools be located within residential areas. Their impact on this neighborhood would be minimal based on their days and hours of operation.

We urge you to approve the amendment. Feel free to contact us with any questions or concerns.

Chris and Carla Peterson

571 Jackpine Lane / PO Box 3577 Incline Village, NV 89450

(775) 831-3778

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/24/2023 1:36:27 PM
To: charcurtisedd@aol.com <charcurtisedd@aol.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Support for village church school
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: charcurtisedd@aol.com <charcurtisedd@aol.com>
Sent: Saturday, September 23, 2023 1:01 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: Support for village church school

We support village church with the school expansion in incline village.

Cheers, Charlotte Curtis
7758431512

[Sent from the all new AOL app for iOS](#)

From: Bri Holt <a@holt1.com>
Sent: 9/24/2023 3:36:16 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Schools Kindergarten through Secondary

TO: TRPA Regional Plan Implementation Committee

RE: Agenda Item to Add Schools to Wood Creek Regulatory Zone

I am writing in support of the proposal and allowing the new schools. My daughter attends the Village Academy school - she loves the school and her teacher. This school is an asset to the community. Please support our community and approve the proposal.

From: Teresa Eppolito <teresaepolito@gmail.com>
Sent: 9/23/2023 4:52:30 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Wood Creek Zone "Special Use" Permit

I have been a homeowner in the Wood Creek neighborhood of Incline Village for over 20 years. I am also a member of St. Francis church. I am against the proposed amendment to add "schools - kindergarten through secondary" as a permitted use type on the parcels where the Village Church and St. Clare's are running their businesses.

The Wood Creek neighborhood where these schools are operating were not designed for the increased traffic or noise. St. Francis, in particular, is not large enough to meet the current needs of the school and the church ministries. The use of the church facility by the school has divided the church community.

These schools have created a security and safety hazard for the students, church members, and my neighborhood. Putting so many residents at risk for the benefit of a few dozen students is not in the best interest of the community.

Incline Village has a school zone. There is a building across from the current elementary school that is large enough to house St. Clare's. Instead of granting a "special use" permit, why not direct the project applicant(s) to an area of Incline Village that is designated for a school? From your website:

Our mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment.

Please protect the Wood Creek neighborhood. Consider your own mission statement when discussing the Washoe County Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone.

Thank you for your time and consideration.

Teresa Eppolito
Incline Village, NV 89451

From: Linda Larish <llarish@sbcglobal.net>
Sent: 9/23/2023 4:53:27 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Special Use Permit

PLEASE do not issue a permit for rezoning, allowing another school in Incline.

The problems are egress safety, increased noise, traffic, trash, and evacuation routes. St Francis is in a residential neighborhood. There are already areas zoned for schools that are not in neighborhoods.

Thank you,
Linda Larish

Sent from my iPhone

From: Linda Robins <lindarobinstahoe@gmail.com>
Sent: 9/22/2023 8:31:55 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Fwd: TRPA Regional Plan Implementation Committee

Subject: TRPA Regional Plan Implementation Committee

Regarding agenda item: Washoe Country Tahoe Area Plan amendment to add schools-kingergarten through Secondary as a permissible land use as a special use within the Woods Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

Regarding the above proposal, I am in favor of this change to the plan so that a Christian School is a choice for young families in this community. Being able to raise children to know the Lord God is important to me.

Thank you,
Linda Robins

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/22/2023 5:47:22 PM
To: Don Ferrell <donferrell333@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Washoe County Tahoe Area Plan amendment
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Don Ferrell <donferrell333@gmail.com>
Sent: Friday, September 22, 2023 3:23 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: Washoe County Tahoe Area Plan amendment

I understand you are meeting on Sept 27 and are soliciting public comment on the agenda item listed below.

Board Name: TRPA Regional Plan Implementation Committee

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

As a permanent resident of Incline Village, I strongly support this change. The Village Church has provided a preschool as a public service to the Incline Village community for over 20 years. Tuition is very low and has risen below the rate of inflation. There is now a wait list of over 80 families demonstrating the great need for more preschool capacity.

In addition to expanding the preschool, the church would like to add a small K-5 (or 6) school and has applied for a temporary use permit. The changed "permissible use" in the Wood Creek Regulatory Zone is needed to allow its permanent operation through a special use permit (similar to the one provided to the preschool). The community needs such an alternative to the public schools, and parents are willing to pay for the opportunity. Among the needs met would be: 1) for kids who need a smaller class to thrive, 2) for parents who need flexibility in scheduling due to their work and travel schedules, and 3) for parents who desire to provide a bible-based education for their children. There are many more benefits, but these are the primary ones that come to my mind.

It is my understanding that there will be no charge for the use of church facilities included in tuition, which will cover only cash out-of-pocket costs. In result tuition will primarily pay teachers' salaries, utilities, custodial care and maintenance/repairs and should be of the order of \$10,000, far below the cost of Lake Tahoe School, which I understand also has a wait list.

The church has very few neighbors (2 or 3) that are contiguous to the church property and has gone out of its way to respond to concerns expressed by these folks. It is situated near the intersection of two main thoroughfares, Mt. Rose Hwy and McCourry Blvd.

I see substantial benefits and little or no downsides.

From: Anne Payne <annecpayne@gmail.com>
Sent: 9/22/2023 3:07:30 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Fwd: Public Comment for Sept. 27th Meeting

Good afternoon,

I would like to add a public comment for the TRPA Regional Plan Implementation Committee meeting on September 27th for the agenda item " Washoe County Tahoe Area Plan amendment to add "schools-Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

My comment is: I am highly in favor of adding "schools-Kindergarten through Secondary" to the permissible land use in the Wood Creek Regulatory Zone for parcels equal or greater than three acres in size. I live in Incline Village and I would like to have a school choice option, specifically a Christian school option for my children. It is very important to me and my family that my children receive Christian schooling.

Thank you for your time and consideration,
Anne Payne

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/21/2023 3:45:10 PM
To: Hal & Karin Paris <tahoeparis@att.net>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: 9-27-2023 agenda item Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in s
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Hal & Karin Paris <tahoeparis@att.net>
Sent: Thursday, September 21, 2023 3:30 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: 9-27-2023 agenda item Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Board Name: TRPA Regional Plan Implementation Committee
Meeting Date: September 27,,2023
Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Good afternoon Ms. Ambler,

In reference to the above mentioned agenda item, please share with all TRPA board members *our full support of* Washoe County Tahoe Area Plan amendment to add "schools-Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

We have been full-time year-round residents in Incline Village, NV since 2004 and would have enrolled our now adult children in the proposed Village Christian Academy had it been available at that time. Our understanding is that Village Church has received no complaints or opposition to its' very successful multi-decade preschool operation at this location and we would expect that a K-5 program would exceed the same excellent standards.

Thank you for the opportunity to support this application.

Hal & Karin Paris
tahoeparis@att.net
775-720-8128

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/21/2023 11:01:19 AM
To: Scott Comstock <scom2000@sbcglobal.net>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: DOWL report to TRPA on rezoning Woodcreek regulatory zone
Attachments: [image001.jpg](#) , [image002.png](#) , [image003.png](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Wednesday, September 20, 2023 8:49 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Alexis Hill <ahill@washoecounty.gov>; Jacob Stock <jstock@trpa.gov>
Subject: DOWL report to TRPA on rezoning Woodcreek regulatory zone

To the TRPA, Regional Plan Implementation Committee, Aug 10th 2023 report site map of St Francis in Incline Village site analysis says:
(Child care and Educational use occurs ONLY during non assembly periods .) This is not true!

The Church holds weddings , while St Clares school is in session.

Weddings (ASSEMBLIES) being performed on Fridays . People park on MT Rose Hwy when they assemble. There is a Temporary play ground in the back parking lot taking parking spaces . Please inform Area planners of this mistake stated in the DOWL analysis site report.

Please see below pictures.



SITE ANALYSIS

ALLOWED NOTES

FROM ASSESSORS

75 BASED ON WASHOE COUNTY DEVELOPMENT CODE AND ITE PARKING MANUAL WITH A RATE RANGE OF ONE STALL PER 2 TO 6 SEATS

3 PARKING FROM THESE USES IS NOT "ADDITIONAL" TO ASSEMBLY USE. CHILD CARE AND EDUCATIONAL USE OCCURS ONLY DURING NON ASSEMBLY PERIODS.

4



From: Marcia Ellis <marciate@me.com>
Sent: 9/21/2023 5:28:46 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: the ordinanace

I am writing in regards to the zoning in my neighborhood that is being proposed. This is a quiet neighborhood and I object to TRPA rezoning my neighborhood for another school. Putting schools in this neighborhood will bring noise, trash, additional traffic ,more bear activities and a greater increase of accidents as it is right there at Mt. Rose Hwy. This will be dangerous dropping and picking kids off so close to MT. Rose.

I also object that i never received a notice of this intention and I thought all neighbors should have received a notice . We have enough schools here in Incline with one going to be closed in 2 years.

Please think carefully about this zoning and I feel the neighborhood should all be informed on what is happening so close to our homes. It sounds like there are two schools in the vicinity trying to open schools and it truly is a shame that the neighbors have not been informed.

Sincerely,

Marcie Ellis
845 O'Neil way

From: Steve Bennett <steve@tmortgage.com>
Sent: 9/20/2023 10:53:58 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: ahill@washoecounty.gov <ahill@washoecounty.gov>; tloyd@washoecounty.gov <tloyd@washoecounty.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>; Jacob Stock <jstock@trpa.gov>;
Subject: [BULK] Against - Tahoe-Wood Creek DCA project
Attachments: [Tahoe Wood Creek DCA.pdf](#)

To Whom It May Concern:

Attached are my comments to above referenced rezoning application.

I believe most residents in Incline Village are not in favor of the proposed rezoning of Wood Creek to allow an out-of-state for-profit business to create unsafe traffic congestion at the intersection of Kelly Dr and Hwy 431. The current zoning only allows pre-school programs in this neighborhood. All 3 Washoe County Incline School campuses already impact our community during the school year. But at least these campuses front full size 2-way street systems, that have the room to include a double-yellow lane paint protocol to support road safety and traffic flow in school zones. Kelly Dr and the streets in the Wood Creek neighborhood are not paved wide enough to allow safe traffic flow on these undersized streets in this residential neighborhood. It places additional strains on the aging utility and services infrastructure throughout Incline Village. While the additional congestion created by operating a K-8 school program at St. Francis Church places more demands on these infrastructure resources, the school would not contribute meaningfully to the cost to operate and maintain these resources from the rents paid to St. Francis Church for space required to operate their for-profit school.

I guess this is me saying I'm one of those people NOT in favor of the proposed rezone application.

Thank you for your consideration.

- Steve Bennett
775-771-2729

September 20,2023

RE: Re-zone of Wood Creek for K-8th - St. Francis Church

To Whom it may Concern:

I read through the Tahoe-Wood Creek DCA project. I would like to present several items below supporting the reason I am NOT in favor of a change in zoning, as well as a temporary use permit for 2023-2024 school year.

Residential rural streets in Incline Village are not at all like standard city sized residential streets in Washoe County. We have no finished street curbs or sidewalks for pedestrians. In fact, Kelly Dr has a dirt culvert on both sides of the asphalt street. The culverts are much like a ditch, that is lower than the level of the street. Most sections of the culvert are very difficult to park a car in (or near.) When you pull over to park, your right-hand side tires would fall into half of the culvert, and two-thirds of the left side of the vehicle would stick out and be parked on the street.

There really is no such thing as off-street parking on Kelly Dr. During the winter months, snow accumulates in the culverts and overflows back on to the street (on both sides of the street) and narrows the street width down to allow only one vehicle at a time, until the snow plow comes by and makes the berms on the road shoulders even worse.

All school campuses in Incline Village front a wide 2-way street with double-yellow lane paint to support road safety and traffic flow in school zones. The width of Kelly Dr adjacent to the church property is less than 30 ft wide in spots and offers no safe road shoulder parking that would allow safe passenger loading and unloading.

This creates hazardous driving conditions for all residents of the surrounding Wood Creek neighborhood. Equally, there is a higher risk for the safety of larger emergency vehicles trying to navigate the street with congestion caused by the increase of traffic if a K-8 school zone was approved.

I attached a couple of photos below of Kelly Dr and Mt. Rose Hwy during a recent event at St. Francis church; a back-to-school night ceremony might attract a similar congestion, as well as morning drop-off and afternoon pick-up traffic.

I am NOT in favor of the proposal to rezone Wood Creek for school purposes. It is my understanding that the school enrollment is mostly made up of California residents. I'm not in favor of out-of-state tenants using Washoe County resources and services and not paying into the Washoe County revenue funds for this new demand of County resources.

Sincerely,



Steve Bennett
390 Winding Way Incline
Village, NV 89451
775-771-2729



This is the entry on to Kelly Dr from
Mt. Rose Hwy.



This is the runaway truck safety ramp, right across from the Church on Kelly Dr.



This is standing at the stop sign on Kelly Dr looking east up Mt. Rose Hwy.



This is the upper parking lot. Cars can turn left from Mt Rose Hwy into this lot. During the morning commute of workers driving to Tahoe for work from Reno, a congestion could occur on Mt Rose from cars waiting their turn to enter the church parking lot, or making a left turn on to Kelly Dr.



This is the current overflow parking lot where school modular classrooms will be built. Where do these cars park once the buildings are completed. No off street parking on road shoulder available.



Church parking in rear of church property.



Rear parking lot is quite small and hard to pull-in and quickly perform passenger loading and unloading, leading to congestion and overflow automobile idling on Kelly Dr waiting their turn.



Balance of rear parking lot, tight spaces.



Looking West from Kelly Dr to Mt
Rose Hwy.



I attached a couple of photos below of Kelly Dr showing how narrow the street becomes during the winter. Notice on the nighttime photo, there is only one set of tire tracks, right next to the snowplow berm. If a vehicle was parked on the street, it would be very difficult to safely navigate the street.



From: Scott Comstock <scm2000@sbcglobal.net>
Sent: 9/18/2023 10:16:21 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Fw: St. Clair's Neighborhood Meeting
Attachments: [IMG_2202.jpg](#) , [IMG_4027.jpg](#) , [IMG_4028.jpg](#) , [image.png](#) , [image \(2\).png](#) , [St Clair's Tahoe School \(1\).pdf](#) , [IMG_2208.HEIC](#)

Subject: STOP (Do not approve) the rezoning amendment to the Tahoe Wood Creek Regulatory Zone

Good morning Regional Plan Implementation Committee,

We attended a meeting, at the request of a land use planner with DOWL named AnnMarie Lain, at St Francis of Assisi Church on Friday 6/2/23. We were notified that they were trying to rezone their parcel along with The Village Church. Both Churches would like to change their zoning in the Winding Woods Subdivision. The new zoning would allow them to have a school that can include Pre- K through Secondary School (High School).

The Village Church is now operating with a SUP that allows for a Pre K usage only. St Francis Of Assisi/ St Clair's is now operating on a the second 6 month temporary permit from TRPA. This temporary permit was allowed while they were looking for a permanent home. They were approved for temporary use for 6 months, with an option for one 6 month extension. They are currently operating in their THIRD 6 month "TEMPORARY" extension. Will their TEMPORARY EXTENSIONS ever end?

I have attached our letter to the TRPA that we sent on July 11th, 2022. It states our concerns regarding the operation of St. Clair's at the St Francis Of Assisi location, in our neighborhood. Much to our dismay, the six month TRPA permit was subsequently approved.

Many of our concerns in our letter have come to fruition during this past school year. Their have been phone calls and emails to the Church as well as the TRPA complaining about consistent noise disturbance. The safety issues on Mt Rose Hwy (Rt 431) have been proven many times since our first letter. As many as 3 serious accidents have occurred within a mile of St Francis in the last 3 weeks! In July the truck ramp that is located within a couple hundred yards of the property was utilized for a runaway truck that had lost it's brakes! There have been 2 fatalities on that ramp within the last 12 years!

The temporary permit states that "no physical improvements to the school or the parcel are proposed with the temporary use". "The school will utilize existing facilities". They have built an outdoor playground, on the parcel, behind the Church. It creates an unacceptable amount of noise through out the neighborhood 5 days a week!

Our parking concerns have been observed as well. The parking lot overflow frequently spills out onto Rt 431/ Mt Rose Highway. This creates an avoidable hazard, on a busy highway, that is also a major fire evacuation route in case of an emergency. See Photos

Our letter dated 7/11/22 covers most of our concerns. The Master Plan was designed with a middle of town corridor that was designed and zoned for businesses and schools. It was designed for evacuation, fire services in the case of an emergency as well as commercial development. The proposed projects should be located inside of that zone. Not at the edge of a neighborhood and a busy commuter route.

Would anyone want their children spending 5 days a week with a runaway truck ramp within a few hundred yards? Or on a property that is littered with storage containers and "PODS"? NO!

Please don't grant anymore "temporary" permits AND don't approve rezoning on parcel APN: 124-030-62. Don't accept the proposed amendment to the County Re-Zoning. The planners of our town zoned the parcels appropriately and excluded schools for a multitude of reasons.

Sincerely,
The Comstock Family Trust
Incline Village NV











July 11, 2022

To Whom It May Concern,

I am writing this letter to inform you of our concerns regarding the temporary use permit that is currently under consideration in our neighborhood. These issues are in regards to the St. Clare's Tahoe Daycare/Montessori School, proposed at the St Francis of Assisi Catholic Church at 701 Mt Rose Highway in Incline Village. TRPA File #ERSP2022-1017.

1) Safety

The increased traffic in our neighborhood would be hazardous to families who own residences adjacent to the proposed project. They may have their own children playing outside their homes that could be struck by a St Clare's School parent's vehicle, due to increased traffic. They could frequently be in a hurry, concerned about being late for drop off or pick up at the school location. The proposed student enrollment of 45 students could equate to an extra 50-90 vehicle trips daily down our residential streets. In addition, there is a public school bus stop at the corner of Winding Way and Kelly Drive where children wait to catch, at different times, buses to attend our public schools. The children walking to and from their bus stop will be on the neighborhood streets at the same time that the proposed school will be dropping off and/or picking their children. This simply is not a safe situation.

The parcel is also not suited for the school based on its proximity to Mt Rose Highway. This busy highway directly borders the NW side of the property. The number of commuter cars that use RT 431 on a daily basis is increasing at a rapid pace. It is a dangerous road! I would hate to think what might happen if a student, as young as preschool age, wandered out on to the very busy commuter highway.

2) Project Description

The wording on the "Project Description" from 2020 when the addition to the church was approved reads:

"The proposed expansion **will not result** in an intensification of the existing use but will facilitate classrooms and offices for uses that are part of the church's current operation."

This application was received 1/13/2020. At that time, the church's current operation did not include the operation of a Montessori School. The permit to build was based on the description that is quoted above. Had they asked to put a school in at that time, the permit would have definitely received a huge amount of negative feedback from neighboring properties and a great likelihood of not being granted. This project was completed less than 2 years ago and now it looks like we have a proposed serious "intensification of existing use". The buildings were built under the 2020 church's need for classrooms and offices for use that were part of the church's 2020 operation.

The wording of the "Project Description" for 2022 reads:

"The applicant is proposing to use the classroom areas within the existing St. Francis of Assisi Catholic Church on a temporary basis to house a school for St. Clare's Tahoe."

After researching their website, I don't think that they will be using the classrooms like traditional schools. They state that, "At St Clare's, we get our hands dirty—literally—spending as much time as possible out of doors". The Project Description describes use of the classroom areas **within** the existing St Francis of Assisi Catholic Church.

Here is a quote from their site.

"Let the children be free; encourage them; let them to run outside when it's raining...and when the grass of the meadows is damp with dew, let them run on it with their bare feet"

This is all well and good but the property borders Mt Rose Highway and five personal residences. It's not a good fit.

3) Trash, garbage and dumpster location

The possible addition of a school on the property will create more refuse that will need to be secured in a locked dumpster located within an approved dumpster enclosure. After the addition was built in 2020, the church has not been using their dumpster enclosure, located behind the addition. The Waste Management trucks can't navigate that steep driveway and around the new building to get to the old dumpster enclosure. There is now a dumpster in the lower parking lot without an enclosure. It is not properly monitored and it has attracted many bears since being placed there.

4) Things to think about

Limiting to a Maximum number of Students

Changing wording to "No physical improvements to the school or parcel are allowed (instead of proposed) IE: Playgrounds

Dumpster issues

Increased traffic

Noise impact

Notifying parcel owners of changes months in advance. We were notified on(7/11/2022 from a letter dated 7/7/2022)

School Zone speed change on Mt Rose Highway during school hours

I'm afraid that "temporary "doesn't mean temporary. The Church thinks that it is a 2 year temporary use permit!

I really don't want to be the school police, watching for "violations" during their operation. Just don't put a school in a residential neighborhood.

I have nothing against the school itself. Just it's poor choice of a new location.

The building was built under the proposal that it was for the Churches offices and **their** classrooms not to be leased out to other entities.

After turning them down, someone should suggest The Parasol Building which might just be a good fit. It's located right next to the Middle School, has many outdoor facilities and open space.

It already in a school zone and has existing school zone speed limits.

Please take our concerns in to consideration as we have lived next to the Church property, full time year round, for 28 years.

Sincerely,
Scott and Shawn Comstock
Comstock Family Trust

From: Gayle Archer <gaylelrma@gmail.com>
Sent: 9/18/2023 9:20:10 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Tahoe Woodcreek Regulatory Zone

No! No! No! Schools do not belong in quiet neighborhoods near a busy highway! There are appropriate places in Incline that need to be looked at. I vote NO!
Gayle Archer

From: David Delbridge <david@delbridge.email>
Sent: 9/18/2023 11:24:47 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Tahoe Woodcreek Regulatory Zone

Dear TRPA,

As I understand it, an exception to the Tahoe Woodcreek Regulatory Zone is being considered that would allow for the introduction of schools into a residential neighborhood. For the record, I am opposed to this and to any exception that could, by the mere stroke of a pen, turn a tranquil neighborhood into an implied commercial zone, with the noise, congestion, and other nuisances it will almost certainly create.

As an Incline Village homeowner and home business owner of nearly 30 years, I understand and appreciate the value of zoning and happily abide by its rules. I would never impose my business activities on my neighbors, no matter how beneficial, charitable, or urgent I believed them to be. Likewise, I expect my neighbors to do the same.

Thank you for your consideration.

Sincerely,



David Delbridge
Founder & CEO
Resort Records
775-287-0875
daviddelbridge.com



From: Bettina Le Veille <bettinalv@yahoo.com>
Sent: 9/18/2023 9:40:12 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Opposed to Tahoe Woodcreek Regulatory Zoning change

To TRPA,

This is an objection to changing the zoning ordinance in the Tahoe Woodcreek Regulatory Zone. We are full time residents in this neighborhood and are categorically opposed to allowing schools in this quiet residential neighborhood. In particular, we are very worried that it would increase the risk of traffic accidents.

Sincerely,

Bettina Le Veille and Amancio Hasty

From: Ann Demolski <anndemolski71@gmail.com>
Sent: 9/18/2023 3:39:23 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: zoning or Woodcreek Area

I am writing this letter to object to the change in the zoning of the Woodcreek Regulatory zone by allowing schools to be allowed in this residential area. As I see it, this would bring additional noise, trash, traffic, and bear activities ...not to mention a greater chance of accidents on Mt Rose Hwy for the drop off and picking up of young children. My dear friends are building in this neighborhood because it is a lovely wooded and quiet area with very little through traffic. This is just one more zoning change to the Village that is certainly going to destroy our lovely quiet town and cater once more to the loud voice of the local realtors.

Respectfully
Ann Demolski

From: Brenda Agnes Boutte <brenda.boutte@gmail.com>
Sent: 9/16/2023 9:12:12 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Zone change Wood Creek Regulatory Zone

My name is Agnes Boutte. I reside at 575 Lakeshore Blvd, Incline Village, NV 89451.
I am writing to express my opinion in the above matter. I am NOT in favor of the re-zoning of the Tahoe Woodcreek Regulatory Zone. This quiet neighborhood like many in Incline Village should not be disturbed by the constant noise brought by a school. I would not like to have the quiet of my neighborhood broken by the additional traffic, the increased amounts of trash, and as I understand, additional bear activity because of the extra amount of trash.
Also, I am concerned that the runaway truck ramp on Hwy 431 could be an issue with school traffic entering/exiting the two schools. If someone was attempting to change the zoning code to allow schools in my neighborhood, I would be very upset. As we were told at the initial neighborhood meeting, there are areas of Incline Village that are zoned for school. Those areas is where any school should be located.
Thanks you,
Agnes Boutte

P.S. Please enter my comment in the public records.

From: Scott Comstock <scm2000@sbcglobal.net>
Sent: 9/13/2023 9:44:56 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: TRPA churchletter.docx
Attachments: [TRPA churchletter.docx](#)

Sent from my iPhone

August 5, 2023

To Whom it May Concern:

We have lived at 679 Tyner in Incline Village for 27 years. Our property is immediately across Mt. Rose Highway from St. Francis of Assisi Catholic Church.

We find it hard to believe that with all the traffic on Mt. Rose Highway and several accidents that have occurred opposite the church entrance that the county would consider rezoning The Tahoe Woods area for a permanent school.

The accidents occur because of the limited parking on the Church's property making the shoulders of the highway the only alternate parking. These cars parked on the shoulder restrict the view of the highway for cars leaving the Church parking lot.

There is more traffic on Mt. Rose Highway than ever before. This is due to a large part of the work force moving off the hill to Reno for affordable housing.

For children's safety reasons alone it's a terrible idea. There are probably other locations in town that would work without endangering children.

Please take the time to find a better solution.

Sincerely,

Ira and Kathleen Rodman

775-742-8475

From: Scott Comstock <scm2000@sbcglobal.net>
Sent: 9/13/2023 9:03:22 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Rezoning MT Rose Hwy
Attachments: [IMG_2336.heic](#)

Sent from my iPhone

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washocounty.gov
Trevor Lloyd, Washoe Planning Commissioner lloyd@washocounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washocounty.gov
Jay Stock, TRPA Area Planner jstock@trpa.gov
Bridget Cornell, TRPA Associate Planner bcornell@trpa.gov
Charlie White, St. Francis of Assisi Catholic Church Advisory Representative charlie@movemountains.com

To All Listed Above,

I have lived and raised my children at my home on the lower end of McDonald Drive, Incline Village since 2001. The cross street to McDonald Drive is McCourry Boulevard. I usually do not get involved in politics or planning our community. However, I feel I must speak out against the rezoning of the Wood Creek area to allow increased student enrollment and school expansions of St. Claire Montessori at St Francis of Assisi Catholic Church and The Village Church ("Churches"). I believe that the location of both Churches, located on Mt. Rose Highway 431, are dangerous due to highway safety, parking, jaywalking, traffic bottlenecks and winter driving issues.

The morning of June 18, 2010, I was the 911 emergency call when the semi-truck drove out-of-control towing two full loads of lumber down Highway 431 towards Incline Village. I turned right from Mariette Way on to Mt. Rose Highway 431. Out of nowhere, Fredrick Mathews, the driver of the semi-truck passed me on the right side of my vehicle between my vehicle and the mountain, where there is not a passing lane. I then understood by the smell that his brakes had failed. That day, luckily, my life and the two 11-year old children in my backseat lives were spared because of the drivers ability to squeeze between my vehicle and the mountain. He continued swerving down Mt Rose Highway 431 and avoided another oncoming vehicle. Moments later, Mr. Mathews semi-truck and two loads of lumber hit the runaway truck ramp, flew into the air snapping huge pine trees like matchsticks. His semi-truck burst into flames when he struck the home at 645 Woodbridge Circle, Incline Village. I was still on my cell phone with the Sherriff Department while watching Mr. Mathews semi-truck burn in raging flames. Mr. Mathews never made it out of his semi-truck cab and died at the scene. I am forever grateful that Mr. Mathews was able to hold on to his swerving out-of-control truck and make it to the runaway truck ramp avoiding crashing into my vehicle, an oncoming vehicle, other subdivisions, the two Churches and crossing Highway 28.

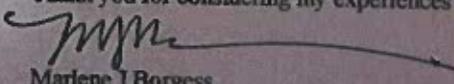
A couple of days ago, I was driving my truck and took a righthand turn off Mt. Rose Highway 431 onto McCourry Boulevard to travel home. To my surprise, many vehicles were parked on the edge of the right side of the road. I immediately stopped because a man holding a young child stepped out of these parked cars to walk across McCourry Boulevard in order to walk up the driveway through the full parking lot at The Village Church. I believe these same instances will happen on Kelly Drive where proposed portable buildings would be placed to accommodate added students.

In addition, winter driving conditions will only increase problematic driving, parking, and vehicles stopped on the roads waiting to pickup/drop-off their students from either Church school. Imagine a snowstorm with vehicles trying to turn off Mt. Rose Highway 431 stuck, having no place turn, because the road to either Church School entrance is blocked by waiting vehicles.

The above highlights my heightened concerns about the increased number of vehicles that rezoning the Wood Creek area will cause in a subdivision not designed to handle heightened traffic and congestion. Entrance and exits to both Churches are off Mt Rose Highway 431 where there is already augmented traffic from Reno, additional fulltime residents and surrounding cities. McCourry Boulevard is an especially busy street as cars navigate it to avoid Tahoe Boulevard/Highway 28, drive to Incline Elementary School and Incline High School. If a student population increase is allowed for the Churches, a bottleneck will occur with waiting vehicles on McCourry Boulevard while students are being picked up and dropped off at The Village Church School. This will be very similar to traffic issues around Incline Elementary School on Village Boulevard and Northwood Boulevard and Incline High School on Village Boulevard. An alarming difference is that the stopped traffic for the Churches will spillover to parked vehicles, in both directions, on Mt. Rose Highway 431.

The accident on the runaway truck ramp is not an isolated incident. Just this past July 2023, another very large commercial truck with a fully loaded bed hit the runaway truck ramp. This time the truck stopped on the ramp. Excessive traffic and traffic flow is a real problem to be addressed in our community. Adding students to the two Churches and rezoning the Wood Creek area will only contribute and complicate this issue.

Thank you for considering my experiences and concern.



Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450-
775-233-7262 marlenej17@aol.com

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: 9/13/2023 9:46:02 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: IMG_9555.mov
Attachments: [IMG_9555.mov](#)

Video following IRA Rodman's letter

See video posted
separately at
www.trpa.gov/meeting-materials

Sent from my iPhone

From: Aaron Harding <aaron_harding@icloud.com>
Sent: 9/27/2023 1:05:21 PM
To: cweiche@washoecounty.gov <cweiche@washoecounty.gov>; Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

As a homeowner and parent living in Incline Village, my family and I wholeheartedly agree Incline Village needs the St. Claire's School at St. Francis to provide faith-based education to the community's children. Incline Village offers no other faith-based K-8 or K-12 schools, forcing residents to travel over 25 to 40 miles to receive a faith-based education. St. Clare's Montessori provides a premier education to fill a needless faith-based educational void present in our community.

Sincerely,

Aaron Harding

From: Debra Ornelas <debra@thevillagechurchnv.org>
Sent: 9/27/2023 10:36:43 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Cc: Tim Gilbert <tgilbert@thevillagechurchnv.org>;
Subject: On September 27th at 8:30am TRPA (Regional Plan Implementation Committee) will be having a meeting where they discuss the zoning for permissible land use in our Wood Creek Regulatory Zone.

Regarding the above proposal, I am in favor of this change to the plan so that a Christian School is a choice for young families in this community. Being able to raise children to know the Lord God is important to me. When I moved up here in 2015, it was a disappointment to learn that there were no Christian schools around the lake. This will be a nice option for parents that this is a priority.

Thank you for your consideration.

It takes a Village,

Debra Ornelas
Family Ministry Director
210-573-6564

From: Maria Ramirez <richykate1@yahoo.com>
Sent: 9/27/2023 11:26:39 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Letter saint Clair's
Attachments: [Saint Clair's letter .pdf](#)

Sent from my iPhone

Maria Ramirez

P.O Box 5222
Incline Village, NV 89450
richykate1@yahoo.com

27th, September 2023

Dear Reader,

I am writing this letter to express the importance of Saint Clares Montorossri in Incline Village Nevada and the impact it will make to my family.

Incline Village Nevada has been a home for my family and two daughters for 15 years. My daughter has been attending Saint Clare's School for the past three years. Having the opportunity to attend Saint Clare's school has been a blessing. My daughter has been expanding academically and religiously.

Without Saint Clare's we would have to travel 45 minutes to an hour to the nearest Catholic school. The travel time would change depending on the weather and road construction, not to mention the risk of traveling during the winter months of heavy snow and black ice in the mornings. Saint Clare's is currently only three minutes away from my home creating a great commute for myself who works a job around Tahoe. Although, when I am unable to pick up my daughter from school my family who lives ten minutes from the school has the opportunity to pick up my daughter. It would be a difficult commute if Saint Clare's school would not be allowed for my daughter and my family.

My daughter has a great opportunity to attend mass every Thursday with her school at Saint Francis Of Assisi which is currently the church my family attends. Allowing my daughter to express and experience her love for Jesus with her classmates without being judged.

Saint Clares provides resources for my family to continue practicing religious education. As a catholic family, my daughter needs to have the ability to practice her religious faith and grow as an honest charming girl whose values are set on morals and faith. Having the opportunity to have a catholic school in the community has opened many opportunities for my daughter, family and the community.

Sincerely,

Maria Ramirez

From: Theresa Johnston <tmj838@sbcglobal.net>
Sent: 9/27/2023 10:06:07 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>
Cc: Paige Roodhouse <paige@saintclarestahoe.com>;
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Hello, I'd like to submit a public comment relating to the TRPA board meeting and agenda item below, thanks. — Theresa Johnston, 8385 Lahontan Drive, Truckee CA

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello, my name is Theresa Johnston and I am a resident of Truckee, CA.

My husband and I are members of St. Francis of Assisi Catholic Church in Incline Village. Two of our granddaughters, ages 5 and 3, are students at St. Clare's Montessori School, located at the church since fall of 2022.

We sincerely hope that Washoe County planners and the Tahoe Regional Planning Authority will pass a Development Code Amendment that will allow this precious new school to continue operating at St. Francis church. Saint Clare's is the only Catholic school serving families in the North Tahoe Area. Yet its Montessori program is so academically sound, and the staff so loving and family-oriented, that several non-Catholics have enrolled as well.

When I heard that some neighbors were voicing concerns about the new school's location at St. Francis, it gave me a sense of deja vu. Years ago my husband and I owned a house that was next door to a synagogue. The congregation wanted to expand its Hebrew school, among other things, and at public hearings on the matter, neighbors voiced the usual concerns about parking, congestion at pickup and drop-off times, and after-school events. My husband and I are not Jewish, but we respected the congregation's desire for an academically sound school where parents and teachers could pass on Jewish culture, celebrate the holy days, and give their children a strong moral compass to help them through troubled times.

To make a long story short, we and our neighbors worked with the synagogue. We talked about ways to reduce on-street parking and traffic congestion at pickup and drop-off times, we discussed the hours and frequency of after-school activities, and even suggested the planting of trees and paint schemes to screen new buildings from the neighbors. And you know what? The neighborhood survived. In fact it was better, because young families started moving in again. What had been a graying residential area was graced once more with children.

When it comes to Saint Clare's, I hope Lake Tahoe's public agencies and church neighbors will do the same, and work together to give this dear school a permanent home at St. Francis of Assisi. Think of the big picture. Think of the future. I guarantee the community will be the better for it.

From: Trevor <taa435@gmail.com>
Sent: 9/27/2023 9:52:11 AM
To: cweiche@washoecounty.gov <cweiche@washoecounty.gov>; Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

To whom it may concern,

For the last year and a half my wife and I searched high and low to find a school that was the right fit for our 5-year-old and 3-year-old. It's one of the most important decisions we make for our children as it sets the tone and the course of their lives for the next 13 of their most formidable years.

We toured all around Incline and even considered options in Reno, but driving 40 minutes to an hour every day isn't a safe option for us, especially in the winter. We were looking for a school that was different and felt more like a family who shared the same values that we wanted to instill in our kids but nothing really stuck and we were considering continuing to home-school. Then we heard about St. Clare's from a young girl whom we met at the pool and who attends St. Clare's. She was so sweet and excited to talk about her school and was well-spoken and polite. We immediately set up a tour, after which we knew it was exactly where we wanted to send our kids, it was everything we were looking for and then some. Our kids love being there, they love their teachers and new friends, they wave hi to the school every time we drive by and even talk about how they miss their school on the weekends. It's only been a little over a month since they've started and they're already learning and growing so much with their classmates. They are excited to tell us about the things they learned and did when they get home and we can see the brightness in their eyes which makes us feel so proud and happy that they are enjoying their learning journey.

School choice is important and St. Clare's provides an option that Incline needs. Our future lies in our children and St. Clare's is an essential part of their development to become strong, confident, independent, critical-thinking, good-hearted, community-facing members and leaders of our society. Let us continue to build these values by allowing St. Clare's to continue their pursuit of creating a stronger educational foundation for our children and providing another choice in how they learn.

Thank you for the time you took to read this and for your consideration.

--

Trevor Anderson

From: Michael Lerch <lerch@evofund.com>
Sent: 9/27/2023 9:41:09 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Village Christian Agenda Item

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Dear TRPA Regional Plan Implementation Committee,

Regarding the above proposal, I strongly support this change to the plan so that a Christian School is a choice for young families in this community. The school has provided a great environment for countless children of the community and is managed with care and consideration for all the stakeholders in the community.

Regards.

Michael Lerch
711 Champagne Road
Incline Village, NV 89451

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From: Debbie Larson <larsondebbie@hotmail.com>
Sent: 9/27/2023 7:25:39 AM
To: Public Comment <PublicComment@trpa.gov>
Cc: cweiche@washoecounty.gov <cweiche@washoecounty.gov>; Marja Ambler <mambler@trpa.gov>;
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Greetings,

We have lived full-time in Incline Village for 25 years and have raised our four sons here. We looked for a Catholic schooling option, but couldn't manage the 45-minute drive down the mountain to make that a reality. Now that I see the intelligent, confident, open-minded and self-possessed kids at St. Clare's School, it saddens us that my now-grown children missed this opportunity.

Beyond the value to each child, please consider the value added to our community through allowing for choice of education. Central to Catholic teaching is compassion and care for all people (not just Catholics). When such a person-caring philosophy is emphasized in education, the people around such a school cannot help but benefit.

The restrictions in the proposed zoning amendment ensure that allowing schools will not change the look and feel of the neighborhood—a neighborhood St. Francis has been in since 1965. Please support this community-building change that will further enhance our great village.

Sincerely,
Debbie and Andy Larson

From: Stacy Phillips <stacy@willowforlife.com>
Sent: 9/26/2023 9:07:17 PM
To: cweiche@washoecounty.gov <cweiche@washoecounty.gov>; Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Dear TRPA Regional Plan Implementation Committee,

This letter is in regards to the upcoming Wednesday, September 27th, 2023 meeting discussing the Washoe County Tahoe Area Plan amendment to add "Schools-Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than 3 acres in size.

St Clare's Montessori School is imperative to our Incline Village community as the Catholic/Montessori school provides a school of choice. We would be forced to commute long distances to provide our children with the foundational Catholic Montessori schooling we cherish so much. Our son has grown tremendously in the last year plus of being at St Clare's Montessori School in Incline as their method of teaching and understanding is critical to his specific needs.

St Clare's Montessori School allows a beautiful blend of Catholic school in our church, in addition to our freedom to hold religious education as a Catholic school of St. Francis. Let us continue to have this freedom.

Please keep educational schooling a choice in Incline Village by allowing my children the opportunity to continue attending St Clare's Montessori School. As a member in our community, being a part of a forward thinking and community driven school, we cherish what St Clare's Montessori School brings - a breath of mountain fresh air.

Warmly,
Stacy Phillips

--
Stacy Phillips, MS, LN, CNS, CSCS
Functional Nutritionist & Exercise Specialist

Master of Science in Human Nutrition & Functional Medicine
Certified Nutrition Specialist
Certified Holistic Health Coach
Certified Strength & Conditioning Specialist

Willow Integrative Wellness
Functional Nutrition - Wellness - Life
www.willowforlife.com

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From: Meagan Haynes <meagan.e.haynes@gmail.com>
Sent: 9/26/2023 4:31:30 PM
To: Public Comment <PublicComment@trpa.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

My husband and I are Catholic and have made the decision to send our kids to Catholic school so they have the opportunity to grow in their faith on a daily basis. Our family has attended St. Claire's for the past two years. The school has been a true gift for our family. Our son has grown in his faith, education, and character since starting school. Our entire family has been able to find community through St. Claire's and the school has allowed us to deepen our faith. We are longtime residents but, now that our children are school aged, we don't intend to "live" in Reno or another city by driving there twice daily. Driving to Reno for a Catholic education isn't an option for us and we would move out of the west coast if a Catholic school wasn't available in town.

Best,

Meagan and Justin Haynes

From: Marcia Ellis <marciate@me.com>
Sent: 9/26/2023 4:42:29 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: [BULK]

I hope you are planning on letting all our neighbors be informed on the schools you are intending to allow in our neighborhood. None of my neighbors have heard about this and I am rather upset that it has been kept quiet. I sent my letter last week and hope you Will seriously look into not allowing a school here in this area

Marcia Ellis
Marciate@me.com

Sent from my iPhone

From: Scott Snavelly <lisascot@mac.com>
Sent: 9/26/2023 8:15:52 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone

I support this amendment to allow additional education opportunities for children. I'm an educator of college students and any possibility of better education is welcome and this will be a great addition to our community.

Best regards,

Scott E. Snavelly
775 221 2053

From: Luke Derrin <lderrin@gmail.com>
Sent: 9/26/2023 9:01:49 PM
To: Public Comment <PublicComment@trpa.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello TRPA Regional Plan Implementation Committee,

Being a resident of Incline Village, I was happy to see a religious school choice in town. It is important for our children to gain a great education well-rounded in religion, community, and academics. The fact that the kids are at St. Francis church is a blessing. Weekly Mass, incredible education, teaching our kids important values and how to be respectful citizens, something that is lacking in our world. My hope is that St. Francis is zoned for our school so our children can continue to gain an incredible education in an inspiring setting.

Thank You,
Luke Derrin
Father to Primary and Elementary Students.

From: Kristin Derrin <kristinderrin@gmail.com>
Sent: 9/26/2023 8:33:26 PM
To: Public Comment <PublicComment@trpa.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Hello TRPA Regional Plan Implementation Committee,

I am writing in to express my concern about neighborhood individual's attempt to stop Saint Clare's Montessori from being held at St Francis Church. As a Parent to a 6 and 8-year-old, I have wanted to find a religious education establishment in Incline Village. We started this year at Saint Clare's Montessori, and it has been a complete blessing. Montessori education is my preferred choice of schooling, and I am excited about the opportunity Saint Clare's gives my children. Without this school, we would be homeschooling. My kids love everything about this and are excited for school every day; that is how education should look.

I attended my first Mass last Thursday, and watching the kids speak and follow traditions was incredible. Our children need more of this. What an incredible experience they get to partake in weekly. I pray that those who complain soften their hearts and see that this is the future of St. Francis church. I pray the Incline Village community comes together and learns to be kind to each other. This is a very respectful school with only 40 children practicing peaceful Montessori and Catholic principles. So grateful.

Thank You,
Kristin Derrin
Mom to Primary and Elementary Students

From: Jonathan Smith <jpsod@nvcbell.net>
Sent: 9/26/2023 3:33:23 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: CWeiche@washoecounty.gov <CWeiche@washoecounty.gov>;
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27, 2023

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools-Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Dear TRPA Regional Plan Implementation Committee,

I am a thirty year resident of Incline Village and long time parishioner of St. Francis of Assisi Catholic Church. I'd like to voice my support of the above amendment to allow for St. Clare's School to make a permanent home in our church. I realize this is somewhat controversial, but I feel they have a very positive influence on our parish and our community as a whole. Parents have a right to educate their children as they see fit, and without St. Clare's, our community would have a significant void in allowing for faith-based education, which is sorely needed. The presence of St. Clare's in our parish is a refreshing sign of hope in an often disturbing world. I strongly urge you approve this amendment.

Kind regards,
Jonathan Smith
1069 Flume Rd.
Incline Village, NV 89451

From: Jacob Stock <jstock@trpa.gov>
Sent: 9/26/2023 4:47:51 PM
To: jill snowhound.net <jill@snowhound.net>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Comments and concerns for the Rezoning of the Woods

Mr. and Mrs. Mulcahy,

Thank you for your comment, it will be included in tomorrow's packet.

Regarding traffic studies: tomorrow's item is for informational purposes. It is intended to allow governing board members and the public the opportunity to provide comments and raise concerns before a formal vote is held in the future. If the County chooses to advance this item to a formal vote in the future, they will be required to submit environmental documentation including consideration of traffic impacts.

Best,
Jacob

From: jill snowhound.net <jill@snowhound.net>
Sent: Tuesday, September 26, 2023 3:43 PM
To: Jacob Stock <jstock@trpa.gov>
Subject: Comments and concerns for the Rezoning of the Woods

We have owned our home in the Woods Division for 20 years and have been full time residents here for 18 years. We purchased our home for the quiet neighborhood feel and also the close proximity to Mt. Rose Highway for my husbands work commute.

As well as living in the area where the zoning change is being considered, I am also a long-time parishioner at St. Francis of Assisi Catholic Church. I am in support of a Catholic school and parental choice in choosing a private school for their children's education. This being said, I must say that I have concerns about the rezoning and the development of two schools in this neighborhood.

The close proximity to Mt. Rose Highway and the narrow neighborhood streets pose significant safety concerns for the children attending the schools and also the residents of the neighborhoods. There is a proposal for a school on the street behind our house and also on the one in front of our house. This causes serious concerns about the egress access for the residents and the children in the event of an emergency. (Think about the recent fires in South Lake Tahoe, Paradise and the Lassen area) There is a reason this town was designed with the schools in the center of the town for emergency evacuations in one centralized area.

Has a traffic impact study and an impact study on evacuation been completed or will one be done before the zoning is considered?

While I am in favor of a Catholic School in Incline, due to the location of St. Francis of Assisi perhaps another location for the school can be proposed, which would be safer for the children and also allow the residents a less impacted evacuation route.

Thank you for considering our comments,

Jill and Robert Mulcahy
305 Betty Lane, Incline Village, NV 89451

WDCA23-0001
EXHIBIT D

From: Andrea Riggio <andreasolriggio@gmail.com>
Sent: 9/26/2023 5:16:15 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Agenda Item: Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Dear Members of the Board and TRPA Regional Implementation Committee,

My name is Andrea Riggio and I am a mom from St Clare's School. My son Tobi has been attending the Primary class since the beginning of this school year. Even though we are new members of the school (and we are also new in town) we knew we wanted to enroll him in St Clare's even months before moving to Incline Village.

As parents, we really appreciate the Montessori education, since our son was a baby. So for us it means a lot to be able to find a school that applies Maria Montessori's methods on the everyday life.

On the other hand, when we were doing our research, we were very pleased to find that St Clare's was also a Catholic school. This is not a common thing, or something that is easy to find, as most of the Montessori schools around the world are not related to any religion. So finding a school that can be related to our faith and also with the kind of education we like, has been a huge blessing for our family.

We live in Incline Village, and my husband works in Incline Village, so we needed a school located here too. So again, St Clare's is the best option for us in terms of its location, being very close to our home. My husband and I share a car, so it is very important for us to have the possibility of quickly reaching the school either by car or just walking.

Our son is only three years old, and there aren't many options in terms of school or other educational activities for his age group. For that reason, the few options we could find on Incline Village had a waiting list. We were very lucky to get a last minute open seat in St Clare's and we couldn't be happier about it.

St Clare's School has been a great new part of our lives. Not only has it been amazing for our son, who really enjoys his days in the Chipmunks Classroom. But also for us parents... We have been able to meet other families through the school and the church, and it has really helped us to feel part of the Incline community. We just cannot think of a better choice for our family.

Best regards,

Andrea Riggio

From: [Program, EMS](#)
To: [Weiche, Courtney](#)
Cc: [Program, EMS](#)
Subject: FW: July Agency Review Memo I
Date: Friday, July 21, 2023 11:24:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[July Agency Review Memo I.pdf](#)
[image006.png](#)

Hello,

The EMS Program has reviewed the July Agency Review Memo I - Development Code Amendment Case Number WDCA23-0001 (Tahoe Woodcreek Regulatory Zone DCA) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

Office hours: 7:00AM – 3:30PM Remote on Mondays

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



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From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Tuesday, July 18, 2023 9:57 AM

To: Green, Jim D. <JDGreen@washoecounty.gov>; Crump, Eric S <ECrump@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Mayorga, Alexander R.

<AMayorga@washoecounty.gov>; Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Zirkle, Brandon <BZirkle@washoecounty.gov>; Beard, Blaine <BBeard@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>

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<RWimer@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>

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<WHandrock@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>

<MPhilumalee@washoecounty.gov>

Cc: Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; Smith, Dwayne E.

From: [Steve Shell](#)
To: [Weiche, Courtney](#)
Subject: Application Review Memo 2
Date: Thursday, June 15, 2023 9:32:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image008.png](#)

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

WDCA23-0001: The Division of Water Resources has no comment.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811

DATE: July 27, 2023
TO: Courtney Weiche, Senior Planner, Planning and Building Division
FROM: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer
SUBJECT: WDCA23-0001 Tahoe Woodcreek Regulatory Zone DCA

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with the following comment.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)
Contact Information: Mitchell Fink, P.E. (775) 328-2050

Discussion: At the time of submittal for a Special Use Permit for the development of a proposed school, a detailed traffic impact report will be required and shall be prepared by a Nevada registered engineer, and shall comply with the Tahoe Area Plan, Washoe County, RTC and NDOT requirements.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

July 27, 2023

TO: Courtney Weiche, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Development Code Amendment Case Number WDCA23-0001 (Tahoe Woodcreek Regulatory Zone DCA)

Project description:

For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code Chapter 110 (Development Code) within Article 220 (Tahoe Area), Section 110.220.275 Wood Creek Regulatory Zone to add "schools - kindergarten through secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone.

Location: Tahoe-Woodcreek (TA-WC) Regulatory Zone • Assessor's Parcel Number(s): Multiple

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

There are no conditions of approval for the WDCA23-0001.

This project is within IVGID's service area. The applicant shall comply with IVGID requirements for this permit.

From: [Chisholm, Kyle W](#)
To: [Weiche, Courtney](#)
Subject: WDCA23-0001
Date: Wednesday, July 19, 2023 11:30:46 AM
Attachments: [image001.png](#)

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

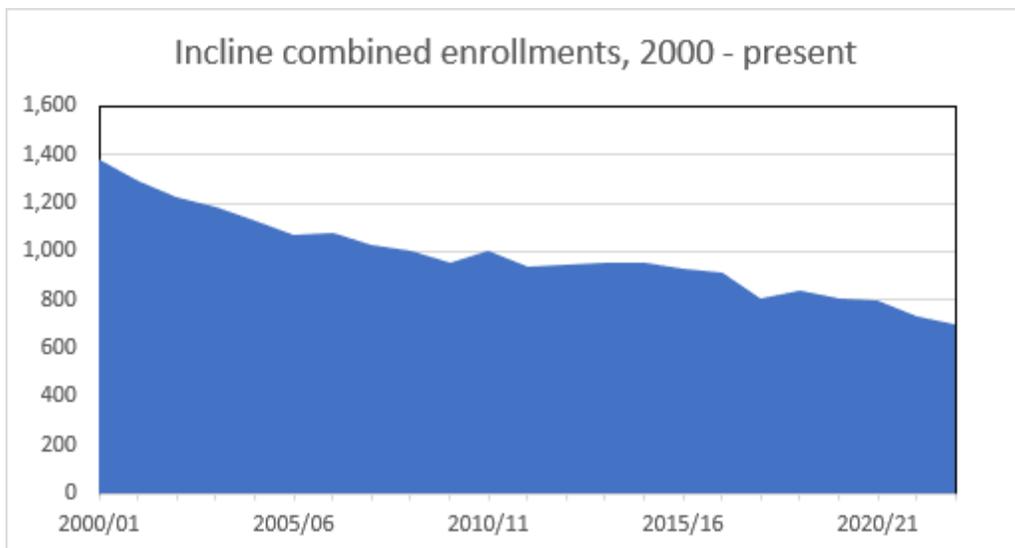
Hello Ms. Weiche, please see comments below regarding this case:

Dear Washoe County Planning Commission,

In regards to Washoe County Case # WDCA23-0001, Washoe County School District (WCSD) offers the following comments:

WCSD currently operates three schools in Incline Village: Incline Elementary, Incline Middle, and Incline High School. WCSD has long been and continues to support students, families, and school choice. That said, WCSD would like to share some general facts regarding enrollments at these schools:

- All three schools have experienced a steady and significant enrollment decline over the *previous* twenty-plus years, as shown in the below graphic:



- **Note: From 02/03' to 22/23' there was an approximate 43% decline in combined Incline enrollment.**

Notwithstanding the above, WCSD has initiated a District-wide Facility Modernization Study to evaluate the efficiency and equity of all schools and more specifically, has recently initiated a ±\$30 million expansion and enhancement to Incline HS, anticipated to be completed in SY 25/26.

Thank you for your time and public service.

Kyle Chisholm

School Property Planning Manager
Washoe County School District, Capital Projects

Work Hours: Mon-Thurs, 7a-5p

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net



From: [Beard, Blaine](#)
To: [Weiche, Courtney](#)
Cc: [Zirkle, Brandon](#)
Subject: FW: July Agency Review Memo I
Date: Tuesday, July 18, 2023 10:05:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[July Agency Review Memo I.pdf](#)

Good morning,

Regarding items #3 and #5, WCSO has no recommendations and or further comment.

Thank you and have a great day!

Blaine

Blaine Beard, Captain

Patrol Division – Incline Village

625 Mount Rose Highway, Incline Village, NV 89451

Desk: 775-832-4114

Personal Cell: 775-722-5580

Email: bbeard@washoecounty.gov

Web: www.WashoeSheriff.com

From: Roman, Brandon <BRoman@washoecounty.gov>

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Cc: Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; EHS Plan Review <EHSPlanReview@washoecounty.gov>; West, Walt <WWest@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Stark, Katherine <KRStark@washoecounty.gov>; Weiche, Courtney <CWeiche@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>