

**TRPA
APC
PACKETS**


**AUGUST
1990**

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TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on August 8, 1990, at the TRPA office, 195 U.S. Highway 50, Zephyr Cove, Nevada. The agenda for said meeting is attached hereto and made a part of this notice.

August 1, 1990



David S. Ziegler
Executive Director

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Al Tahoe and Tahoe Valley, California.

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 195 U.S. Highway 50
Zephyr Cove, Nevada

August 8, 1990
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PUBLIC HEARING AND RECOMMENDATION
 - A. Amendment of the Land Capability Map, U.S. Forest Service, Camp Richardson, State Highway 89, El Dorado County
 - B. Amendment of Chapter 4, Project Review and Exempt Activities, to Adopt MOU Between TRPA and the Nevada Department of Transportation
 - C. Amendment of Code Chapters 2, 4, and 50 Through 55 to Implement the Recommendations of the Report Entitled, "Littoral Structure and Its Effects on the Fish Community of Lake Tahoe" and Staff Recommendations in Regards to Dredging and Setback Lines; Amendment of the Prime Fish Habitat Maps
 - D. Amendment of Chapter 33 to Extend the Date for Election of Conversion of Use Deadline
- V PLANNING MATTERS
 - A. Work Plan and Proposed Schedule for Amendment of Code Chapter 54 Regarding Locating Structures in Fish Habitat
 - B. Amendments to Encourage Boat Storage Facilities To Be Located Out of the Shoreline Area
 - C. Amendment of Chapter 64 to Permit Exemption for Marinas
- VI REPORTS (No Action)
 - A. Executive Director
 - B. Legal Counsel
 - C. APC Members
 - D. Public Interest Comments
- VII PENDING MATTERS
- VIII ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

The Chateau, 995 Fairway Boulevard
Incline Village, Nevada

July 11, 1990

REGULAR MEETING MINUTES

I CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Stan Hansen called the meeting of the Advisory Planning Commission (APC) to order at 9:35 a.m. and asked for a roll call.

Members Present: Mr. Jepsen, Mr. Greenwood, Ms. Jamin, Mr. DeMello,
Mr. Harris (a.m. only), Mr. Dodds, Mr. McCurry, Ms. Roberts,
Mr. Hansen, Mr. Brooks, Mr. Harper, Mr. Davis, Mr. Combs
Members Absent: Mr. Renz, Mr. Sullivan, Ms. Baldrice, Mr. Jolley,
Mr. Poppoff, Ms. Bedard

II APPROVAL OF THE AGENDA

Deputy Director Jerry Wells requested that items IV A. and B. be reversed in order to take up the IVGID EIS first and the Public Services Facility List second. Chairman Hansen stated that he had been requested by Ms. Jamin for a time certain for Kerry Miller's presentation with regard to the City of South Lake Tahoe on results of the South Lake Tahoe Housing Study. Chairman Hansen designated this item for 11:30 a.m. The agenda was approved with the above changes.

III DISPOSITION OF MINUTES

The minutes of June 13, 1990 were approved with an amendment to page 5 in Mr. Kratzski's statement that he feels dragline dredging is a better alternative than suction dredging, with "in some cases" being added to the end of that statement. Also, on page 18 of the June 13, 1990 minutes Mr. Greenwood amended his statement that he feels that the main problem is that IPES gave buildable scores to lots that had impossible driveway access, that required massive cuts and fills to do so, requires ~~zero~~ setbacks, to read less than normal setbacks. The minutes were approved with these amendments.

IV PUBLIC HEARING AND RECOMMENDATION

B. Finding of Technical Adequacy and Recommendation on Certification of the Incline Village Community Center Final EIS

Deputy Director Jerry Wells presented the staff summary requesting APC determination of technical adequacy of the draft EIS for the IVGID Community Center. Mr. Wells distributed to the APC copies of correspondence that TRPA received after the EIS draft was completed. The proposed action includes the construction of a community center with two uses. One being recreation and one being public service. The public service end of it is the convention facility aspect of the project. The recreation facility consists of approximately a 34,600 square foot building that will include a gymnasium, a swimming pool, dance studio, weight room, a therapy pool, jacuzzi facility, game room, dressing

rooms, a child care facility, food service area and a lounge. In the same building, but a different wing, there will be a 13,400 square foot conference facility consisting of a ballroom where the primary conferences would be held. It has a maximum occupancy rating of 406 people. There is also a small conference room, related offices, and kitchen facilities. The proposed action also includes a 291-space parking lot, over 1,000 lineal feet of pedestrian bike paths, which will be linked to existing paths, there will be three tennis courts that will be covered with a bubble, and an emergency access road coming off of Incline Way. There are provisions for SEZ fisheries habitat and a cultural interpretative program. Three alternatives were looked at in the EIS. For convenience these alternatives are summarized in the back of the final EIS. The convention facility and the recreation facility are considered special uses in the PAS. Therefore, both facilities need a special use approval. The project is not currently on TRPA's Public Services Facility List. Without the convention wing, there would be no requirement to add this project to the Public Services Facility List. Mr. Wells went on to explain the mitigation measures for water quality, air quality, and vegetation as set forth in the EIS. As to noise impacts, a 6-foot high, 700-foot long sound wall has been proposed for this project between the condominium development to the north of the facility and the parking lot. A noise monitoring program will be instituted for a set period of time. Mr. Wells directed to the APC that comments and discussion should focus primarily on the technical adequacy of the document, the adequate disclosure of all environmental impacts, and the appropriateness of the recommended mitigation measures.

Ms. Roberts inquired what the staff's assessment is of the technical adequacy of the EIS.

Mr. Wells responded that staff feels the EIS adequately discloses the environmental impacts of the project.

Mr. Greenwood inquired how much outdoor irrigation is being considered.

Mr. Wells replied that this is something that will be taken up at the project level. Staff has not seen a final landscape plan.

Rob Hunt of IVGID responded that there is no long-term irrigation planned associated with landscaping. There will be temporary irrigation to establish the vegetation around the building. Also, IVGID is not certain of what irrigation for vegetation will be required to screen the wall that is required between the condominiums and the parking lot.

Mr. Greenwood inquired if there is any way to require TART to expand their service to the facility or to have IVGID fund the expansion of the service.

Mr. Wells replied that the public transportation issue will be included in the conditions of the permit should the project be approved. The difficulty is that IVGID does not control the TART system, so it would have to take a coordinated effort.

Mr. Greenwood inquired what size pool is being looked at and what types of swim meets are being proposed.

Mr. Wells replied that the pool will be 75 feet square.

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Doug Doolittle, Director of Parks and Recreation for Incline Village, replied that the types of swim meets would be high school swim meets, local swim club, and local and regional meets, with possibly state meets. The pool is being built to meet these standards.

Mr. Greenwood expressed his concern about a 700-foot long sound wall having a significant visual impact and that this fence might create a wildlife barrier.

Mr. Wells responded that hopefully it would be softened enough with vegetation that it would not be a problem. As to a wildlife barrier, this issue did not come up in the planning process.

Mr. Davis questioned the noise level being anticipated as not more than three decibels.

Mr. Wells responded that the ambient noise level today, without the project, is measured at 51.4. The PAS for that area allows a maximum rating of 55. CNEL is measured on an average 24-hour period. It is not a single event noise standard.

Mr. Davis pointed out that the California AG's letter indicates that VMTs will be increased drastically.

Mr. Wells replied that there was a response prepared by Resource Concepts which addresses the letter from the AG's office. TRPA's Code of Ordinances requires that projects having a local or regional cumulative impact on VMTs have to be mitigated. One way of mitigating this is to pay a mitigation fee and the other way is to do a project that will reduce VMTs, such as instituting a shuttle service or something of that nature. A shuttle service will be provided for the convention attendees to and from tourist accommodation units and also IVGID will be working with TART to provide a regularly scheduled stop.

Ms. Roberts inquired what percentage of the Community Center is going to be used by the community versus outsiders.

Mr. Hunt replied that the recreation portion is expected to be primarily a resident facility and there is some projection for non-resident fees.

Ms. Roberts inquired if the VMTs that have been projected are based on internal trips of automobiles that are already located in Incline Village, or does this include outsiders too.

Mr. Wells understands that it is a combination of both.

Mr. Dodds pointed out that in the final EIS it states that the capital improvements program has not been completed and he believes that it was completed as part of the 208 Plan.

Mr. Zielger concurred with Mr. Dodds in that Volume IV of the 208 Plan is the capital improvements program.

Mr. Dodds asked that as a full disclosure document, should not the EIS maybe fill in a little more detail to explain what the findings are that TRPA needs to make to allow the SEZ coverage.

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Charles Zeir, Resource Concepts, referred to page 224 of the draft EIS where they have provided the conditions that have to be met in order to place new coverage in an SEZ or land capability 1b area. It is Resource Concepts' belief that they have satisfied those conditions.

At this point it was decided to combine the public testimony for items IV A. and IV B. (IVGID EIS and Public Facility Services List).

Chairman Hansen read into the record that Mr. Brooks abstains from voting on the Incline Village issues due to a conflict of interest; however, he would like Mr. Brooks' input in the discussions.

Mr. Harper questioned his participation as Washoe County is the primary funding for this project.

Chairman Hansen replied on behalf of the APC that they would like Mr. Harper's input and vote on this project.

A. Amendment of Public Services Facility List 1990-1994 for the Incline Village Community Center

Long Range Planning Division Land Use/Regulation Team Leader Gordon Barrett presented the staff summary proposing that the Incline Village Community Center be added to the TRPA Public Services Facility List (PSFL). There are two major issues in regards to making the findings. The first issue is the demonstration of need for meeting space. The second issue is the need to proceed before the community plan is adopted. Staff does not have enough evidence to recommend this project be added to the list. It is staff's hope that through the APC public hearing process, these concerns may be addressed and a recommendation can be made.

Mr. Combs inquired if the PAS in existence speaks to this and, if so, what does it have to say.

Mr. Barrett replied that the PAS addresses the recreation center but not the conference center.

Mr. Combs asked how about in terms as a permissible use.

Mr. Barrett replied that it is a permissible use.

Mr. Hunt pointed out that the County Planning Commission was advised that need was one of the criteria that they have taken in considering this project and voted affirmatively to recommend it.

Mr. Harper added that the Washoe County Planning Commission recommended the meeting space with a 5/2 vote. Final action is not anticipated until August 14.

Mr. Hunt clarified that at no time did IVGID or Washoe County seriously look at the question of need for commercial conference space. They do not believe that is a legitimate consideration in promoting this project. Meeting facilities have been part of the community center since planning for the project began in the 1970s. The use of the Chateau has increased by 55 percent in the last three years. The proposal before the APC is addressing a variety of needs in a very cost effective manner. Mr. Hunt does not feel this facility needs to be on the

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PSFL to be built. The project is already on the recreation list and by TRPA's own definition a recreation center includes meeting facilities.

Chairman Hansen inquired how many public hearings have been held regarding this project.

Mr. Hunt replied that about 15 meetings on this project have been held over the last two years.

Chairman Hansen inquired if the IVGID Board of Directors is an elected body and what was their vote on the project.

Mr. Hunt replied that the IVGID Board of Directors is an elected body and that their vote on this project is 5/0.

League to Save Lake Tahoe Executive Director Laurel Ames commented on the technical adequacy of the document. Specifically, the SEZ offset that Mr. Dodds mentioned earlier. Also, this project does not address reduction of VMTs to meet TRPA thresholds. Further, there is no mitigation to maintain the CNEEL.

Mr. Harper inquired of Ms. Ames if she is suggesting that every area identified as offset be evaluated as to whether, in fact, it creates an appropriate offset. Mr. Harper was always under the impression that it was a ratio that was used. Is Ms. Ames now suggesting that TRPA look at the quality of that ratio?

Ms. Ames replied that \$200 million is being spent so far to do erosion control projects and stream zone offset. She would think that staff would want to know.

Mr. Wells explained that the TRPA Code allows coverage for recreational projects that go into SEZs and if it is coverage that exceeds the Bailey coefficients, which is one percent allowable within the project area, then it has to be mitigated on a one and a half to one offset. Usually, that is mitigated offsite. The language of the Code basically states that if it is within Bailey, then that one and a half to one offset is not required. They simply pay a water quality mitigation fee at \$.29 per square foot for the coverage being created and they have to install BMPs. There is no restoration requirement beyond that. In this particular project, that is the case.

Mr. Harper then questioned if Ms. Ames sees any long-term VMT reductions ever with the current manner in which TRPA is operating in its project review process.

Ms. Ames replied that it is very poor planning to allow a project of this size with this amount of VMT to go by without having an equivalent VMT reduction program.

Cliff McGough, candidate for IVGID Trustee, feels that the IVGID Board does not really represent the true feelings of the residents. He believes that the community should be asked their opinion and that the opinions and the interest of the great majority of seasonal property owners should not be forgotten. They are part-time residents, but they are full-time tax payers.

Dick Morse, resident and a Board member of the Chamber, Lions Club and the Incliners (445 members), stated that the Incliners meet at the Chateau twice a

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month and are pushing the walls out. Also, the Lions Club last annual crab feed consisted of over 800 people at the Chateau and it was almost an impossible task. There are large groups that would like to have a meeting wing. Mr. Morse suggested restricting the amount of outside conventions during the months of July and August to minimize the VMT impacts. Mr. Morse's view is that property values will go up substantially as a result of this project. He thinks that the people adjacent to the noise wall should be consulted with and make certain that they would like to have such a thing put up. He suggested putting this barrier in with landscape only at first and then seeing if a wall is required and justified.

Mr. Harper inquired of Mr. Morse if the organizations he belongs to are still in favor of this knowing that it appears that IVGID will need to rent out the space for conferences and conventions at least up to the 19,000-odd convention days in order to bring the level of subsidy down.

Mr. Morse indicated that he is speaking as an individual on those Boards, but as to the Incliners he believes there is strong support.

Chairman Hansen inquired if the Chamber Board took action.

Chamber of Commerce Executive Director Ann Johnson stated that the Chamber Board has addressed this issue and has spoken in favor of it on a number of different occasions to a number of Boards. She does not think she can answer this specifically because the Chamber Board has a tendency to change on how many people are in favor as opposed to how many are not. She does believe though that the vast majority are in favor. Ms. Johnson feels that the economic benefits are very great.

Mr. Davis inquired if there are any contingencies on the TOT funding for the conference wing.

Mr. Harper pointed out that the money came from the Reno-Sparks Convention and Visitors Authority (RSCVA).

Chairman Hansen inquired how many members are in the Chamber.

Ms. Johnson replied that there are 433 members in the Chamber of Commerce.

Roger Steele, resident of Incline since the 60's, stated that at one time Incline had a very active property owners association. He was chairman for several years. A poll was taken in earlier years and it showed that the tax paying property owners within the Tahoe Basin were very much opposed commercially. He pointed out how projects in and around the Basin just keep adding VMTs and making the situation worse. He does not see how new projects can improve the quality of life in the Tahoe Basin.

Clint Kobly, 5-year resident in Incline, has attended all but two or three of the 15 meetings on the community center in the last couple of years and from these meetings there was a very strong consensus that the need was for a gymnasium and a pool, but he never sensed an overwhelming majority need for conference space. Mr. Kobly is a former member of the Incline Village Chamber of Commerce Board of Directors and resigned because he did not believe in the concept of the convention wing and did not believe in the competition by the local government and the duplication of some existing facilities. In answer to

an earlier question by Mr. Harper, Mr. Kobly replied that the group meeting room was initially 1200 square feet.

Don Kornreich, Incline Village resident, is for the recreation center and against the meeting wing. He feels that several of the problems with the conference wing are (1) most of the convention centers in the area are over two times the size that is being proposed for this project and none of them have had an average attendance approaching 283 (250 is the largest and most are considerably less); (2) that the noise wall should be first tried with natural vegetation only before putting up an actual wall; (3) the use of the convention center for theatrical productions -- no stage, no sloped floor and no adequate audio equipment for performing arts; and (4) the transportation and parking problems.

Chairman Hansen continued the public hearing until 1:30.

V PLANNING MATTERS

A. Presentation by the City of South Lake Tahoe on Results of South Lake Tahoe Housing Study

Kerry Miller, City Manager for the City of South Lake Tahoe, made a presentation of the Housing Study Group Report to the APC. The Housing Study Group was formed on the South Shore as a joint venture between the City and the Chamber of Commerce and several other groups consisting of approximately 40 participants representing private and public sectors in the community. The Committee met over a period of approximately five months looking at several different categories of housing in the South Shore area, not just within the City of South Lake Tahoe. They focused primarily on the provision of affordable housing in the community. As it relates specifically to TRPA's interests, the Housing Study Group came up with the following recommendations:

In the area of regulation and land use, the Housing Study Group emphasized a need, in conjunction with the community plan process, to identify opportunities and constraints for specific siting of housing rehabilitation and construction. They suggested, as action steps, the possibility of expanding the boundaries of the community plan areas to allow for development of new and rehabilitation of existing market rate and subsidize multi-family housing. Also, the Committee looked at eliminating administrative duplication by creating a one-stop permit process through working with a committee made up of local governments, including TRPA and Lahontan representatives, to commence possibly in 1991. The League to Save Lake Tahoe has requested that TRPA modify the affordable housing definition in the Code of Ordinances and review other language changes to assure maximum eligibility for housing subsidies from local, state and federal levels. Realizing that the issue here is primarily quality as opposed to quantity, the Housing Study Group suggests that a program be established that would authorize, by special use permit, existing illegally constructed units that can comply with minimum health, safety and zoning standards, which would probably be a minority of those that exist in the community; then to create an amortization program that will require health and safety building compliance for all units that cannot meet the special use permit test. Over a period of time they would eventually be phased out. The Housing Study Group understands that this kind of a program has implications in terms of TRPA's building allocation program and also to South Tahoe Utility District's sewer allocation program. So the first step to try and pursue something like this would be to convene a meeting of those interested parties. Another area of concern is in the area of special

needs housing as it relates to senior citizen housing. Lastly, the Committee is concerned that if the housing is not developed geographically proximate to the employment centers, there will probably have to be some extensions of transportation service to make alternate geographic locations viable.

Mr. Harper agrees with Mr. Miller on his suggestion of a multi-jurisdictional group. He thinks that other agencies and groups in the area should have an opportunity to monitor this program and see how it can be modified or adopted.

Ms. Roberts commends the City for the effort that they undertook to bring everyone together on this.

Mr. Ziegler commented that he would like some feedback from the APC as to whether the treatment of this housing issue is appropriate. It has been incorporated into the five-year strategy as a challenge, but not as a priority of TRPA.

Tahoe Sierra Preservation Council Executive Director Steve Teshara stated that this is an issue that has been before the Tahoe Basin Association of Governments (TBAG) and is scheduled to come back to TBAG at their next meeting. Right now in Placer County they are preparing to create a group similar to this that would look at the issues with respect to the North Shore, including both interests on the part of Washoe County, Placer County, and Nevada County.

Ms. Jamin stated that she thinks it is of equal importance to VMT and water quality issues.

IV PUBLIC HEARING AND RECOMMENDATION

A. and B. Incline Village Community Center (continued)

Brian O'Toole lives at the base of Mt. Rose and also owns a timeshare in Incline. He has found in his door-to-door campaigning that residents feel that they were excluded from the process. They feel that a project this large and this costly should have been put on a ballot.

Bill Morton, an Incline Village resident, supports the full Community Center with meeting space.

Lee Smith, Reno-Tahoe resident over the last four years, strongly opposes the convention wing of the Incline Village Community Center. He feels this will be the first step to commercialize and destroy the community and will pollute Lake Tahoe for future generations. He would like to see the residents of Incline Village be allowed to vote on this matter. He would like to see the flash flood potential addressed on Incline Creek. Mr. Smith would like to see the decision for construction postponed until potential problems are resolved.

Ellen Toto, property owner, business owner, and 14-year resident at Incline Village, asks if the community interest was foremost when the recreation facilities were advertised nationally in the North Tahoe Convention Planning Guide as part of the resort center. If this is a community project, why have the residents involved been denied to vote on it? Ms. Toto's other concern is the duplication of facilities in the area.

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Paul Schmidt, an Incline Village resident, is in favor of the project for the cultural good of the community. He would like to see the fence requirement removed subject to later review.

Mr. Harper inquired of Mr. Schmidt what percentage of time in an annual period he sees as being devoted to cultural events.

Mr. Schmidt replied that he cannot put this into a number but he believes there will be quite a lot of time devoted to cultural events.

Gail Cromwell, president of the Chamber of Commerce and past president of the Symphony Association, stated that the Symphony Association puts on 12 to 15 performances per year. She believes very strongly that Incline Village needs a total community center.

Phil Edholm, an Incline Village resident since 1976, feels that the entire project may have been more palatable to this community if it had been designed in a modular phased concept. It would allow for the addition of meeting facilities and performing arts facilities in the future. This community center has evolved into the Incline Village Conference Center. Mr. Edholm referred to the North Lake Tahoe Conference Planning Guide to support his statements. He requests that the Commission consider approving the reduced alternative without the conference wing, but leave the door open for meeting and performing arts facilities to be added in the future.

James Nakada, an Incline Village resident, stated that there is a lack of performing arts in the community. He and his wife travel to San Francisco, Sacramento and Reno to attend cultural events and would like to see more cultural events take place locally. He has been involved with swim meets and swim programs for over 10 years and would like to see this also take place in the community. He pointed out that swimmers coming to meets often car pool. Therefore, he does not believe the VMT impact will be as great as has been stated. He also believes that a lot of locals car pool to activities in the area. He stressed the need for a larger space for the Incliners to meet and put on their fund raising activities. He would like to see efficient and controlled growth in the community.

Gene Murrieta, local building contractor (not for this project), stated that this project is well over budget now and is concerned that money is not budgeted for revegetation, the wall, and all of the other things. The user fees have not been set and, therefore, the operating estimates are probably way off too. He also stated that the tennis bubble and other amenities have been cut from the project.

Mr. Harper inquired of Mr. Murrieta if it was represented to the community that there would not be user fees.

Mr. Murrieta replied that the word "nominal" was always used.

Mr. Harper inquired if this fee was represented as covering the operation of the conference facility.

Mr. Murrieta replied no, but that there will be losses on both. He thinks that their losses are underestimated judging by their other budgets now. There are a lot of things that have not been priced into the project, such as the architect,

the paving, all of the revegetation, the bike paths, and a lot of other things that are not in the general contractor's bid.

George Toto, resident of Incline Village, pointed out that 88 letters were received in the EIS, excluding government agencies that were required to report. Of those 88 letters, 87 said no for the convention wing and almost all were for the recreation facility. The original recreation design team was formed of local individuals and was disbanded prior to the inception of the convention wing. No further committee was formed from the public to study this project. The original design team was opposed to this convention wing and some of the recreation design as it is now. The District 9 funds will be held and money will be made off the interest if this project is not built at this time and can be built later. So there is not a financial crisis for building this project now. He does not feel that the pedestrian path issue has been addressed properly. He thinks that the shuttle service situation is unrealistic. He is concerned with discussion of property taxes not going up if this project is built when there are losses which have already been documented. Mr. Toto also pointed out that the CalNeva has a professional showroom that the fine arts people can use. Further, the CalNeva can handle receptions, classrooms, banquet style seating and theater seating from 300 to 400 people. Apparently, no one seems to realize this or has conveniently forgotten.

Mr. Harper pointed out to Mr. Toto that 33 of the 88 letters are form letters and that there are another five form letters with the same statement and same date. He inquired of Mr. Toto who solicited these letters.

Mr. Toto replied that there was a public hearing on the convention wing and approximately 300 people attended that meeting. There were people from groups who publicized information along with IVGID and there was a time element involved. People did not know where to contact anybody or who to contact. Therefore, general information was put on those letters and the people were asked if they would comment on those, use them as is if they agreed with them or make any changes if they wanted to send those in on their own.

Mr. Harper further inquired why the CalNeva is not being used for cultural events.

Ms. Cromwell replied that she has been on the Board of Directors for the Symphony Association for the last 12 years and was president for three years. During the 15 years that the Symphony Association has been trying to put on events at the CalNeva, they have only had four follies that have been able to be put on at the CalNeva. There were years when the CalNeva was closed; there were years that it was not available because of other commitments (depending on who owned it at the time); or they would not commit because the Symphony Association tries to set up their events way in advance because of marketing and so forth. Most of the times over the years the CalNeva showroom has not been available.

Mr. Davis inquired that assuming this was an accepted project, would they not have the same conflicts with conferences coming into the center.

Mr. Hunt replied that the agreement with the visitors and convention bureau has a very specific set of arrangements for reservations. The non-local lodging properties that are booking conference groups have first dibs on the conference center until one year out. The general understanding is that those basically

are going to involve fairly sizable meetings of 150 and up, because those are the only size meetings that book that far in advance. Starting one year before the date of an event, local groups have the right equal with the conference groups to book weekend and holiday events. They do not have the right to book weekday, non-holiday periods, until six months prior to the date of event and then all days remaining open are available to anyone. The idea behind this approach was to take peak periods which were felt that the lodging groups did not need and they did not want to overcrowd the community during those peak periods with visitors.

Mr. Davis inquired what other strings does IVGID have on the money from the RSCVA.

Mr. Hunt replied that there are a whole lot of small strings, such as it must be available to the general public. There are probably more arrangements in the other agreement that IVGID has with the visitors and convention bureau which is a stepchild of the RSCVA than in the main agreement. The key feature is that IVGID has a minimum target of visitors that they need to obtain which is set at a fraction of the rejected amount. Mr. Hunt does not recall the exact number. The RSCVA, in order to meet the bond covenants that are tied to state law, have a review authority over rates, but it is the IVGID Board that will be setting rates.

Linda Shuey, an Incline Village resident, presented 20-plus form letters in favor of the Community Center and the meeting wing. She collected these letters in only an hour and a half and offered to put in more time to collect more letters if the APC so desires. She believes that it is absolutely essential that the meeting wing be built. It is necessary not only to accommodate the needs of tourists (the lifeline of this community), but also to make available to the residents adequate space to hold community functions and regular meetings. Ms. Shuey has been involved in a lot of activities and organizations at Incline.

Mr. Harper pointed out that the previous speaker indicated that the letters that were provided in the form manner were not solicited, but just available. Ms. Shuey indicated that she solicited these letters. Mr. Harper inquired of Ms. Shuey if she thinks these people would have sent a letter anyway.

Ms. Shuey replied that the people she approached would have been more than willing to write letters. She has a few letters that were individually written to the Bonanza.

Brad Miller, a 10-year resident at Incline and the Tahoe area since 1970, and is a candidate for office of IVGID Trustee, addressed a couple of comments made by prior speakers. As to enhancing property values, there is a positive and a negative. With regards to culture, he finds it interesting that the community plan at Incline, when it was originally implemented, was a better community with recreational amenities that were affordable. He does not see any reason why it is necessary now to emulate Aspen or Steam Boat Springs or Sun Valley to change this concept. Minor improvements, such as a recreational facility, indoor swimming pool, etc., are perfectly acceptable in Mr. Miller's opinion. But this project has gotten a little bit out of hand. The previous Board (there was a transition in the election of 1988) got into discussing the possibility of losing the District 9 funds. At that time the public perception was that for a modest increase in the recreation fee, which has already been assessed, that