

**TRPA
GOVERNING BOARD
PACKETS**

**JANUARY
1995**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND
COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on January 25 and 26, 1995, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The January 25 session will commence at 9:30 a.m. at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The January 26 session will commence at 9:30 a.m. at the TRPA office, 308 Dorla Court, Zephyr Cove, Nevada. The agenda is attached hereto and made a part of this notice.

All Committee items are action items unless otherwise noted.

NOTICE IS FURTHER GIVEN that on January 25, 1995, commencing at 8:30 a.m. at the same location, the Finance Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) receipt of the December financial statement and check register; 3) annual inflationary adjustment of project review filing fees; and 4) status report on project securities. (Finance Committee: Neft, Cole, two vacancies, Chairman Bennett)

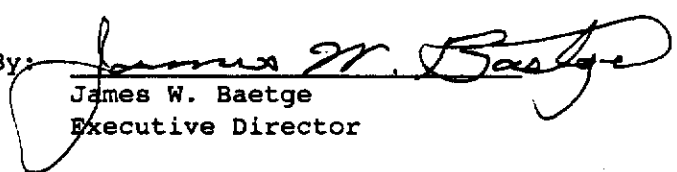
NOTICE IS FURTHER GIVEN that on January 25, 1995, at 8:30 a.m. in the same location, the Legal Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) modification of Walshaw v. TRPA settlement agreement; 3) reallocation of Bitterbrush settlement mitigation fund; 4) settlement of Quinn enforcement action; and 5) discussion of settlement in Homewood enforcement action. (Legal Committee: Westergard, Waldie, Cronk, (vacancy), Chairman DeLanoy)

NOTICE IS FURTHER GIVEN that on January 25, 1995, during the lunch recess at Steamer's Restaurant, 8290 North Lake Boulevard, the Capital Financing Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) guidance on legislative and funding direction for 1995. (Capital Financing Committee: Westergard, Cronk, Waldie, (two vacancies))

NOTICE IS HEREBY GIVEN that on January 25, 1995, at 2:00 p.m., or as soon thereafter as possible, the Shorezone Policy Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) roles and responsibilities of members; 3) shorezone legal issues; 4) policy issues; 5) thresholds affected in the shorezone; 6) shorezone EIS critical path; and 7) synopsis of '91 fish study. (Shorezone Policy Committee: Bradhurst, Cole, Waldie, Westergard).

Date: January 13, 1995

By:


James W. Baetge
Executive Director

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

North Tahoe Conference Center
Kings Beach, California

January 25, 1995
9:30 a.m.

TRPA Office, 308 Dorla Court
Zephyr Cove, Nevada

January 26, 1995
9:30 a.m.

All items are action items unless otherwise noted.

AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND DETERMINATION OF QUORUM
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Governing Board on any agenda item not listed as a Project Review, Public Hearing, Appeal, or Planning Matter item may do so at this time. However, public comment on Project Review, Public Hearing, Appeal, and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE GOVERNING BOARD IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. APPROVAL OF MINUTES
- V. APPROVAL OF AGENDA
- VI. CONSENT CALENDAR (see page 3)
- VII. PROJECT REVIEW
 - A. Altvater Trust/Schumacher, Modification of Permit Conditions for a Multiple-Use Pier Expansion Permit, Washoe County APNs 130-230-16 and -17
 - B. Glenbrook Water Cooperative, New Ozone Water Disinfection Building, Glenbrook Inn Road, Douglas County APN 01-070-24
- VIII. PUBLIC HEARING AND ADOPTION OF ORDINANCES/RESOLUTIONS
 - A. Amendment of Chapter 4, Project Review and Exempt Activities, to Amend Delegation MOU With the City of South Lake Tahoe Relating to Residential Activities
 - B. Amendment of Plan Area Statement Boundaries Between Plan Area 045 (Incline Village Commercial) and Plan Area 046 (Incline Village Residential) to Add Washoe County APNs 127-021-03 and -04 to Plan Area 046

- C. Rules of Procedure Regarding Project Review, Testimony, and Role of Official Advisory Planning Commission Members - 1:30 p.m., Wednesday, January 25

IX. PLANNING MATTERS

- A. Annual Report by Caltrans and Nevada Department of Transportation on Treatment of Tahoe Basin Highways During Winter Months - 11:15 a.m., Wednesday, January 25
- B. Status of Conditions of Approval and the Areawide Drainage Project for the Douglas County Community Plan
- C. Status Report on Implementation of Mitigation Measures in the 1991 Threshold Evaluation
- D. Resolution Adopting Procedures for Distributing Reserved Residential Allocations to Parcels Below IPES Line and Exempting Douglas County

X. ADMINISTRATIVE MATTERS

- A. Appointment of Members to Committees
- B. Resolution Approving Amendment of Filing Fee Schedule
- C. Quarterly Status Report on Work Program Priority Milestones
- D. Status Report on IPES and Land Capability Determinations
- E. Discussion on Proposed TRPA-Related Legislation in Nevada

XI. COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee
 - 1. Report on Committee Meeting
 - 2. Receipt of December Financial Statement and Check Register
 - 3. Status Report on Project Securities
- B. Legal Committee
 - 1. Report on Committee Meeting
 - 2. Modification of Walshaw v. TRPA Settlement Agreement
- C. Capital Financing Committee
 - 1. Report on Committee Meeting
- D. Rules Committee
 - 1. Report on Committee Meeting

E. Shorezone Policy Committee

1. Report on Committee Meeting

XII. REPORTS

A. Executive Director

1. Monthly Status Report
2. Notice of Circulation, South Tahoe Public Utility District, Future Facilities Connection Plan Draft EIR/EIS
3. Discussion on Future Retreat to Update Work Program and Three-Year Strategic Plan (July 1995-June 1998)
4. Other

B. Agency Counsel

1. Monthly Status Report

C. Governing Board Members (No Action)

XIII. RESOLUTIONS

- A. Urging U.S. Postal Service Initiation of Home Mail Delivery Throughout the Tahoe Region
- B. In Support of Transportation Restructuring Principles for Smaller Northern California Counties
- C. Resolutions for Former TRPA Board Members Wayne Chimarusti, Bruce Kanoff, Bob Pruett, and Cheryl Lau - 11:45 a.m., Wednesday, January 25

XIV. ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>
1. Quinn, Resolution of Enforcement, Washoe County APNs 125-155-01, -02 and -17	Approval

This consent calendar item is expected to be routine and noncontroversial. It will be acted upon by the Board at one time without discussion. The special use determinations will be removed from the calendar at the request of any member of the public and taken up separately. If any Board member or noticed affected property owner requests that this item be removed from the calendar, it will be taken up separately in the appropriate agenda category.

Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedure shall be as follows:

(1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken.

(2) For approving a project, the affirmative vote of at least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency.

(3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

- Article III (g) Public Law 96-551

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GHI office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

North Tahoe Conference Center
Kings Beach, California

December 21, 1994

REGULAR MEETING MINUTES

I. PLEDGE OF ALLEGIANCE

Vice Chairman John Upton called the regular December 21, 1994, meeting of the Governing Board of the Tahoe Regional Planning Agency (TRPA) to order at 9:35 a.m. and asked Mr. DeLanoy to lead in the Pledge of Allegiance to the Flag.

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present: Mr. DeLanoy, Mr. Waldie, Mr. Kanoff, Mr. Sevison,
Ms. Cavin (for Ms. Lau), Mr. Cole, Ms. Bennett,
Mr. Westergard, Ms. Neft, Mr. Bradhurst, Mr. Upton
Member Absent: Mr. Cronk, Ms. Hagedorn, Mr. Chimarusti, Presidential
Appointee (position vacant)

III. PUBLIC INTEREST COMMENTS

Mr. John Hoole, Chief of the Long Range Planning Division, introduced new Senior Transportation Planner Richard Wiggins. Mr. Wiggins had previously worked in Ohio, Maine, and Alaska.

Mr. George Finn served Board members with a suit filed by Nathaniel and Zelda Hellman against California, Nevada, TRPA, and individual Board members. (No comments were made by Mr. Finn.)

Ms. Rochelle Nason, representing the League to Save Lake Tahoe, asked the Board to schedule at a future Board meeting a status report on the progress of the water quality system plan for the Douglas County Community Plan area. The plan was approved a year ago with certain representations having been made that the Park Cattle Company was about to apply for a permit to get the water quality system implemented. A year had passed and no apparent progress had been made. It was appropriate for the Board to ask those representatives for a report on what they had done and what the projected timeline was at this point.

Mr. Westergard asked if there were also other conditions on which progress was to have been demonstrated. If so, he would like to see a compliance progress report on all relevant conditions.

Deputy Director Jerry Wells noted that staff would go through the conditions to see what other conditions were to have been satisfied.

Vice Chairman Upton indicated that the scheduling of the report was satisfactory with him.

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IV. APPROVAL OF MINUTES

MOTION by Mr. Sevison to approve the November 16, 1994, regular meeting minutes as submitted. The motion carried unanimously.

V. APPROVAL OF AGENDA

Mr. Wells asked that the Altvater Trust/Schumacher item (VII B.) be continued to the January meeting at the request of the applicant and that the Watson Creek Plan Area Statement amendment (item VIII B.) be continued to January due to modifications in the application.

Ms. R. J. Nicolle, Agency Counsel, presented more information on the Altvater/Schumacher matter, explaining that the applicants had filed an application to modify a permit issued by the Board. While TRPA routinely accepted these kinds of applications at staff level, staff had decided to bring the request to the Board, since the Board had approved the original permit.

Mr. Waldie noted he would not vote against the continuance but suggested it was peculiar that an item on which the Board had taken final action in November was once again before the Board on a request for modification. It did not make sense that an applicant who had insufficient interest to appear at the hearing when the action was taken initially would request an opportunity to have the action modified.

MOTION by Mr. DeLanoy to approve the agenda as amended (continuing items VII B. and VIII B.). The motion carried unanimously.

VI. CONSENT CALENDAR

Deputy Director Jerry Wells noted that copies of a December 17 letter from neighbors Christopher and Lynne Farrar had been distributed to Board members regarding item 2 (Olin special use determination). The letter requested retention of a 16 inch diameter tree, which was proposed to be removed. Staff would work with the applicant to see if there was any way to save the tree; there were no guarantees, however, that the tree could be saved. The neighboring property owner was not requesting the matter be taken off the consent calendar.

Mr. Westergard questioned the use of the terms "new single family dwellings" in the reference to the existing 24-unit residential complex (item 5, Pinewood Subdivision Modification). This appeared to be a conflict in terms and a definition problem.

Agency Special Projects Attorney Susan Scholley explained that the stock cooperative was considered a subdivision under the current regulations; the units were already subdivided. The proposal was to change the form of ownership, not the use.

MOTION by Mr. Sevison to approve the consent calendar as discussed. The motion carried unanimously.

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(Following are items approved on the consent calendar: 1. Lands of Sierra, Land Capability Challenge, El Dorado County APN 32-313-41; 2. Olin, Special Use Determination, New Single Family Dwelling, 7498 North Ave., Placer County APN 112-150-19; 3. California Tahoe Conservancy, Sanitation Salvage Timber Harvest, El Dorado County APN 32-050-06; 4. South Tahoe Public Utility District, Sanitation Salvage Timber Harvest, El Dorado County APN 25-040-12; 5. Pinewood Cooperative Apartment, Condominium Conversion, Special Use Determination, Washoe County APN 127-23-06; 6. Release of Mitigation Fund Interest to TRPA for Creation of an Erosion Control Needs Database)

VII. PROJECT REVIEW

A. Placer County Department of Public Works, Tahoe City Urban Improvement Project, Placer County, Project #530-102-93

Senior Planner Paul Pettersen presented the staff's project summary and noted that the Board had received a December 19 letter from Carl Pendleton, of Travelodge, and a December 16 staff memo amending conditions 8, 9, 14 and 18. Mr. Pettersen described the three components of the project (highway improvements, parking facilities, and water quality improvements); the certification of the EIS by TRPA in August 1994; and support for the project by Tahoe City Commercial Property Owners Association, Lahontan, the League to Save Lake Tahoe, Placer County, the Advisory Planning Commission (APC), and staff. Mr. Pettersen explained that, in response to Mr. Pendleton's concern with highway construction noise at night, staff and Placer County would be working with the motel and hotel owners on a noise mitigation plan (condition 8). Mr. Pettersen responded to Board member questions on parking issues.

Ms. Kathryn Lane, general manager of the Rodeway Inn in Tahoe City, commented on the noise impacts caused by a leaf blower used on property across the street at 3:30 a.m. The noise would cause loss in revenue and transient occupancy tax (TOT) dollars.

Mr. Bill Briner, co-chair of the Tahoe City Commercial Property Owners Association, recommended approval of the project as proposed and noted there was still work to be done on some of the conditions (landscaping plans, construction and capital improvement schedules, noise mitigation, salting and sanding plan, maintenance and funding plans, monitoring, traffic management plan during construction). One unresolved issue related to parking and provision of replacement parking in the vicinity prior to removal of the diagonal parking. The December 16 revised conditions were acceptable.

Mr. Steve Topol, representing Tahoe Inn Investment Group and Mi Casa Restaurant, noted that the mid-town area in Tahoe City would lose 27 parking spaces in the restriping from diagonal to parallel parking (7 in front of his building). Parking was at a premium now, and although Grove Street and Jack Pine parking were nice additions, they were not considered "replacement" parking in the vicinity. The condition that TRPA "consider" an increase to 25 spaces of parking at the Tahoe Marina should be worded more strongly. This increase would be acceptable to the mid-town merchants, and he'd like a stronger commitment that no parking would be removed without replacement parking in the vicinity - whether at the Tahoe Marina site or close by.

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Mr. Dick Mudgett, an Incline resident, used a wall map to describe the configuration and best use of the Tahoe Marina parking spaces and snow storage area.

Mr. Roger Imsdahl, representing Placer County, noted that the amended conditions were acceptable to the County, although there were still unresolved issues which would be cleared up. Parking was a serious issue on the Tahoe Marina parking lot, and at this point the deeds and CC&Rs indicated the parcel was never part of the subdivision. Although coverage was still an issue, preliminary plot plan drawings suggested there could be 25 to 27 spaces on the lot. Mr. Imsdahl responded to Board member questions regarding condition 18 and the requirement to "consider" installing a force main storm drain pipe.

Ms. Nicolle explained that the condition required demonstration that there had been serious analysis of the storm drain pipe from Jack Pine to Grove Street. The permittee would make a commitment of resources to analyze the matter. The Board had previously worded conditions in a similar manner.

Mr. Sevison explained that the commercial property owners who would use the force main storm drain pipe would at some point be required to handle water treatment. This condition would tend to bring the property owners sooner to the table to address the issue.

MOTION by Mr. Sevison, based on the staff summary, to make the findings for the Tahoe City Urban Improvement Project. The motion carried unanimously.

MOTION by Mr. Sevison to approve the Tahoe City Urban Improvement Project, based on the staff summary, and subject to the conditions as modified. The motion carried unanimously.

VIII. PUBLIC HEARING AND ADOPTION OF ORDINANCES/RESOLUTIONS

- A. Amendment of Chapters 2, 4, 13, and 43, and Other Related Amendments, to Limit Subdivisions and Urban Uses to Existing Urban Areas, to Set Criteria for Subdivisions in Preferred Affordable Housing Areas, and to Set Criteria for Adding Multi-Family Residential Uses to Plan Areas

Principal Planner Gordon Barrett distributed a December 19 memo which included the latest APC-recommended draft of the proposed ordinance, a December 13 letter from California Deputy Attorney General Dan Siegel, and a December 16 letter from Mr. Walt Pettit of the California Water Resources Control Board. The objective of the amendments was to clarify the definition of the urban boundary, to clarify the use of existing urban areas, to limit subdivisions in preferred affordable housing areas, and to add findings for expansion of urban boundaries and uses. The goals were to concentrate development in urban areas where transit and other services were more readily available. Mr. Barrett presented more specific detail on the proposed amendments, the APC discussion and action (9 to 5 vote in favor of amendments), public input, and staff's recommendation for approval of the findings and proposed amendments.

Mr. Bradhurst noted that three Plan Areas in Washoe County and 20 parcels

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would be affected by the amendments and expressed concern that property owners had not been adequately noticed of the action and anticipated impacts of the amendments.

Mr. Barrett explained that TRPA did not generally send individual property owner notices for amendments that were proposed on an area-wide basis. Legal notice sufficient to meet TRPA rules was provided. Professional consultants, architects, and planners, who had followed the subdivision process previously, were advised of workshops on these amendments.

Ms. Bennett questioned what incentives were available for property owners to provide affordable housing and whether these were considered in Washoe County.

Mr. Barrett explained that incentives included an exemption from the requirement to obtain residential allocations and density bonuses. TRPA had not gotten into the issue of allowing additional coverage as an incentive.

Ms. Nicolle explained that the notice for a Plan Area Statement amendment included a published notice, as well as the agenda itself. Only with a specific land use change was an individual property owner noticed. The amendments provided that approval of subdivisions after December 31, 1995, of post-1987 residential projects which did not qualify as affordable housing were prohibited until TRPA found that the county with jurisdiction had demonstrated a commitment to assume its fair share to provide low income housing within existing urban areas. The restriction was a temporary one.

Mr. Bradhurst presented results of a study prepared by an affordable housing organization on the economic feasibility of affordable housing in Incline Village. If the counties were being required to take on the responsibility of providing for affordable housing, they should know what the criteria were. Currently, the 20 affected parcels in Incline could be developed with other than affordable housing; come December 31, 1995, unless there was a demonstrable effort by Washoe County, there would be nothing but affordable housing permitted on those 20 parcels. Because the County now had 12 allocations for multiple family dwellings, most likely, only three to four parcels could be developed this year. The bottom line was that the 20 parcels today were somewhat frozen in terms of their development rights because of the restrictions placed in July 1994. These parcels were in Plan Areas where affordable housing was a preferred use. The affordable housing experts felt that 18-20 units per acre were needed for affordable housing to be economically viable. In Incline, six of the parcels were larger than one acre; and according to a study of the six, only one appeared to be economically feasible. In California, on the other hand, there were redevelopment districts and state tax credits which made affordable housing projects more feasible. In Nevada, all that was available were federal tax credits for such housing. At a minimum, he expected staff to see if affordable housing would pencil out before requiring a commitment to it. It was a laudable goal, but if it could not happen, it should not be required. He was also concerned about the adequacy of the notice to property owners of the Board's intended action and the impact on development rights.

Mr. Cole suggested that the critical aspect of the affordable housing issue

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was that local jurisdictions should make every effort to assume their fair share responsibility. It was easy for them to say that because it was not affordable, not practical, and not feasible financially, they would not do it. This resulted in those jurisdictions which had assumed the responsibility being saddled with an even greater level of responsibility and the attendant low income housing impacts. Currently South Lake Tahoe and Placer County had assumed a greater share of the responsibility. It was important to note, too, that the Basin was a service-based job provider, and there was not adequate housing for those providing services. People were needed in the Region to support the services that made the entire area economically viable. It had taken South Lake Tahoe a long time to achieve affordable housing, and the City had to access housing grant funds in order to do it. Such funds were out there, and it required a lot of work to have a successful program. The concept of transit-oriented development made a lot of sense, and housing needed to be concentrated in areas where transit could be provided. He urged the Board to look at the amendments as a way to move local jurisdictions into assuming their fair share responsibility for keeping the long-term economic health of the Tahoe Basin where it ought to be.

Ms. Bennett concurred with Mr. Cole's comments and suggested that the lack of affordable housing in the Basin caused a large number of Tahoe Basin employees to live in the Carson area. Although Carson had little property available for development in the Basin, it, like South Lake Tahoe, had taken the initiative to work with HUD and the State of Nevada to provide affordable housing. It was not an easy process, but it was a necessary one. She favored the staff-proposed amendments and felt TRPA was long overdue in asking the counties to assume their fair share. It was time to get on with the goal adopted by TRPA in 1987 to provide affordable housing in suitable locations for the residents of the Region.

Vice Chairman Upton opened the public hearing.

Mr. Gregg Lien, for the Tahoe Sierra Preservation Council, complimented staff for its efforts on these complex issues but suggested the amendments were not ready for adoption and were in need of more public input. The settlement (in the Douglas County Community Plan case) only required consideration of amendments by the end of the year, not adoption. While he agreed with the basic principle of limiting urban sprawl, TRPA was caving in to the threat from a litigant. The current freeze on subdivisions was sufficient; and there was no need, from a planning standpoint, to amend the code (Section 43.4.A) by adding a limiting date of December 1995. The system worked now, and sufficient safeguards were in place. The proposed Section 13.7.D(2)(a) required that an urban boundary could be expanded only if it was found that there was an error in the initial boundary adoption. This restriction limited the ability to make decisions based on current planning expertise or new information. TRPA needed the ability to revisit judgment calls. The finding required in Section 13.7.D that the amendment was to be consistent with the Plan Area designation would eliminate the ability to consider a range of uses that were not necessarily the same as the Plan Area designation. Under this restriction, a residential use could not be added to a commercial Plan Area. The ability to have a mix of uses in a Plan Area was eliminated; the amendment was too restrictive and rigid. Taken all together, the amendments raised the

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bar substantially for any project to jump over. If adopted, the amendments would make it impossible for most of the judgment call issues coming before the Board to receive a favorable recommendation. If there was a true interest in affordable housing, TRPA could not put it solely on the backs of local governments to provide. TRPA involvement and incentives in the process were needed; it should be a joint effort. Washoe County properties were very expensive, and implementation of affordable housing would not occur in Incline without TRPA's assistance. By putting a cloud over the development of infill properties in Incline, TRPA was lowering property values and could be accused of pre-condemnation downzoning. There currently was flexibility, and the amendments would have a real effect on real world property values and interests, particularly those in the pipeline with pending applications. On the issue of urban boundaries, Mr. Lien suggested the amendments would raise the bar to an extraordinarily high level, and he urged the Board not to modify the current regulations. As to affordable housing, he felt it was important to provide it, but it should be done right.

Mr. Waldie suggested that, while the majority of the jobs for low income people were in Nevada, the burden of supporting their needs was relegated to California, particularly South Lake Tahoe. South Lake Tahoe had made a commendable effort to address the problem, and if, as suggested by Mr. Lien, properties in Nevada were too expensive to provide affordable housing, then the housing needs would continue to be provided by the California local governments. He was concerned that, if the accomplishment of the goal adopted in 1987 had not yet occurred, the opportunity to find affordable housing in the Basin in the urban areas of Nevada would be lost.

Ms. Rochelle Nason, for the League to Save Lake Tahoe, suggested the overarching issue was water quality and the impact of development on Lake Tahoe. Expansion of urban boundaries and the addition of new roads and coverage in areas that were currently undisturbed were the underlying concerns. She disagreed that TRPA was rushing into these amendments; they had been in the discussion phase for approximately two years. Ms. Nason cited an example of a Plan Area Statement (Lakeland Village) amendment which expanded a residential area for the purpose of raising the price of the property for Forest Service acquisition. As a result of the amendment, the property size was greatly increased; the Forest Service, however, did not purchase the property. The result was that there was a significant increase in subdivision area, in absolute contradiction to the prohibition in the 208 water quality plan, which encouraged infill of existing areas. This was an example of a bad thing that had happened because of the lack of clarity surrounding the urban boundary rules. On the affordable housing issue, lands were being subdivided to build condominium projects without adequate planning for community needs as a whole (schools, playing fields, housing). If TRPA continued to allow land to be subdivided and developed for condominiums without consideration of where workers and business owners would live, it could be rendering impossible the fulfillment of social needs down the road. All the amendments asked TRPA to do was assure the problem be adequately considered. There was no freeze or moratorium, rather a deadline of December 1995 to come up with the information. While the amendments did not accomplish everything that was needed, the solution should not be to ignore the issue totally and continue on with the current situation. Ms. Nason presented more information on how the