

**TRPA
APC
PACKETS**

**APRIL
1998**

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

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 Wednesday, April 8, 1998, at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The agenda for the meeting is attached hereto and made a part of this notice.

March 30, 1998

By: 
Jerry Welts
Deputy Director

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 GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

North Tahoe Conference Center
8318 North Lake Boulevard
Kings Beach, California

April 8, 1998
9:30 a.m.

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

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AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS (No Action)

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

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

- IV. DISPOSITION OF MINUTES
- V. PUBLIC HEARING AND RECOMMENDATION TO THE GOVERNING BOARD
 - A. Amendment of Plan Area Statement 111, Tahoe Island, Special Area #1, to Allow Professional and Health Care Services and to Add the Special Designation of Transfer of Existing Development Into Certain Developed Sites in This Area 1
 - B. Discussion of Amendment to Chapter 93, Traffic and Air Quality Mitigation Program, Relative to Coordinated Transit System (CTS) Mitigation 13
 - C. Amendment of the Kings Beach Community Plan to Add Timesharing (Hotel/Motel Design) and Timesharing (Residential Design) to the Permissible Use List of Special Area #2, West Entry Commercial Area, and Plan Area Statement 028, Kings Beach Residential, to Add Residential Care to the Permissible Use List 15

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VI. PLANNING MATTERS

- A. Discussion on Collection of Project Securities From Local Jurisdictions and Special Districts 21
- B. Performance Review Committee Recommendation on Commercial Special Projects Allocation 23
- C. Amendment of Chapter 71, Tree Removal, to Add Protection for Old Growth Trees 77

VII. REPORTS

- A. Executive Director
- B. Legal Counsel
- C. APC Members

VIII. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

North Tahoe Conference Center
8318 North Lake Tahoe Boulevard
Kings Beach, California

February 11, 1998

REGULAR MEETING MINUTES

Chairperson Bob Jepsen called the regular February 11, 1998, meeting of the Advisory Planning Commission ("APC") to order at 9:45 a.m. and asked for a roll call.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Members Present: Mr. Doughty, Mr. McDowell, Ms. Kemper (arrived at 9:55 a.m.),
Ms. Rohr, Mr. Joiner, Mr. Lawrence, Mr. Morgan, Mr. Haen (arrived at
9:46 a.m.), Ms. Kvas, Mr. Combs (arrived at 9:50 a.m.), Mr. Marchio,
Mr. Jepsen

Members Absent: Mr. Thompson, Mr. Hust, Mr. Hansen, Ms. Baldrice, Mr. Barham,
Mr. Porta, Mr. Poppoff

II. APPROVAL OF THE AGENDA

Deputy Director, Jerry Wells, recommended that Agenda Item No. VII be heard first and then Item V.B. be heard next.

MOTION by Mr. Jepsen, with a second by Mr. Lawrence, to approve the agenda as amended. The motion carried unanimously.

III. PUBLIC INTEREST COMMENTS

Mr. Don Komreich of Incline Village, stated that within 90 days, the Nevada Tahoe Conservation expects to issue Requests for Proposals on ten million dollars worth of stream environmental zone restoration projects and erosion control projects. We hope to have most of those contracts awarded sometime this Summer. In addition, Mr. Komreich stated that both boards of the Tahoe Transportation District and TRPA have approved unanimously the possible formation of the North Tahoe Transportation District. He hoped that by the end of 1998 something positive will come out of this on the North Shore.

IV. DISPOSITION OF MINUTES

MOTION by Mr. Morgan, with a second by Ms. Kvas, to approve the January 14, 1998, APC minutes as presented. The motion carried unanimously.

V. PUBLIC HEARING AND RECOMMENDATION TO THE GOVERNING BOARD

A. South Lake Tahoe Redevelopment Project #3, Draft EIS (Project
Adjacent to the California/Nevada Stateline)

Chief of Project Review Rick Angelocci presented the South Lake Tahoe Redevelopment Project #3 Draft EIS (project adjacent to the California/Nevada Stateline).

Mr. Lew Feldman, representing the project, showed a slide show displaying the project.

A discussion ensued.

Mr. Jim Jordan, of Balloffet & Associates, the environmental consultant on the project, made a presentation and elaborated on the project.

A discussion ensued.

B. Scope of Impacts for Environmental Documents Relative to Proposed Alternatives to Current Parking and Other Recreational Use Patterns Along the East Shore of Lake Tahoe

Senior Planner Paul Pettersen presented the staff summary on the scoping of alternatives to parking and use patterns along East Shore, in addition to a slide show.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Don Komreich, a resident from Incline Village, stated that Incline Village has a better than 50% probability that a shuttle bus will be funded this summer. He commented that seven to 14 passenger vans will be used and will run every 20 - 30 minutes from the 4th of July through Labor Day, 11:00 a.m. to 4:00 p.m. In addition, Mr. Komreich stated that an additional 150 - 200 more parking spaces are needed to accommodate the parking situation.

Mr. Jeff Cutler, representing the League to Save Lake Tahoe, stated that he was pleased to hear about the shuttle bus in Incline Village. He stated that the League's position on the East shore is that they want to eliminate all off-shoulder parking in an attempt to get the erosion problems under control. The League is in favor of the internal lots and would like to see new off-road parking in lots sufficient to handle the maximum capacities for the non-peak hours..

Mr. Sam Foley, Managing Director of the Lake Tahoe Shakespeare Festival, stated that last year the Festival averaged over 900 an evening which is a lot of people. Mr. Foley commented that if transit would be available at the right hours, he believed that the Festival could advertise it in such a way that we could encourage people to take that transportation as opposed to driving their own cars. He hopes to attract more people this year with more shows. The Festival recycles can, bottles and newspapers and hopes to extend this to encouraging other forms or additional forms of transportation like public transit, completing their environmental contribution. In addition, Mr. Foley asked if construction could be done when people are not coming in and out of the Festival.

Ms. Rohr questioned if the existing parking at Sand Harbor handled the 900 people, and Mr. Foley responded yes.

Ms. Rohr also questioned if it was realistic for people who ride the transit bus to bring picnics, and Mr. Foley stated that they have people help those using the transit system carrying their picnic baskets to the festival area.

Mr. Mark Edwards, a bonafide beach goer, stated that he is skeptical of the Nevada Department of Transportation doing a good job of erosion control on the roads. He stated that crime is also a big problem and a lot of people get their cars broken into. As a result, a lot of people tend to use the shoulder of the road because of the continuous flow of traffic along the

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Highway 28 and the amount of crime in the area is substantially reduced. Mr. Edwards commented that without some sort of security in the parking lots, there will be resistance to parking in the lots because of the crime.

Mr. Reinhart Reichter, a citizen from Incline Village, stated that he is a hiker and sees a big problem with parking for hikers in the area and would like to see access to the Flume trail.

Craig Hartman, a citizen from the area, stated that he was in favor of the paved parking lot. He stated that he did not like the shuttle and believed that money would be better spent funding a Lake lapper-type bus system as a direct point-to-point.

Ms. Trisha Lincoln, a Carson City resident, believed that it was important to maintain all the access that we have to all points that we have on the Lake for recreational use and keep it pretty. She was support of expanding parking lots. Ms. Lincoln was of the opinion that regular schedules of shuttles makes it more available to users who are not familiar with the local newspapers and don't read the regular schedule and want to be able to go to a hotel front desk and find out what time they can catch the next bus.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

Mr. Pettersen thanked everyone in the audience for coming to the meeting. In addition, he thanked the Reno-Gazette Journal and the Tahoe Tribune for their keeping the issue in the public eye. Mr. Pettersen stated that the comments would be included in the scoping process. He thanked the public for their input.

A discussion ensued.

(Break taken at 11:05 a.m.)

(Reconvened at 11:16 a.m.)

A. Amendment of Code Section 54.4.B(4) (Prohibition of Superstructures)
To Allow Exceptions for Health and Safety Facilities and Scientific Research
Facilities

Coleen Shade, Associate Planner, presented the staff summary amendment of Code Section 54.4.B(4) (Prohibition of Superstructures) to Allow Exceptions for Health and Safety Facilities and Scientific Research Facilities.

Mr. Clem Shute, representing the applicant, Dr. Kleppe, explained the project proposal in detail.

Chairperson Jepsen opened the meeting up for a public hearing. Since no one wished to comment, Chairperson Jepsen closed the public hearing.

Dr. John Kleppe, a professor at the University of Nevada and the applicant, passed out a handout entitled "Fallen Leaf Lake: A Microcosm of Lake Tahoe" explaining what he would like to do at Fallen Leaf Lake.

A discussion ensued.

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MOTION by Sharon Kvas, with a second by Mr. Doughty, to recommend approval to the Governing Board to amend Code Section 54.4.B(4) (Prohibition of Superstructures) to Allow Exceptions for Health and Safety Facilities and Scientific Research Facilities with the addition that the structure be removed when it ceases to be part of the EIP project. The motion carried unanimously.

- F. Amendment of Code Chapter 4, Section 4.7, and Appendix A to Modify the List of Projects Requiring Governing Board Review and A Hearings Officer Review, Amendment of the TRPA Rules of Procedure by the Addition of Article XIV Pertaining to Hearings Officer Procedures

Senior Planner Jim Lawrence presented the amendment of Code Chapter 4, Section 4.7, and Appendix A to modify the list of projects requiring Governing Board review and a hearings officer review, amendment of the TRPA Rules of Procedure by the Addition of Article XIV pertaining to hearings officer procedures.

A discussion ensued.

MOTION by Mr. Haen, with a second by Mr. Marchio, to recommend approval to the Governing Board amending Chapter 4, Project Review and Exempt Activities Relating to the Establishment of a Hearings Officer. The motion carried with Mr. Doughty voting no.

Mr. Doughty stated that he voted no on the proposed amendment because he wanted to see the 2500 square foot requirement provision modified.

- C. Amendment of Boundary Line Between Plan Area 104, Highland Woods, and Plan Area 103, Sierra Tract-Commercial, to Move a Portion of El Dorado County APN 31-290-05 From PAS 104 to PAS 103

Principal Planner Gordon Barrett presented the staff summary amending the Boundary Line between Plan Area 104, Highland Woods, and Plan Area 103, Sierra Tract-Commercial, to move a portion of El Dorado County APN 31-290-05 from PAS 104 to 103.

A discussion ensued.

Chairperson Jepsen opened the meeting up for a public hearing. Since no one wished to comment, Chairperson Jepsen closed the public hearing.

MOTION by Ms. Kemper, with a second by Mr. Joiner, to recommend approval to the Governing Board amending the boundary line between Plan Area 104, Highland Woods, and Plan Area 103, Sierra-Tract Commercial, to move a portion of El Dorado County APN 31-290-25 from PAS 104 to PAS 103. The motion carried unanimously.

(Lunch break taken at 12:25 p.m.)

(Messrs Joiner and Doughty left at 12:30 p.m.)

(Reconvened at 1:30 p.m.)

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G. Morris, Amendment of Regional Plan Overlay Maps for Man-Modified Determination, Douglas County APN 07-180-04

Senior Planner Joe Pepi presented the staff summary amending the Regional Plan Overlay Maps for man-modified determination, Douglas County APN 07-180-04.

A discussion ensued.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Paul Kaleta, representing the applicant, stated that he agreed with the TRPA's staff decision and the change requiring that the installation of BMP's be done by October 15 1999.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

MOTION by Ms. Rohr, with a second by Mr. Haen, to recommend approval to the Governing Board to amend the regional plan overlay maps for man-modified determination, Douglas County, APN 07-180-04, with the modification that the installation of BMP's be done by October 15, 1999. The motion carried unanimously.

D. Amendment of the Regional Transportation Plan to Incorporate Projects Proposed in the 1998 Regional Transportation Improvement Program (RTIP) and Adoption of the 1998 Regional Transportation Improvement Program

Associate Planner Bridget Cornell presented the staff summary amending the Regional Transportation Plan to incorporate projects proposed in the 1998 Regional Transportation Improvement Program (RTIP); and adoption of the 1998 Regional Transportation Improvement Program (RTIP).

A discussion ensued.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Bob Kosta, Engineering Manager for the Placer County Department of Public Works, thanked the TRPA staff and the City of South Lake Tahoe for working together to come up with a compromise that worked for everyone. He stated that this was an important project and hoped to start construction in 1998.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

Mr. Baetge complimented the City of South Lake Tahoe and Placer County for working so well together.

MOTION by Mr. Combs, with a second by Mr. Marchio, to amend the Regional Transportation Plan to incorporate projects proposed in the 1998 Regional Transportation Improvement Program (RTIP) and adoption of the 1998 Regional Transportation Improvement Program, along with the proposed amendments to the Regional Transportation Plan. The motion carried unanimously.

VI. PROJECT REVIEW AND RECOMMENDATION TO THE GOVERNING BOARD

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A. Stateline Casino Core Areawide Drainage Environmental Assessment and Project

Senior Planner Paul Petterson presented the Stateline Casino Core Areawide Drainage Environmental Assessment and Project.

Mr. Jim Yost, representing consulting engineers West Yost & Associates, presented a slide show of the proposed project.

Mr. Doug Moore, also representing consulting engineers West Yost & Associates, presented a slide show demonstrating the water quality impacts and flooding.

Ms. Sue Rae Ireland, project manger and sub-contractor on the project, reviewed the community plan issues presented, in addition to a slide show related to the community plan.

A discussion ensued.

Mr. Haen questioned if there were provisions for parking lot cleaning and sweeping. Mr. Gary Midkiff, the project coordinator for the Storm Water Association, stated that each of the properties have their own program and there are routine sweeping programs, as well as the rest of their treatment collection system.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Jeff Cutler, representing the League to Save Lake Tahoe, stated that the League was generally happy with proposed project. The main problem the League has with the project is that it is a bad precedent to evaluate a range of alternatives and not have any of them aim for 100% treatment and to allow the practicalities of "well, it's going to cost us \$400,000 to get 4% more treatment" to slip in and become the deciding factor. He believed that this analysis should be in the middle of the environmental assessment.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

A discussion ensued.

(Break taken at 3:25 p.m.)

(Reconvened at 3:30 p.m.)

V. PUBLIC HEARING AND RECOMMENDATION TO THE GOVERNING BOARD

E. Adoption of the Environmental Improvement Program

EIP Coordinator Carl Hasty presented the adoption of the Environmental Improvement Program.

A discussion ensued.

Mr. Combs stated that his concern with the EIP is that it goes way beyond the County's CIP list and if the County doesn't comply with the EIP because of budget constraints, is the County at risk of having failed to meet its compliance with the EIP and thus face a punitive role. Mr. Hasty replied that no, the County would not be in a punitive position.

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Mr. Combs questioned if the EIP doesn't work, will the local governments be penalized. Mr. Hasty replied that would be a policy question that would have to be addressed.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Bob Kosta, Engineering Manager for Placer County, stated that he was not sure about the adoption of the EIP because the County doesn't understand what the implications are of the document as a program. Mr. Kosta further stated that he wants to make sure the County is not overcommitted and thus suffer repercussions if they don't meet the EIP requirements.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

MOTION by Mr. McDowell, with a second by Mr. Morgan, to recommend to the Governing Board adoption of the EIP. The motion carried unanimously.

VIII. REPORTS

A. EXECUTIVE DIRECTOR

Executive Director Jim Baetge stated that the Nevada Department of Motor Vehicles has set aside 200 of the new license plates for the APC members. Ms. Drum further discussed the new license plates.

B. APC Members

Special Projects Attorney Susan Scholley stated that the Governing Board retained the services of Remy, Thomas and Moose to represent the Agency in the Suitum and Barbieri cases, which are single parcel, inverse condemnation cases; one in Nevada and the other in California. The Board also hired the firm of Shute, Mihaly & Weinberger to represent the Agency in the Tahoe-Sierra Preservation Council case. She also announced that she would be leaving the Agency at the end of March. A status conference has been scheduled in the Suitum case for February 23, 1998. Ms. Scholley commented that she would miss all of the APC members and enjoyed working with them all.

C. APC MEMBERS

Mr. Haen stated that he would miss Susan, also. He complimented the staff on streamlining and creating the Hearings Officer Review position.

Ms. Kemper stated that the State Water Resources Control Board approved \$50,000 for the motorized watercraft study.

Messrs. Combs and McDowell stated that they would miss Susan very much.

In addition, Mr. McDowell stated that they are delivering the deliverables on the Presidential Commitments; they are increasing their staff and making great strides.

Mr. Lawrence wished Susan good luck. Ms. Kvas stated that she would miss Susan. Mr. Jepsen stated that Susan has been a faithful friend the entire time he has been on the APC and thanked her.

IX. ADJOURNMENT - The meeting was adjourned at 4:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sue Mikanovich". The signature is written in black ink and is positioned above the printed name.

Sue Mikanovich
Clerk to the Commission

This meeting was taped in its entirety. Anyone wishing to listen to the tapes may call (702) 588-4547 to make an appointment. In addition, written documents submitted at the meeting are available for review at the TRPA office, 308 Doria Court, Zephyr Cove, Nevada.

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

Horizon Casino Resort
U.S. Highway 50
Stateline, Nevada

March 11, 1998

REGULAR MEETING MINUTES

Chairperson Bob Jepsen called the regular March 11, 1998, meeting of the Advisory Planning Commission ("APC") to order at 9:38 a.m. and asked for a roll call.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Members Present: Mr. Thompson (arrived at 9:44 a.m.), Mr. Hust, Mr. Doughty (arrived at 9:46 a.m.), Ms. Baldrice, Mr. McDowell, Ms. Kemper, Mr. Porta, Ms. Rohr, Mr. Morgan, Mr. Haen, Ms. Kvas, Mr. Combs, Mr. Marchio, Mr. Jepsen

Members Absent: Mr. Hansen, Mr. Barham, Mr. Poppoff, Mr. Joiner, Mr. Lawrence

II. APPROVAL OF THE AGENDA

Deputy Director Jerry Wells, advised that Agenda Item VI.B. had been continued until May.

MOTION by Ms. Baldrice, with a second by Mr. Combs, to approve the agenda as amended. The motion carried unanimously.

III. PUBLIC INTEREST COMMENTS – There were none.

IV. DISPOSITION OF MINUTES

MOTION by Ms. Baldrice, with a second by Mr. Morgan, to approve the October 8, 1997, APC minutes as presented. The motion carried unanimously. Chairperson Mr. Jepsen stated that the February 11, 1998 would be acted upon after a break.

V. PUBLIC HEARING AND RECOMMENDATION TO THE GOVERNING BOARD

B. Prim, Amendment of Regional Plan Overlay Maps for Man-Modified Determination, Douglas County APN 07-120-08

Senior Planner Joe Pepi presented the staff summary amending the Regional Plan Land Capability Overlay Map pursuant to a proposed man-modified determination, Mehrtens, APN 07-120-08, 155 U.S. Highway 50 at Kingsbury Grade, Douglas County, Nevada, in addition to the recent changes to the amendment submitted by the applicant.

A discussion ensued.

Mr. Paul Kaleta, with Basin Strategies who represents the property owner, discussed the property in detail.

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Chairperson Jepsen opened the meeting up for a public hearing. Since no one wished to comment, Chairperson Jepsen closed the public hearing.

MOTION by Mr. Doughty, with a second by Ms. Baldrica, to recommend approval to the Governing Board to amend the Regional Plan Land Capability Overlay Map pursuant to a proposed man-modified determination, Mehrtens, APN 07-120-08, 155 U.S. Highway 50 at Kingsbury Grade, Douglas County, Nevada, with the understanding that the alternative mitigation would not affect what had already been done. The motion carried unanimously.

A. Douglas County, Amendment of Regional Plan Overlay Maps for Man-Modified Determination, Douglas County APN 07-130-04

Senior Planner Joe Pepi presented the staff summary amending the Regional Plan Land Capability Overlay Map pursuant to a proposed man-modified determination, Douglas County; APN 07-130-04, Kahle Park, Kingsbury Grade, Douglas County, Nevada.

A discussion ensued.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Paul Kaleta, with Basin Strategies representing the applicant, questioned if some consideration could be given to reviewing whether or not counties should be required to post security deposits.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

Mr. Doughty agreed with Mr. Kaleta's comments about reviewing the requirement that counties are obligated to post a security.

Mr. McDowell requested that TRPA staff look into and research the requirement that counties are obligated to post a security. Deputy Director Jerry Wells stated that the Agency was looking into this issue.

MOTION by Mr. Thompson, with a second by Ms. Rohr, to recommend approval to the Governing Board amending the Regional Plan Land Capability Overlay Map pursuant to a proposed man-modified determination, Douglas County; APN 07-130-04, Kahle Park, Kingsbury Grade, Douglas County, Nevada. The motion carried unanimously.

B. Tahoe City Public Utility District Bicycle Trail Draft EIS

Associate Planner Kathy Canfield presented the staff summary Draft Environmental Impact Statement, Tahoe City Public Utility District Community Trail Intertie Project.

Mr. Bob Lourey, Assistant General Manager for the Tahoe City Public Utility District, introduced Ms. Cindy Gustafson, Director of Resource Development and Community Relations for the Tahoe City Public Utility District, and presented an overview of the Tahoe City Trail System and the proposed project itself.

Mr. Ray Lacy, with the California Tahoe Conservancy and representing the Resources Agency of the State of California, stated that there was a time crunch in that the money available for the project expired at the end of the fiscal year which is May unless an environmental document is

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adopted. He expressed both the State's and the Conservancy's commitment to the project to increase the viability of the biketrail network..

A discussion ensued.

Mr. Charles Zeier, representing Resource Concepts, who prepared the environmental document, discussed the environmental document in depth.

Mr. McDowell stated that he appreciated all the hard work and effort and the support of the Conservancy and believed that the Tahoe City Public Utility District was the leader in biketrails in the Lake Tahoe Basin. He supported the project and was just trying to get an understanding of the project. The project goes along with the Regional goals.

Chairperson Jepsen opened the meeting up for public hearing.

Mr. Steve Teshara, person at large and Chairman of the Truckee-North Tahoe Transportation Management Association, appreciated Mr. McDowell's comments and stated that we need projects like the biketrail to fund.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

MOTION by Mr. Combs, with a second by Ms. Baldrica, that when the environmental document comes back to the APC for action, that the Commission be given the opportunity to comment and give their input on the project itself. The motion carried with Mr. Haen voting no.

Mr. Haen stated he voted no in the spirit of streamlining because of the extra burden on the APC and the cost of the applicants paying for the consultant's fee.

Mr. Jepsen thanked the Tahoe City Public Utility District for taking the time to present the bicycle trail draft EIS.

(Break taken at 10:50 a.m.)

(Reconvened at 11:50 a.m.)

- D. Amendment of Boundary Line Between Plan Area Statement 040, Incline Village #1, and Plan Area Statement 030, Mt. Rose, by Deleting Washoe County APN 125-211-02 From PAS 030 and Adding it to PAS 040

Senior Planner Andrew Strain presented the staff summary amending the boundary line between Plan Area Statement 040, Incline Village #1, and Plan Area Statement 030, Mt. Rose, by deleting Washoe County APN 125-211-02 from PAS 030 and adding it to PAS 040.

A discussion ensued.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Paul Kaleta, with Basin Strategies and representing the applicant, explained the project in greater detail.