Douglas County

Board of County Commissioners
Public Meeting Notice and Agenda

Mark Gardner
Sharla Hales
Nathan Tolbert
Wesley Rice
Danny Tarkanian

Thursday, January 16, 2025 **9:00 AM** **Historic Courthouse**
1616 Eighth Street
Minden, NV 89423

The Board of County Commissioners sit jointly as the following boards: Liquor Board, License Board, Tahoe-Douglas Transportation District Board, Water District Board, and the Redevelopment Agency. Agenda items may be taken out of order, may be combined for consideration, or may be removed from the agenda at any time. All items designated "for possible action" may include discussion by the County Commissioners and they may take action to approve, modify, deny, take "no action," or continue the item.

To Watch the Meeting: Members of the public may click on the following link to watch the livestream of the Board of County Commissioners meeting: **https://www.youtube.com/@douglascountynevada**

Written Public Comment: To offer public comment before the Board meeting, members of the public may submit public comments online through the County's public comment form by clicking on the following link:
https://www.douglascountynv.gov/government/board_of_county_commissioners/public_comment

Public Comment During the Meeting: Members of the public may attend the meeting in person at the address listed at the top of the agenda to provide public comment.

Supporting Materials:
Copies of supporting material can be requested in person from the Douglas County Clerk/Treasurer's Office, 1616 8th Street, Minden, Nevada or by calling Nicki Leeper at 775-782-9014. Electronic copies of the agenda and supporting materials are also available at the following websites:

State of Nevada Public Notices Website: https://notice.nv.gov/
Douglas County Meeting website: https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

Notice to Persons with Disabilities:
Members of the public who are disabled or require special assistance or accommodations are requested to notify the Douglas County Manager's Office in writing at Post Office Box 218, Minden, Nevada 89423 or by calling 775-782-9821 at least 20 hours in advance of the meeting.

Members of the public may call the County Manager's office at 775-782-9821 to obtain help making public comment using any of the foregoing methods.

A copy of the finalized agenda is posted at the Minden Inn at 1594 Esmeralda Avenue, Minden Nevada.

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

January 16, 2025

LUNCH BREAK
The Board of County Commissioners may break for lunch at approximately noon and will reconvene after a break at the discretion of the Chairperson.

CALL TO ORDER

PLEDGE OF ALLEGIANCE
Led by County Manager Jenifer Davidson

PUBLIC COMMENT (No Action)
Forum Restrictions and Orderly Conduct of Business
The Board of County Commissioners conducts the business of Douglas County and its citizens during its meetings. The Board may impose reasonable, content-neutral restrictions on public comment such as comments that are on topics that are not within the jurisdiction, authority, or control of the Board of County Commissioners, or if the content of the comment is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounts to a personal attack or interfering with the rights of other speakers. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. Hand clapping, making remarks or gestures from the audience that may interrupt, interfere or prevent any speaker from commenting should not occur.

Responses to Public Comments
The Board of County Commissioners can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda as long as those matters are within the jurisdiction and control of the Board of County Commissioners. The Open Meeting Law does not expressly prohibit responses to public comments by the Commissioners. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel, and to ensure the public has notice of all matters the Board of County Commissioners will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask clarifying questions, or to ask that a matter be listed on a future agenda.

Public comment is limited to three minutes per speaker unless additional time is granted by the Board Chairperson. The Board of Commissioners uses timing lights to ensure that everyone has an opportunity to speak. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left and should conclude your comments. Once the light turns red, please sit down.

In addition to opening public comment, public comment will also be taken on administrative agenda items that are identified for possible action and closing public comment. If you plan to speak on a specific agenda item that is on the administrative agenda and identified for possible action, then please provide your public comment when that agenda item is heard. Public comment will not be taken on Liquor Board agenda items. If you would like to provide public comment on Liquor Board

agenda items, please provide your public comment during opening public comment or closing public comment.

Public comment must be limited to matters that are within the jurisdiction and control of the Board of County Commissioners. Public comment must be addressed to the Chairperson and not to members of the public so that the Board may take future action on the issues that are raised by the public.

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of County Commissioners.

APPROVAL OF AGENDA
For possible action. Approval of the proposed agenda. The Board of Commissioners reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two or more agenda items for consideration, and to remove items from the agenda or delay discussion relating to items on the agenda.

APPROVAL OF PREVIOUS MINUTES

For possible action. Discussion to approve the draft minutes of the December 5, 2024, and December 19, 2024, regular meetings of the Board of County Commissioners.

RECESS AS BOARD OF COUNTY COMMISSIONERS CONVENE AS DOUGLAS COUNTY LIQUOR BOARD

DOUGLAS COUNTY LIQUOR BOARD

1. For possible action. Discussion to approve adding James Marvin Coon, Jr. to the existing On-Site Unrestricted License, Package Retail Liquor License and Entertainment Endorsement for Holiday Inn Club Vacations, Inc., dba David Walley's Resort. Mr. Coon has signed a Waiver of Notice of Hearing. Holiday Inn Club Vacations Inc., dba David Walley's Resort, is located at 2001 Foothill Road, Genoa, Nevada 89411. (Captain Jon Storke)

2. For possible action. Discussion to approve the On-site retail unrestricted Liquor License for Dragonfly and a Bee, LLC, dba Flutter and Buzz Café, represented by owner Brandy Thomson. Brandy Thomson has signed a Waiver of Notice of Hearing. Flutter and Buzz Café is located at 2285 Main Street, Genoa, Nevada 89411. (Captain Jon Storke)

3. For possible action. Discussion to approve adding James Marvin Coon, Jr. to the existing On-Site Unrestricted License, Package Retail Liquor License and Entertainment Endorsement for Holiday Inn Club Vacations, Inc., dba Ridge Club. Mr. Coon has signed a Waiver of Notice of Hearing. Holiday Inn Club Vacations Inc., dba Ridge Club, is located at 400 Ridge Club Drive, Stateline, Nevada 89449. (Captain Jon Storke)

ADJOURN AS DOUGLAS COUNTY LIQUOR BOARD RECONVENE AS BOARD OF COUNTY COMMISSIONERS

CONSENT CALENDAR
Items appearing on the Consent Calendar are items that can be adopted with one motion unless an item is pulled by a Commissioner or a member of the public. Members of the public who wish to have a consent item placed on the Administrative Agenda shall make that request during the public comment

section at the beginning of the meeting and specifically state why they are making the request. If items are pulled for discussion by a vote of the Board of County Commissioners, they will automatically be placed on the Administrative Agenda to be heard at the discretion of the Chairperson or may be continued until another meeting.

Motion to approve the Consent Calendar items as presented. **A-H**

A. For possible action. Discussion to accept the 2024 Annual Statistical Report for the Department of Alternative Sentencing in accordance NRS 211A.110. (Yvette Doan)

B. For possible action. Discussion to adopt **Resolution 2025R-001** which orders, directs and authorizes the Douglas County Treasurer to sell or convey properties held in trust by the County Treasurer, consistent with Nevada Revised Statutes (NRS) 361.595, at an online auction at www.Bid4Assets.com, with bidding starting on April 21, 2025 at 10:00 AM Pacific Standard Time (PST) and ending on Wednesday, April 23, 2025 at 10:00 AM PST . (Assessor's Parcel Numbers: 1022-09-002-025, 1366 Topaz Ranch Dr.; 1022-09-002-034, 3650 Slate Rd.; 1022-15-001-018, 3930 Walker View Rd.; 1022-15-001-053, 3810 Pebble Rd.; 1022-16-001-043, 1473 Sandstone Dr.; 1121-00-001-007, No Site Address; 1220-04-101-034, 1382 N Hwy 395; 1220-04-111-007, 1212 Kingslane; 1220-04-515-029, 1353 Toiyabe Av.; 1220-15-310-010, 880 Mitch Dr.; 1220-15-310-011, 878 Mitch Dr.; 1220-17-710-001, 1110 Amarillo Dr.; 1321-32-002-037, 1418 Hunters Point Dr.; 1418-27-810-045, 1331 Winding Wy.; 1420-08-218-009, 1083 Tee Dr.; 1420-30-001-008, 2960 Oasis Springs Rd.; 1420-33-213-030, 1272 Downs Dr.). (Amy Burgans)

C. For possible action. Discussion to: 1. Accept a $136,881.47 State of Nevada Aging and Disability Services (ADSD) Congregate Dining Grant Award for the time period of October 1, 2024, through September 30, 2025; 2. Adopt **Resolution 2025R-006** which augments the budget in the Senior Services Fund to account for the grant award, and 3. Authorize the County Manager to sign the grant award and all related grant paperwork. (Geoff Bonar)

D. For possible action. Discussion to: 1. Accept a $113,157.93 grant award from the State of Nevada Aging and Disability Services Division for the time period of October 1, 2024, through September 30, 2025; 2. Adopt **Resolution 2025R-007**, which augments the budget in the Senior Services Fund to account for the grant award; and 3. Authorize the County Manager to sign the grant award and all associated grant paperwork. (Geoff Bonar)

E. For possible action. Discussion to authorize a $3,300 payment to Rick's Floor Covering to complete the Community Center Carpet Replacement project in the Adult Day Club. (Geoff Bonar)

F. For possible action. Discussion to approve sending a letter of acknowledgement and support to the Governor's Office of Economic Development (GOED) to award economic incentives to Orbinox, as allowed by state law. (Nikki Rudelbach & Hayden Poinier)

G. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through December 15, 2024, per Nevada Revised Statute 251.030. (Kathy Lewis)

H. For possible action. Discussion to approve a $186,996 professional services contract with Carey Rosser Law, Ltd. to provide legal services to Douglas County from February 1, 2025, through January 31, 2027 and authorize the Douglas County District Attorney to execute any

necessary documents. (Mark B. Jackson)

ADMINISTRATIVE AGENDA

The Chairperson will read the agenda title into the public record and will have the discretion to determine how the item will be presented. Agenda items may be considered ahead of or after the schedule indicated by this agenda. Public comment will be taken on items that are identified for possible action.

CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION

NOTICE: Administrative Agenda Items 8-24 will not be heard by the Board until after 2:00 p.m.

1. For possible action. Presentation of **Proclamation 2025P-004** recognizing Scott Morgan, Douglas County Assistant County Manager and former Community Services Director, for 31 years of exceptional service to Douglas County. The proclamation creates the Douglas County Scott Morgan Award for Excellence in Public Service for County employees whose years of service with the organization exceed 30 years and who exemplify the values of integrity, accountability, communication, customer service, leadership, respect, and teamwork. Scott Morgan will be presented this award in recognition of his visionary leadership in inspiring and guiding others toward a shared, transformative future, and achieving the greater good for the citizens of Douglas County. (Chair and Jenifer Davidson)

2. For presentation only. Introduction of **Ordinance 2025-1650**, an ordinance amending Chapter 20.622 of the Douglas County Code (the "VHR Ordinance"), by revising restrictions on VHRs in residential communities north of Cave Rock State Park; clarifying fines for renting with a revoked VHR permit; and revising penalties for local licensed property managers. First Reading. (Chairwoman Sharla Hales)

3. For possible action. Discussion to adopt **Ordinance 2024-1642**, a Zoning Text Amendment, amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC (Tahoe-Mixed Use/Town Center) and T-T/HDT (Tahoe-Tourist/High Density Tourist) Overlay zoning districts, modifying height restrictions within the T-MU/TC (Tahoe-Mixed Use/Town Center) Overlay zoning district, and updating references to the TRPA Code of Ordinances. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. Second Reading. (Kate Moroles-O'Neil)

4. For possible action. Discussion to adopt **Ordinance 2024-1643**, a Zoning Map Amendment, changing the zoning for a certain property within the South Shore Area Plan by classifying the entirety of the parcel at 201 Manor Drive (APN 1318-23-401-019), comprising approximately 4.54 acres, as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. Second Reading. (Kate Moroles-O'Neil)

5. For possible action. Discussion to adopt **Resolution 2024R-097,** a resolution accepting proposed changes to the South Shore Area Plan and directing that these changes be presented to the Tahoe Regional Planning Agency (TRPA) for final approval. (Kate Moroles-O'Neil)

6. For possible action. Discussion to adopt **Ordinance 2024-1645**, amending various chapters of Title 20 of the Douglas County Code in order to implement the requirements of NRS 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit. Ordinance 2024-1645 is a Zoning Text Amendment (ref. DP 24-0224) to comply with Nevada law. Second Reading. (Kate Moroles-O'Neil)

7. For possible action. Discussion on an appeal filed by the Elliot Revocable Trust (Lloyd & Irene Elliott), owner of 148 Granite Springs Drive, Stateline, Nevada 89449 (APN: 1318-26-515-002), VHR Permit DSTR0762P, contesting the revocation of a VHR permit. Code Enforcement Case Number 24-000291. (Ernie Strehlow)

8. For possible action. Discussion on five trustee appointments to the Sierra Estates General Improvement District for a a two-year term of office from January 16, 2025 through January 3, 2027, in accordance with NRS Chapter 318. (Amy Burgans)

9. For possible action. Discussion on five trustee appointments to the Zephyr Knolls General Improvement District for a a two-year term of office from January 16, 2025 through January 3, 2027, in accordance with NRS Chapter 318. (Amy Burgans)

10. For possible action. Discussion on one appointment to the Regional Transportation Commission by the Board of County Commissioners for a two-year term of office from January 2025 through December 31, 2026. The applicant is required to reside in the Town of Gardnerville in accordance with NRS Chapter 277A. (Jenifer Davidson)

11. For possible action. Discussion on two appointments to the Water Conveyance Advisory Committee by the Board of County Commissioners for a four-year term of office from January 2025 through December 31, 2028, in adherence with Douglas County Code 2.56. (Jenifer Davidson)

12. For possible action. Discussion on two appointments to the Douglas County Law Library Board for two-year terms. One appointment should be a member of the Nevada State Bar admitted to practice before the Ninth Judicial District Court and one appointment should not be an attorney in adherence with NRS 380.020. (Jenifer Davidson)

13. For possible action. Discussion on three community-at-large appointments to the Senior Services and Public Transit Advisory Board by the Board of County Commissioners to serve a two-year term from January 2025 through December 31, 2026. (Jenifer Davidson)

14. For possible action. Discussion on three appointments to the Douglas County Airport Advisory Committee for a two-year term from January 2025 through December 31, 2026 in adherence with County Code 2.58. One representative is appointed from the community-at-large, one appointed from the business community, and one appointed from the Airport Commercial Community. (Jenifer Davidson)

15. For possible action. Discussion on three appointments to the Parks and Recreation Advisory Board for a two-year term from January 2025 through December 31, 2026. Two representatives are appointed from the Tahoe Township and one representative is appointed from the Carson Valley. (Jenifer Davidson)

16. For possible action. Discussion on two appointments to the Planning Commission by the Board of County Commissioners each to fill partial terms due to member resignations. One appointment is from January 2025 through December 31, 2025, and another is from January 2025 through December 31, 2026. (Jenifer Davidson)

17. For possible action. Discussion on one appointment to the Library Board of Trustees by the Board of County Commissioners for a four-year term of office from January 2025 through December 31, 2028. (Jenifer Davidson)

18. For possible action. Discussion on three appointments to the 911 Surcharge Advisory Committee by the Board of County Commissioners: (1) One as the Local Exchange Carrier representative; (2) One as the Sheriff's Office representative; and (3) One as a member-at-large. These appointments are for two-year terms from January 2025 through December 31, 2026. (Jenifer Davidson)

19. For possible action. Discussion on three appointments to the Genoa Historic District Commission, one for a partial term set to expire on December 31, 2025, and two each for a two-year term from January 2025 through December 31, 2026, in accordance with County Code 2.28. (Jenifer Davidson)

20. For possible action. Discussion on one appointment to the Carson Water Subconservancy District by the Board of County Commissioners for a four-year term of office from January 2025 through December 31, 2028. This is a member-at-large position. (Jenifer Davidson)

21. For presentation only. Introduction of Ordinance 2025-1651, amending Title 2-*Administration and Personnel* by adding Chapter 2.23-Public Administrator to the Douglas County Code, including abolishing the elected Office of the Public Administrator, allowing a person to be employed or contracted with to carry out the duties and responsibilities set forth in Nevada Revised Statutes Chapter 253 and any other provision of law relating to a public administrator; and establishing other requirements for employment or contract which are prudent to ensure the proper administration of a deceased person's estate in Douglas County consistent with Nevada Revised Statutes. First Reading. (Kathy Lewis)

22. For possible action. Discussion to adopt **Resolution 2025R-010** establishing a petty cash account, imprest account or revolving bank account to assist in the administration of deceased persons' estates managed by Douglas County. (Amy Burgans)

23. For possible action. Review and discussion to accept the Douglas County Fiscal Year 2023-24 Financial Audit and Annual Comprehensive Financial Report (ACFR) and Douglas County Federal Awards Reports in Accordance with the Uniform Guidance for the Fiscal Year ended June 30, 2024, prepared by Douglas County Outside Auditor, Eide Bailly Public Accountants. (Kathy Lewis)

24. For possible action. Discussion to approve the Fiscal Year 2025-26 Budget Objectives, Directives, and Calendar. (Kathy Lewis)

CLOSING PUBLIC COMMENT (No Action)
At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of Commissioners or those agenda items where public comment has not already been taken.

ADJOURNMENT

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM
COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **APPROVAL OF PREVIOUS MINUTES**

TITLE:
For possible action. Discussion to approve the draft minutes of the December 5, 2024, and December 19, 2024, regular meetings of the Board of County Commissioners.

RECOMMENDED MOTION:
Approve the minutes of the December 5, 2024, and December 19, 2024, regular meetings of the Board of County Commissioners, as presented.

FINANCIAL IMPACT:
None

BACKGROUND:

ATTACHMENTS:
120524ForBoardApproval.pdf
121924ForBoardApproval.pdf

DRAFT

The Regular Meeting of the Board of County Commissioners was held on Thursday, December 5, 2024, beginning at 10:00 AM in the meeting room of the County Administration Building, 1616 8th Street, Minden, Nevada as well as was streamed via Live Stream – Video Link, Douglas County YouTube Channel. **When applicable, the minutes below have been transcribed.**

CALL TO ORDER
The meeting was called to order at 10:00 AM.

COMMISSIONERS PRESENT:
Wesley Rice, Chair
Sharla Hales, Vice Chair
Mark Gardner, Commissioner
Walt Nowosad, Commissioner
Danny Tarkanian, Commissioner

STAFF PRESENT:
Dan Coverley, Sheriff
Jenifer Davidson, County Manager
Doug Ritchie, Chief Civil Deputy District Attorney
Nicki Leeper, Assistant County Clerk
Tanya Balda, Senior Deputy Clerk

Chairman Rice speaks:
Before we get started, there's a couple of housekeeping items to cover. Number one, Mr. Gilbert will not get here until he gets off of the bench; business comes first, I suppose. Justice must prevail. So, that item will be heard when he gets here. And for those of you who are here for Items 6, 7, and 8, Item 6 will not be heard until after 1:00 PM, Item 7 will not be heard until after 1:00 PM, Item 8 may or may not be heard because it has been a request for a continuance by Verizon as they look for alternate locations. So, if you're here for Item 8, we probably will not be hearing that today. We will call it on the agenda when it's proper time, and we'll see what happens from there, but don't be too optimistic.

PLEDGE OF ALLEGIANCE
Led by Chief Civil Deputy District Attorney, Doug Ritchie.

PUBLIC COMMENT (No Action)

Chairman Rice speaks:
Before the Public Comment starts, I would ask that if you are here for a specific item, please wait and hold your Public Comment until that item is heard on the agenda. The Board of County Commissioners conducts the business of Douglas County and its citizens during its meetings. The Board may impose reasonable content neutral restrictions on Public Comments, such as comments that are on topic and are not within the jurisdiction, authority, or control of the Board of County Commissioners, or if the content of the comment is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounts to a personal attack or interfering with the rights of other speakers. There's a whole page of this stuff, but I will just say, Public Comment is limited to three minutes per speaker, unless additional time is granted by the Board Chairman. The Board of County Commissioners uses timing lights to ensure that everyone has an opportunity to speak. You will see a green light when you begin, and then a yellow light which indicates that you have 30 seconds left and should conclude your comments. Once the light turns red, please sit down. Having said that, Public Comment is now open.

UNAPPROVED

Ellie Waller speaks:
Good morning. Up until early yesterday evening, I thought, truly believed, that providing comment asking you as the Board to slow down the South Shore Area Plan was a viable request. As many governing bodies, many contentious topics appear on agendas during the holiday season; the area plan is no exception. This is not an area plan amendment, in my opinion. It is merely a contemptuous, veiled failed attempt to fast track Barton Hospital and associated healthcare subdistrict, which has been removed and which has cost the County in consultants fees in excess of $80,000 to produce an initial environmental checklist that corrects the area plan boundary to eliminate a split zoning for a mobile home park, signage regulations that were omitted from the original plan, incorporating an energy conservation strategy, and providing a platform so TRPA can add their Phase 2 workforce housing. In what world do these ministerial changes add up to 80K, in my opinion? There is no logical reasoning to be going forward with this piecemeal planning. TRPA staff has verified that they will go forward with Phase 2 workforce housing amendments that they approved in December of 2023 in early ’25 regardless or not if our area plan is submitted. This is what an area plan amendment should look like, it's chapter by chapter, and this is not what we're doing. So, I'm not sure, now that the Barton Hospital has been removed, why we're going forward. Furthermore, notwithstanding the TRPA disingenuous guidance to Douglas County down this path, it cannot be made an excuse for disrespecting the affected property owners that do not even know they've been disrespected. All involved have made a mockery out of this process, and no one involved can or has stated the obvious, in my opinion. 2011 is when this process began and went afoul, in my opinion. The casinos, the commercial property owners, South Tahoe Alliance of Resorts, TRPA, Lake Tahoe Visitors Authority, Steve Teshara representing the Prosperity Center, three representatives from Edgewood, attorney Mr. Feldman, the Tahoe Transportation District, and other numerous stakeholders came together to draft the South Shore Vision Plan. No one, in my opinion, from the public was represented. What kind of process is this that doesn't include or request public input from those most affected? If you were living in the area plan boundary wouldn't you want to be part of the future planning of where you live? Stop calling this effort an area plan amendment, it's not benefiting the greater population, that should, which is called the Tahoe Township, come clean because of a failed attempt to move Barton forward with built-in incentives.

Chairman Rice speaks:
Next.

Thelma Rogers speaks:
I would like to see the Sheriff's department budget increased.

Chairman Rice speaks:
Your name, please.

Ms. Rogers speaks:
Pardon. Thelma Rogers. I would like to see the Sheriff's department budget increase so that we can have more traffic enforcement on Johnson Lane. One major problem is those trucks and cars coming out of business parks on the south side of Johnson trying to turn left and they can't. With the trucks and cars, with so many now, there is no break in traffic, and so these big trucks from UPS, and Starbucks, and those, and others have a hard time pulling out there, and some of them just pull out. They don't care about oncoming traffic or anything else. And I would have to say, mostly, I've seen that with UPS drivers. But when the trucks do get in on Johnson Lane there's cars following that don't want to be behind the trucks, so they pass on double yellow lines, frequently. So, I really would like to see an officer out there that likes to write tickets, and stop some of this stuff, and help these truck drivers get out in traffic safely. I mean, there's, I'm sure all of you have tried to make a left turn and, oh, there's a car just that much too far, I can't do it right now, I got to wait, that one's just a little, and that's what's happening out there.

UNAPPROVED

There's just not the break there should be for these guys to get out, and it's going to be very dangerous pretty soon. Thank you.

Chairman Rice speaks:
Thank you.

Stacie Clark speaks:
Good morning, Commissioners. Piggybacking on Thelma, I used to live off of Pyramid Way, and we had two gravel mines, and the trucks that pulled out. And if you look at the crash data, which I'm happy to share, I pulled it, the crash data increased drastically with the advent of those gravel trucks that Thelma was talking about, so I do concur with her with regards to safety. I'm here because I'm concerned about the Ordinance 2024-1639. It, in my opinion, is a Band-Aid on the problem and not inclusive of Fremont. It doesn't allow for traffic controls. And frankly, you all have the ability to run it up the flagpole to get permitted vehicles and permitted trucks out there. I do not support this. I know today is just the first reading. I know it's not open for Public Comment. And as you know, I'm a retired scientist. So, while I'm not here in support or denial of the cell phone tower, as a previous teacher, I also can state that please take the studies that they have done seriously. I would like to oppose that ordinance and ask for it to be replaced with a permit only truck. With your license plate readers that you're asking for monies up at Tahoe, you can easily put in license plate readers at the access, egress and ingress, of the mine. So, that is my conclusion. Thank you.

Chairman Rice speaks:
Thank you.

Jim Jackson speaks:
Excuse my voice; it's breaking up today a little bit. The first thing I'd like to clear up is, I received, I did not receive it, but an email was sent to me stating that I was in favor of this ordinance that you're going to bring up for the first reading today. I believe when I mentioned in open meeting, I was in favor of an ordinance that restricted traffic on the side streets; that was correct. But I am not in favor of this ordinance because it falls very short on what needs to be done up in the area. Fremont was not included, East Valley south of Johnson Lane was not included, and a four way stop at Johnson and Fremont is not included in here. All those things should be included, plus much more. So, I am not in favor of this ordinance the way it is written; I want to make that very clear. One of the other things, and I just changed my whole approach this morning, is a flawed agreement between Knox and the County was made based on a flawed environmental study. Two flaws do not make a right. This whole thing is an absolute mess. And in the spring, when the trucks start really moving down there, we're going to have some real problems. It's up to you folks to fix the problems that have now been created, and a lot of people are going to be here to say that. The other thing that I was going to mention is, when this agreement came up you didn't listen to the people. We had this room filled, the hallway filled, the front lawn filled, and a petition with over 700 names on it that was all put together in two days, and you did not pay any attention to that. That was not a good idea. Now, you've got these cell towers going in. I hope you pay attention and listen to the people that live in the area on these items. I don't hold much hope to that because you didn't listen to us. And the last thing, at this point, that I want to bring up is, I read an article in the paper about four weeks ago about the budget of the County and how much of it went to employees, how much of it went to benefits for the employees, how much of it went to turning on the lights in the County buildings, and when you were all said and done you only had like $4 million left over. A person mentioned to me this morning that even at that point, it was refined further to where there's maybe only $1 million left over. You can't fix the roads that need to be fixed, you can't do any of the other stuff. So, I was thinking, maybe we need to get Elon to come into the County and take a look at it, like he's going to do to the federal government, and see where we can cut back. Thank you.

UNAPPROVED

Ron Conway speaks:
Good morning. My wife and my house back up to Johnson Lane. I'm here today to talk about your proposed ordinance that is going to make a bad situation a whole lot worse. You don't understand truck traffic; you have no clue. Come spring and summer, when the trucks actually start running, because you ain't seen nothing yet, what's going to happen is the cars traveling on Johnson Lane are not going to want to be behind those trucks anymore. Now, they're going to go to Stephanie and all the side roads. So now, you're going to have double and triple the traffic on Stephanie where there's a school. What you need to be looking at is how to get some of those trucks off that road, and how you do that is stop the bypass. Most of those trucks go down that road, turn right on Fremont because they don't want to go down 395 and through town. You can take 25 to 50 trucks off that road a day with the correct ordinance. This is not it; not by a long shot. Now, I spent all my life in the public sector. I was the guy who thought out of the box. There is a way to get it done. You folks have not asked. You have not thought about it. In fact, the only thing I hear in this building is we can't do that. You know what happened to you in the public sector if you said, oh, we can't do that? You'd be looking for a new job. I worked for two of the most successful companies in the country. Their philosophy was you don't say we can't do that. You say, how do we get it accomplished? It's a mindset. All you folks just give up. We can't do nothing. That's not true. It's not the fact. If you ask for help, the residents have more experience, and more capability, and more knowledge than this entire building, but you don't ask for help. You shove stuff down our throat. That agreement is absolutely absurd. You need to take trucks off Johnson Lane before you can start to fix any problem. I'm not talking all of them. I'm not talking Knox. I'm talking the ones that use Johnson Lane and Fremont as a thoroughfare, a bypass. And if you don't believe me, put somebody out there in a chair and count the trucks that go by.

Chairman Rice speaks:
Thank you, sir. Next.

Beth Wallace speaks:
I'm an 11 year resident of Zephyr Heights. Commissioners, I know this is an agenda item that is going to come up, Item 6, and I will make specific comments at that time, but over the lunch break, now that it's being heard this afternoon, I would ask you to postpone any action on the Conserve Nevada MOU presented today by the Douglas County board of Parks and Recreation Advisory Board. I'm requesting this because, as you are aware, the Parks and Recreation Advisory Board had a meeting planned this last Tuesday, and that was postponed due to a violation of the Nevada Open Meeting Law, and it's been rescheduled for Monday, December 9th. So, I ask that you postpone any action, as the public and residents of our area, we have not had any questions answered or any input provided. Thank you.

Chairman Rice speaks:
Thank you.

Elisabeth Lernhardt speaks:
Good morning, Chairman. Good morning, Commissioners. I'm also asking for the same point. Agenda Item 6 should be pulled from today's agenda. The community outreach through Parks and Recreation meeting has been short notice canceled due to OML violation. As said, it was rescheduled for Monday. We have not had time to vet this and we don't have an opportunity to familiarize ourselves with the item. So, I please ask you to reconsider and pull it from the agenda. Thank you.

Fred Farley speaks:
When I was preparing, I just noticed there's going to be some confusion, if I talk about the board, I mean, the TRE GID water board. And if I talk about you folks, I mean BoCC, but I won't be really talking about you, I don't think, just for clarification. You haven't done anything wrong that I know of, but listening to all these people, I'm not too sure. I've got three minutes, and I've rehearsed this, so I apologize if I talk

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fast. I can provide written copies. Some months ago, there was a discussion in this room, before this Board, the BoCC, regarding citizen concerns about the incompetence or the competence of the TRE GID Board. Since then, four of our Board Members down there have all quit. All office staff have quit. Newbie efforts to fix the GID issues have been earnest, but many issues remain. At that meeting, long ago, a gentle person's agreement was resulted in a pinky swear from the GID board to keep the BoCC posted on voluntary status reports. How has that been going for you? If you haven't gotten any reports yet, well, it's your call, but I'll bet you could learn a lot from our GID. As a regular attender of GID monthly meetings since the 90s, I offer here my own teachable moments and observation for your consideration. You guys run a good meeting here, you do, you really do, but you waste a lot of time with things like, I don't know, Treasurer's reports, public information, Public Comment. Early in 2023, we had a Treasurer just say month after month there is no Treasurer's report or I don't have one, move on. That actually worked. It saved a lot of discussion, saved a lot of argument, saved a lot of trees. The board now seems to have adopted a program where it only provides reports as it is able. Documents for discussion of Treasurer's reports, budget or audit approvals, rate increases, they're only provided when they can, and they may not be provided at all. When the attendees get used to it, that becomes how it is. The public is never going to be an expert in Open Meeting Law violations. Since documents are only sporadically reported at the meetings, I have asked for copies of all Treasurer's reports. If I ever get some, I'll let you know. I did get one Treasurer's report back in 2023, to be fair. I couldn't make heads or tails of it, so I took it to every banker from TRE to Carson City, and the best one, that I just loved, handed it back to me laughing and said, this looks like what my son gives me when he says I'm done with my homework, I want to watch TV. I send him back to his room. I know the BoCC has no direct jurisdiction over the GID, but you will when they collapse. This Board has already had to manage the failure of two very small water GIDs, and I don't think anybody involved in that process has kind memories. This GID has a half a million dollar budget and seven $100 water accounts; do the math. It's not going to be fun if they collapse. We can look for ways to help them cope now, while it has, while they have money and a functioning system or we can wait till they're broke and the infrastructure is broke too. I hope you guys can do the math because I don't think the GID can. Oh, yeah, this just in, our latest Treasurer just quit, and the Board Members told me that they became aware that, just recently, another Board Member has had sole control of the checkbook, unsupervised and unreviewed.

Chairman Rice speaks:
Thank you, sir. Your three minutes are up.

Mr. Farley speaks:
There's lots more to report; I just ran out of time.

Chairman Rice speaks:
Is there any further Public Comment? Seeing none, we will close Opening Public Comment, and somebody is rushing to the microphone.

Sheryl Lemke speaks:
Hi. Just in case I'm out of town when you have the 5G info, I just want to let you guys know that I personally get, it feels like I'm getting murdered when I'm around… I had to get rid of my Wi-Fi. I went with Verizon for a while, and their phone, their connection was actually cooking me internally. And I felt like you turn on a boiling oven, and you open up the door, and I just felt the heat, and I could not, you know, it felt like literally, I was, it was murdering me. So, on behalf of all the red-tailed hawks, the birds, the grass, the horses, the land, I'm urging you guys not to get any more Wi-Fi or the 5G towers. It's a weapon. And luckily, I'm old enough, and I travel, kind of between the Canadian border and the Mexican border, and helping people with their horses, so I'm out in the country. And I could tell you that every single area where they put the 5G towers, it's a dead zone. There's no more plants. I mean, like, there's dead grass. The hawks, the eagles, they're not flying in those areas. The horses are sad. And then, usually

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the old ranchers, they get crippled really quick. My dad's been trying to help with a smart meters and the, you know, doing what the city wants, and he's a very strong, powerful, great man that would run 100 miles, and sprint 50s, and he's in a wheelchair right now. And another rancher that I know, that I'm going to go see probably next week, they had a nice ranch out in the country, they sold it, they moved into town, kind of by like a 5G tower, he just had a heart attack. He's getting, his whole body is collapsing. So, for the people that are handicapped and the people that can't really speak or the people that don't know about nature, not living in nature, you're living in a city, you kind of, they numb you down. They're cooking you slowly like they would cook a frog, so you don't really notice it. And I'm in and out, and so I really, really notice it. And it's, I feel that it would put every single human being, and every animal, and every life force in more of a harm's way, so I urge you…

Chairman Rice speaks:
Thank you. Is there any further Public Comment? Seeing none, we will close Public Comment and we will move on.

APPROVAL OF AGENDA

Chairman Rice speaks:
Are there any changes to the agenda other than what I've already…

Commissioner Tarkanian speaks:
What's the status with the Parks and Recreation not having their meeting? Is that a requirement? Before we look into it.

Chairman Rice speaks:
I do not believe so. Counsel?

Doug Ritchie, Chief Civil Deputy District Attorney, speaks:
Thank you. No, it's not required, it's advisory. But also, at this time, just to clarify that there was no, any assertion that there's a violation of Nevada's Open Meeting Law is incorrect. There was a notice by the Tahoe Sierra Clean Air Coalition alleging a violation. It's a technical area. But they said that the law requires that notice where the supporting material can be located has to be in the agenda, the agenda for that advisory board, so the questions concerning the agenda should be referred to Brook Adie, Community Services Director.

Commissioner Tarkanian speaks:
I don't really care what decision they made for why they delayed it. I guess my concern is, why we want to hear it before the advisory board gives us their recommendation. I mean, this Board here, I think when we had our norms and procedures said, well, we need to give really great deference to all these advisory boards. If we show them we don't respect their opinions… Is there a reason why we're taking it now and not delaying it? And if there is, please let us know.

Jenifer Davidson, County Manager, speaks:
Mr. Chairman, Members of the Commission, it is my understanding that Item 6 is a time sensitive matter and we cannot wait for an advisory opinion of the advisory board in this case, in this instance. We had referred the matter to the advisory board as a courtesy, it was not required. If you have additional questions, I do have two members of staff able to step up to the mic.

Commissioner Tarkanian speaks:
Can you tell us why it's time sensitive?

UNAPPROVED

Ms. Davidson speaks:
With that, I'll turn it over to Mr. Morgan.

Scott Morgan, Assistant County Manager, speaks:
Mr. Chairman, Members of the Board, just to give you an update, the Park and Recreation Commission had a Special Meeting planned where we noticed a large portion of the neighborhood to talk about a number of things, primarily was to get public input regarding the Warrior Way parking program, a review of what happened last year and recommendations for steps going forward, also to solicit a recommendation from the advisory board to restrict no parking along Highway 50 from Skyland all the way to the state line. Those were the primary. As a result of having that meeting, we stacked a number of things. This was an update to the commission; it was not set for a recommendation. The projects being funded by this action taken on Item 6 are already included in the County's trails plan, have been previously designed, and have been recommended and approved by this body through its planning effort. It was an update to the Park and Recreation Commission and a courtesy to the neighborhood to give them an update. But on that matter, it was expanded slightly to talk about the intersection of Highway 28 and Highway 50, and the proposed park and ride facility, the proposed trailhead there, as well as the invasive species inspection, aquatic facility, and to talk about maintenance of those facilities, and to get the Park and Recreation Commission to weigh in that section as an advisory. It was not specific action by the Park and Recreation Advisory Board to hear or make a motion regarding this action, since it had been previously approved by this body, as well as the Park and Recreation Advisory Board. Also included was an opportunity for the fire district up at the Lake to talk about the helicopter pad at George Whittell High School. And so, that was really the content. It was just kind of bringing the community together. It truly was unfortunate that that meeting got canceled because, you know, we were hoping to cover a lot of ground.

Commissioner Tarkanian speaks:
Mr. Morgan, I love hearing your responses and I'm going to miss them after January. I guess I didn't hear though why there was a time sensitivity of approving this now.

Mr. Morgan speaks:
Because we're cooperating with other agencies, Washoe County, who are trying to solicit this. The long short, we'll give you some history on that item, this is the reauthorization of Ballot Question Number 1, which is a $200 million bond issued by the State of Nevada some time back, and it was reauthorized about six years ago by the State Legislature. Included was $5 million for the bike path in Tahoe, and so Douglas County wants to get in line to compete for that money for this pre-approved, pre-prepared, preauthorized section along Edgewood, along Highway 50, not narrowing Highway 50, this has been previously designed, and to enhance the Laura Drive trailhead. It's time sensitive because we would like to compete with Washoe County and Carson City for a portion of that money to make these improvements.

Commissioner Gardner speaks:
Mr. Chair?

Commissioner Tarkanian speaks:
I have a follow-up question.

Commissioner Gardner speaks:
Mr. Chair? Wait a minute. Mr. Chair, I believe this is out of order because we are discussing an item that is on the agenda before we've even approved the agenda.

Chairman Rice speaks:
No, we are discussing the agenda.

UNAPPROVED

Commissioner Gardner speaks:
There has been no motion then?

Chairman Rice speaks:
No, there has not been a motion.

Commissioner Gardner speaks:
So, we're discussing…

Chairman Rice speaks:
I asked if there were any changes or corrections to the agenda.

Commissioner Gardner speaks:
But we need to approve the motion or the agenda, and then we can discuss whether or not… I guess we need to have a motion before we discuss whether or not we want to remove an item from the agenda is what I'm suggesting.

Chairman Rice speaks:
Thank you.

Commissioner Tarkanian speaks:
I'm not real sure how these rules work, but it seems to me if you're going to make a motion before you have the facts to determine what you want on the agenda, how do you do that? I'm not, just let me finish for a second. Let me finish for a second. I have no problem, I'm not going to make a motion to change the agenda. I wouldn't want to unless I know the facts of whether it should be on or not, so I ask simple questions to get information of whether it should be or not, and I think that's what this discussion was. I was only going to ask one more thing to Mr. Morgan, if I can?

Chairman Rice speaks:
Please do, so that we can get on.

Commissioner Tarkanian speaks:
Well, I mean, we could get on real quick and not even have it, if you wanted that. My last question was, you said you want to compete with those other two agencies, but this MOU is a cooperating document, so we would all be working together with it. Are you saying if we don't address this on December 5th instead of December 19th we will no longer be a part of this MOU?

Mr. Morgan speaks:
I may have Community Services Director Adie respond to that, but part of that is there's $5 million available, and we all understand that that's most likely going to be used for improvements or a match. And we want to be part of the MOU to, I guess, compete federally or statewide for additional funds and make sure our project in Douglas County is in the program. And if Brook has something she'd like to add, to say, if we don't do it now, it's just going to be Washoe County and Carson County who are a part of the MOU. And so, we would like to cooperate with them to make sure that our project is included in this proposal.

Commissioner Tarkanian speaks:
That's a very good reason. Thank you.

Vice Chairwoman Hales speaks:
I'll move approval of the agenda.

UNAPPROVED

Chairman Rice speaks:
Thank you. Is there a second?

Commissioner Nowosad speaks:
Second.

Chairman Rice speaks:
Moved and seconded to approve the agenda. All those in favor say aye. Any opposed? The motion carries.

MOTION TO: Approve the agenda; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sharla Hales, Vice Chair
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

CONSENT CALENDAR

MOTION TO: Approve the Consent Calendar; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Walt Nowosad, Commissioner
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

A. For possible action. Discussion on the Douglas County Treasurer's Monthly Statement for October 2024 submitted per Nevada Revised Statutes 354.280(2). (Amy Burgans)

B. For possible action. Discussion on the Douglas County October 2024 Investment Report submitted per Douglas County Code 3.02.040. (Amy Burgans)

C. For possible action. Discussion to accept the cumulative voucher sheets submitted under NRS 244.210 for checks and electronic fund transfers issued for the 10/04/2024 Payables, 10/04/2024 Payroll, 10/11/2024 Payables, 10/16/2024 Payables, 10/18/2024 Payables, 10/18/2024 Payroll, 10/22/2024 Payables, 10/23/24 Payables, 10/24/2024 Payables, 10/24/2024 Payables #2, and 10/28/2024 Payables. (Amy Burgans)

D. For possible action. Discussion to enter a new contract with Meeder Public Funds, Inc. to provide discretionary investment management services to Douglas County in accordance with the County's investment code and policy for another three (3) years for an advisory fee of 0.075% (7.5 basis points) of assets under management. (Amy Burgans)

E. For possible action. Discussion to approve the agreement between Douglas County and Carson Valley Health to provide Medical Services for the indigent population of Douglas County. (Jodi Martinez)

F. For possible action. Discussion to purchase one transit van for the Senior Services Home Delivered Meals Program for a total cost of $57,599.25 from Corwin Ford Reno. (Ryan Stanton)

G. For possible action. Discussion to approve the revised Parks and Recreation 2025 Program and Facilities Manual. (Brook Adie)

H. For possible action. Discussion to Terminate Land Lease 057 with Alpine Development Group, LLC at the Minden Tahoe Airport for non-payment of rent, and declare $92,089.08 in unpaid rent and fees unrecoverable. (Heather MacDonnell)

I. For possible action. Discussion to terminate Land Lease LL096 with Ronald Snedecor at the Minden-Tahoe Airport due to non-payment of rent, and authorize the Airport Manager to take all necessary action to terminate the lease, dispose of any personal property therein, and collect the sums due. (Heather MacDonnell)

J. For possible action. Discussion to accept $33,620 from the Federal Fiscal Year 2024 Homeland Security Grant Program (HSGP) through the Nevada Division of Emergency Management for the Community Emergency Response Team program; adopt Resolution 2024R-132 augmenting the Emergency Operations budget in the same amount; and authorize the Director of Emergency Management to sign all related documents. (Kara Easton)

K. For possible action. Discussion to accept $48,244.58 from the Federal Fiscal Year 2024 State Homeland Security Grant Program (HSGP) for radio system preventative maintenance; adopt Resolution 2024R-133 augmenting the Telecommunications budget in the same amount; and authorize the Director of Emergency Management to sign all related documents. (Kara Easton)

L. For possible action. Discussion to accept $51,028.66 from the Federal Fiscal Year 2024 Emergency Management Performance Grant (EMP Grant) for the Department of Emergency Management; adopt Resolution 2024R-134 augmenting the Emergency Operations budget in the same amount; and authorize the Director of Emergency Management to sign all related documents. (Kara Easton)

M. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through October 31, 2024, per Nevada Revised Statute 251.030. (Kathy Lewis)

N. For possible action. Discussion to approve the purchase of two (2) budgeted motor pool vehicles from Champion Chevrolet for a total of $107,740.50 for Fiscal Year 2024-25 under Nevada State Contract 99SWC-S1495 and authorize the County Manager or Public Works Director to sign all related purchase order documents. (Jeff MacDonnell)

O. For possible action. Discussion to approve a $198,900 construction contract with Haen Constructors for the Cave Rock Water Treatment Plant Strainer Project; authorize the County Manager or Public Works Director to execute the contract and change orders up to 10% of the original contract price; and approve Resolution 2024R-128 to augment the Project 24W01 budget in the amount of $208,890 from Capital Reserves to Capital Outlay. (Rick Robillard)

P. For possible action. Discussion to approve the purchase and installation of three new license plate readers at Lake Tahoe form Odin Systems Inc. in the amount of $24,277.50. (Undersheriff Elges)

Q. For possible action. Discussion to authorize the Douglas County Sheriff's Office to accept the donation of a 2002 Piston Bully Yukon 8210 Sno Cat and 1994 Maxey Trailer from Douglas

UNAPPROVED

County Sheriff's Search and Rescue to be used for emergency winter call outs. (Undersheriff Elges)

R. For possible action. Discussion to authorize the Douglas County Sheriff's Office to purchase a 2025 Dodge Durango Pursuit vehicle, for use by the Douglas County Sheriff's Office Traffic Division, for a total outfitted cost of $77,350.03. (Undersheriff Elges)

ADMINISTRATIVE AGENDA

Chairman Rice speaks:
I will again note that Items 6, 7, and 8 will not be heard until after 1:00 PM, so if you're here for those, enjoy your lunch.

1. For presentation only. Presentation of Proclamation 2024P-131 recognizing East Fork Township Justice of the Peace Paul Gilbert for 42 years of dedicated service to Douglas County. (Chairman Wesley A. Rice)

Chairman Rice read the agenda item into the record.

Chairman Rice speaks:
Fellow Commissioners, if you'll join me. Paul, I'm sorry, Your Honor, it's good to see you, my friend. Paul usually shuns public notoriety.

Paul Gilbert, East Fork Justice of Peace, speaks:
Very much.

Chairman Rice speaks:
Yes, you do; however, we're not going to let you do that today.

Chairman Rice read the proclamation into the record.

Chairman Rice speaks:
Thank you, Paul.

Applause was heard.

Judge Gilbert speaks:
Well, now that everyone's really bored, I'd like to thank you. There's numerous people in the audience, I don't want to just pick people out, that I need to thank, going from my brother to the Slater family. Thank you.

Dan Coverley, Sheriff, speaks:
The Sheriff's Office has, obviously, had a long history with Paul, now Judge Gilbert.

Judge Gilbert speaks:
Some good and not so good.

Laughter was heard.

UNAPPROVED

Sheriff Coverley speaks:
My family, personally, has known the Gilbert family for my entire life. I think Paul was in a PE class when my dad left, and my mom gave birth to my brother and I. He's been a mentor and a friend, a perfect example for me on what to do, and how to act in my law enforcement career, and you're going to be missed. This is just a memento from us to you of your time on the bench. I really loved being in court when you were the Judge because it worked out very well.

Laughter was heard.

Sheriff Coverley speaks:
Thank you for your service and I know that we'll see you around.

Applause was heard.

Photos were taken.

Chairman Rice speaks:
Before we move on, when I moved here 33 years ago I knew one person, that was my realtor. The next person that I met was Paul. I became a Reserve with Douglas County, and then later a Category 1 Deputy, and then I was Paul's first Deputy Constable. My serial number was ten. You have been a friend and I can't tell you how much I love you. Thank you, Paul. And I got through that.

Applause was heard.

RESULT:	**PRESENTATION HELD**

2. For presentation only. Presentation of Proclamation 2024P-135 recognizing Douglas County Chief of Staff, Melissa Elges for Excellence in Public Service. (Chairman Wesley A. Rice)

Chairman Rice read the agenda item into the record.

Chairman Rice read the proclamation into the record.

Chairman Rice speaks:
Thank you.

Jenifer Davidson, County Manager, speaks:
I think the only person whose proclamation might be longer is going to be Scott Morgan's. I will keep my comments brief. Apparently, I used all my words in the proclamation. They were very…

Chairman Rice speaks:
Oh, you did this.

Ms. Davidson speaks:
Yeah, they were very well deserved. Melissa has been a model of excellence for this organization, and frankly, she's a little bit of a unicorn in the sense that she has so much to contribute no matter where she lands in life. So, since I have run out of words, I'm going to borrow from the words of others, and I'm going to try to keep it light hearted so I don't lose it up here. How many people have seen the movie Wicked recently or seen the musical? No. Okay, so in my analogy…

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Laughter was heard.

Ms. Davidson speaks:
I'm trying to make people laugh. In my analogy, I'm wearing the green coat, so you can figure out which one of us is Elphaba and which one of us is Glinda. When I told Melissa that I was interested in becoming the County Manager the conversation that followed was incredibly supportive, but the version that now plays back in my head, having recently seen the musical, is Melissa said back to me, you will be popular. And then she said, and even in your case, though, it's the toughest case I've yet to face, don't worry, I'm determined to succeed, follow my lead. When I see depressing creatures, she was referring to me in this case, with unprepossessing features I remind them on their own behalf to think of celebrated heads of state or especially great communicators. Did they have brains or knowledge? Don't make me laugh. They were popular. It's not about aptitude, it's the way you're viewed. Oh my gosh, I'm just going to get through it. Okay. So, it's very shrewd to be very popular, like me. Melissa is very well liked in our organization, and in the proclamation one of the things that I hope she's most proud of is promoting and fostering a culture of people in this organization matter. She invested in people, she cared about people, she mentored people, and I counted myself one of the lucky among them. And I thank her so much for her mentorship and her leadership. I won't read the second song from Wicked that reminds me of Melissa, but I will let you know that because I have known you, you have changed me for good, and I thank you so much for that. Last quote, Melissa's a big Brené Brown fan. If you're a student of leadership, she quotes Brené, and I completely understand why given your background. And Brené has adopted this quote from Theodore Roosevelt, which has always been a really pointed source of comfort for me, and definitely something that we have to keep in mind in the County Manager's Office. So, Brené said, and then she gets into Mr. President Roosevelt's quote. Brené said, "there are a million cheap seats in the world today filled with people who will never be brave with their own lives, but will spend every ounce of energy they have hurling advice and judgment at those of us who are truly daring greatly." And this is President Roosevelt's quote, "it is not the critic who counts, nor the woman who points out how the strong person stumbled, or where the doer of deeds could have done them better. The credit belongs to the woman who is actually in the arena, whose face is marred by dust, and sweat, and blood, who strives valiantly, who knows the great enthusiasms, the great devotions, and spends herself to a worthy cause, who at best knows the triumph of high achievement, and who, at the worst, if she fails or at least fails while daring greatly so that her place shall never be with those cold and timid souls who know neither victory nor defeat." Thank you, Melissa, for daring greatly with me. I can't wait to see you defy gravity in your new role. You're going to be amazing.

Chairman Rice speaks:
Melissa, you are up.

Melissa Elges, Chief of Staff, speaks:
Okay. Oh, my goodness, this is a lot of emotion. Thank you so much. I'm going to read this because if I don't, I'm afraid I won't get through it. So, bear with me, I will get through it. So first, let me say this decision was not an easy one, obviously. When I imagined this moment, I always pictured myself standing here in support of my husband's retirement long before mine, but the past almost 13 years with Douglas County have been an extraordinary journey. What made it truly special wasn't just the work we accomplished, it was, like Jennifer said, the people. The County is filled with some of the most passionate, dedicated individuals I have ever known, and your commitment to serving the community and its people is remarkable, and it's been a privilege to be a part of. I'll never forget the first time I drove into the Carson Valley, and as I dipped into the Valley I thought to myself how incredible it would be for this to be my new home. Over the years this community became just that, a home for me and my family. And I brought my two sons here today because I wanted them to know that they've been a part of this journey, too. Every time I was called out in the middle of the night or spent long hours in the Emergency Operations Center, they supported our mission just as much as I did. They've been the unseen force behind my work, helping

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keep this community safe, resilient, and engaged. I'm almost done; I promise. I know I owe deep gratitude to so many people. To Jenifer and Scott, thank you so much for your unwavering support, belief in me, and mentorship. To the incredible first responders, regional partners, engaged stakeholders and public servants I've worked with, your dedication is unmatched. It's been an honor to collaborate with you, and I am forever inspired by the work and the heart that everyone has for this community. I will also undoubtedly miss working alongside my husband. We've been so blessed to do so many amazing things together. As I step into the next chapter I want to leave you with one request; always keep the community at the heart of everything you do. Public engagement and connection matter deeply, deeply, so much. They are the foundation of effective service, and please never forget your PIO. And while leaving this role is bittersweet, it's not goodbye. I'm stepping into a new mission to support regional efforts in providing quality healthcare for our community. I'll also be reaching out to many of you for our help with Carson Tahoe's Healing Our Kids Crusade. Mental and behavioral health are in crisis, not just here, but across our region and our great state. It's a challenge we can only tackle together, and I hope you will join me in this critical work. Finally, I know there are many changes and transitions happening in the County right now. Change is inevitable; it's one of the only constants in life. I encourage all of you to come together during this time, support each other, extend grace, and embrace the new faces stepping up to carry the important work that we've all dedicated ourselves to. Thank you for the time, the trust, and the collaboration we've all shared. I'm so excited for what the future holds and all that we will continue to accomplish together. Thank you.

Applause was heard.

Dan Coverley, Sheriff, speaks:
I first met Melissa when I was the Admin Captain and we worked on some emergency incidents, a big flooding deal, and I noticed how good she was at her job, and how the communication to the community, and the residents, and letting them know the information that we wanted them to have to help keep them safe and give them some direction on what was going on was so important. When I got elected, I asked her if she would help me and the Sheriff's Office to do what she did on those incidents, and she's done that ever since. I've had some big things going on, the homicides when I first was sworn in in 2019, and I don't know that I would have been able to do that on my own, to navigate the media, and the messaging, and stuff without her help. You've been a huge service, not only to me as the Sheriff and the Sheriff's Office, but to the community and to getting our message out, and letting them know the important things that they need to know to keep them safe, and the information that I want them to have so that they're better prepared and can make decisions. So, this is just a small token of our appreciation and affection for you. You will be missed. Luckily, Ron can keep me updated on what you're doing up there.

Laughter was heard.

Sheriff Coverley speaks:
The only complaint that I have is that you're going to Carson, and I'm just not a big Carson guy.

Laughter was heard.

Sheriff Coverley speaks:
I'll try to get over that. So, here you go. Thank you very, very much.

Applause was heard.

Ms. Elges speaks:
Thank you.

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Chairman Rice speaks:
Before you get out of here, Ron, would you come up, along with the family, so we can get a nice picture of you?

Photos were taken.

RESULT:	**PRESENTATION HELD**

Chairman Rice speaks:
Now that we have all the happy stuff taken care of, we'll take a ten minute break.

A break was held.

3. For presentation only. Introduction of Ordinance 2024-1639, an ordinance amending Douglas County Code, Title 10, Chapter 10.08 (Control Devices), to establish vehicle restrictions prohibiting truck traffic on portions of Wildhorse Lane, Vicky Lane, Clapham Lane, Kayne Avenue, Gordon Avenue, Fuller Avenue, and East Valley Road. First Reading. (Jon Erb)

Chairman Rice read the agenda item into the record.

Jenifer Davidson, County Manager, speaks:
Mr. Chairman, I'm sorry, if I may, please? Thank you, Mr. Chairman, Members of the Commission. I just have a disclosure I need to make on the record. My father lives on Kayne Avenue, and it is one of the streets listed in this, so I am disclosing that for the record. Is there anything further that I need to state? No. I'm good. Thank you.

Jon Erb, Transportation Engineering Manager, speaks:
Thank you, Mr. Chairman, Members of the Board. As Mr. Chairman read, this is Ordinance 2024-1639 to amend the code for vehicle restrictions on the various roads. I'm here for any questions from the Board.

Chairman Rice speaks:
Seeing none. Okay. Commissioner.

Commissioner Gardner speaks:
Thank you, Mr. Chair. So, as I understand it, Mr. Erb, what this is intended to do, I know we've had some concerns of residents in the Johnson Lane area with BLM and BIA approving Painted Rock Mine. There has been some concerns of residents in that area of trucks exiting, in accessing, basically making, traversing between Johnson Lane north to Stephanie Lane to get out to 395 and vice versa. So, these are the roads that, as I understand it, are through connecting roads between Johnson Lane and Stephanie Lane, and that's what our intention here is to do, is to, even though Knox has indicated and others have indicated that they have no intentions to do that, this prevents them from doing that; is that basically the gist of this ordinance?

Mr. Erb speaks:
Yes, Commissioner Gardner, that is the intention of this ordinance.

Chairman Rice speaks:
Any further comments or questions? Vice Chairwoman Hales.

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Vice Chairwoman Hales speaks:
Just to follow up a bit and ask a question. This is really intended to help mitigate the impacts of that Painted Rock Mine and I know the County is working on a number of fronts in that regard. There have been questions about why Fremont is not included, and I thought maybe, to provide information over the coming weeks before this is heard a second time, maybe you could just address why Fremont is not included.

Mr. Erb speaks:
You want me to address that today; is that what you're asking?

Vice Chairwoman Hales speaks:
Just like in just a couple of sentences.

Mr. Erb speaks:
There is an agreement between the County and Knox, and those roads are mentioned in it, so I'll defer that to the legal counsel for a response.

Doug Ritchie, Chief Civil Deputy District Attorney, speaks:
If I may? The agreement allows Knox to use East Valley/Fremont for deliveries within the county, that is why this ordinance does not address that, because the agreement allows the use of that road. I'd also, just to clarify, the purpose isn't to restrict just trucks operating from the mine site, it's any trucks, that can include Douglas Disposal, any trucks along those side streets which will prevent, as Commissioner Gardner indicated, heavy truck traffic cutting between Johnson Lane, and Stephanie, and those residential neighborhoods.

Vice Chairwoman Hales speaks:
I'll look forward to a full discussion when we return to this and I just have a genuine interest in hearing what the residents want at that time.

Chairman Rice speaks:
Any further questions or comments from the Board? Seeing none. Thank you, Mr. Erb.

A member of the audience asked when the second reading would be.

Chairman Rice speaks:
The second reading will be December 19th.

RESULT:	**PRESENTATION HELD**

4. For presentation only. Presentation of the 2024 Hazard Mitigation Plan (HMP) which will include an overview of the significant hazards and projects highlighted in this 5-year plan. (Kara Easton).

Chairman Rice read the agenda item into the record.

Kara Easton, Emergency Management Director, speaks:
Thank you, Mr. Chair, Members of the Commission. We felt it important to present our Hazard Mitigation Plan, as it is up for update and review. This plan must be reviewed and updated every five years, so we just wanted to give you an overview before the final adoption, which will come back to you guys at the

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next Board meeting on the 19th, pending any big Public Comment or changes from FEMA. So, just a brief overview, the last time we updated it was in 2019.

Ms. Easton began the presentation and covered the following topics:

- Hazard Mitigation – Douglas County Emergency Management
- What is Mitigation?
  - FEMA Definition: "Risk management actions taken to avoid, reduce, or transfer risks by reducing the impact of disasters"
  - Long-term actions that can be conducted throughout all phases of a disaster.
  - Every $1 invested in disaster mitigation saves a community $6 on response.
- What is a Mitigation Plan?
  - Analysis of the various hazards that could affect Douglas County
    - Probability, Extent, Impact
  - Identifies various actions and strategies that can be used to mitigate risk:
    - Life/Safety, Technical Assistance, Cost, Support of Community Objectives
  - It is NOT an Emergency Operations Plan

Ms. Easton speaks:
So, probability of an earthquake is fairly low even though we are a very seismically active state, but the impact would be very great to our community. So, we go over various hazards and choose the ones that have the biggest impact to our community. We identify various actions and strategies that can be used to mitigate risk. Some of the things we look at are culverts for flooding, defensible space for wildfire, public education, just so people are aware of how they can be more better prepared, like the strap for your hot water heater, things of that nature, generators for our critical infrastructure so we're able to still operate that in the event of an emergency, and then studies, which we typically don't do so much through the Hazard Mitigation Program, but those things can be highlighted in the plan. This is not an Emergency Operations Plan. These are all things we're doing before the emergency happens, or to, obviously, try not to have the emergency impact us as much.

Ms. Easton continued the presentation and covered the following topics:

  - Ultimate goal of reducing the loss of life and property by lessening the impact of disasters
- Contributing Partners

Ms. Easton speaks:
We had nine key offices throughout Douglas County. We did have comment from others, but they were the main players. I'm not going to read them all to you. And then, our community partners, obviously we work very closely with our fire districts. East Fork did a lot of work with this, as well as Tahoe-Douglas. And then, most of the partners on that screen will benefit from this plan, as well as all of the GIDs and special districts within Douglas County. They will be able to apply for mitigation funding because they are mentioned in this plan, and they obviously face a lot of the same disasters as the County itself.

Commissioner Gardner speaks:
Ms. Easton, before you go, when you say they can apply for assistance, this is not from the County, but from FEMA; is that what you're talking about?

Ms. Easton speaks:
Correct. The grant application would go to the State, yes, and the County would have to help them, basically sponsor the application, because we are the grantee from the State.

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Ms. Easton continued the presentation and covered the following topic:

- Changes
  - Aligns with FEMA guidance and terminology
  - Aligns with new community plans:
    - 2020 Master Plan
    - 2024 Strategic Plan
    - 2024 Stormwater Master Plan
    - 2023 Community Wildfire Protection Plan
    - 2024 Capital Improvement Plan

Ms. Easton speaks:
Now, not everything listed in those plans is eligible for mitigation funding, but that really helps us encapsulate everything we're trying to do within the county.

Ms. Easton continued the presentation and covered the following topics:

  - Goals and Objectives include a greater focus on resilience
  - Added Technologies and Man-Made hazards
    - Not eligible for FEMA Hazard Mitigation Assistance (HMA) grants, but important for long-term emergency planning

Ms. Easton speaks:
Grant money is only available for natural disasters, but a lot of these technological and manmade hazards tie into those natural hazards, so that's why we put them in there.

Ms. Easton continued the presentation and covered the following topics:

  - Completed 23 of 47 mitigation actions & developed 52 new actions
- Findings - Natural Hazards

Tanner Dye, Emergency Management Coordinator, speaks:
So, for some of the findings of the mitigation plan, I think to no surprise, wildfires, floods, and winter storms were our top three hazards that we identified. We've ranked these all based off of location, extent, probability, and then just concern amongst the general public and County staff for these hazards. We've added seven new as well; thunderstorms and lightning, extreme heat, straight line winds, landslide, infestation, and seiches, as well as new hazards.

Vice Chairwoman Hales speaks:
Can you take questions?

Mr. Dye speaks:
Yes.

Chairman Rice speaks:
Of course.

Vice Chairwoman Hales speaks:
That last thing, I didn't even know how to say that word and I had to look it up, so maybe you could pause on that.

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Mr. Dye speaks:
Yeah. So, a seiche, that's basically a wind driven wave, almost like a small scale tsunami. So, at Lake Tahoe or Topaz Lake, earthquakes or heavy winds could cause these waves to come onto shore and damage infrastructure or people.

Ms. Easton speaks:
We'll test you next time, Vice Chairwoman Hales.

Mr. Dye continued the presentation and covered the following topic:

- Findings - Technological Hazards

Mr. Dye speaks:
We identified flash flooding along irrigation ditches and canals. The State Hazard Mitigation Plan identifies that as a technological hazard, so we did as well. We also identified utility failures, planned shut offs, hazardous materials incidents, and dam failures.

Ms. Easton speaks:
I just want to jump in on this real quick. We talked about technological hazards not being eligible for mitigation money; however, as we know, with NV Energy we've had a lot of planned power outages with winds and they relate it to wildfire problems. So, we are actually working with NV Energy to try to bury the power lines in our Genoa area because that's the one that gets shut off the most, and so because we can use it as a wildfire mitigation that's how we are able to potentially get money. Don't count that in as getting it, but that's something we're looking into, and NV Energy would help foot the bill on the grant match that the County would have to have if we were to do that project. So, those are things we can partner with our private sector on and get funding, and then also tailor it to that natural disaster, even though it would take care of a technological hazard as well.

Mr. Dye continued the presentation and covered the following topic:

- Findings - Human-Caused Hazards

Mr. Dye speaks:
For our human caused or intentional hazards, the top four that we identified were cyber-attacks through ransomware, an active shooter incident, cyber-attacks through SCADA, which is Supervisory Control and Data Acquisition for utility lines and infrastructure, and then terrorism as well.

Mr. Dye continued the presentation and covered the following topics:

- Mitigation Strategies
- 74 total mitigation actions were identified across 5 goal areas:
  - #1: Protect Lives, Property, and the Natural Environment
    - Ex. 1.8.1. Add rain gauges to existing warning systems.
  - #2: Promote Disaster Resilient Development
    - Ex. 2.3.3. Review and update ordinances and model code every 6 years.
  - #3 Increase Public Awareness of Local Hazards
    - Ex. 3.1.3. Expand hazard awareness in educational sites such as regional science fairs and speakers.
  - #4 Partnerships and Implementation
    - Ex. 4.1.2. Build and support local partnerships with stakeholders in the community.

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  - #5 Strengthen Emergency Services Capability
    - Ex 5.2.1. Bolster the size and training program of Community Emergency Response Team (CERT) and other volunteer organizations to provide an organic volunteer response capability.
- Financial Impacts
  - Required to be eligible for FEMA Hazard Mitigation Assistance Grants
    - Required for FEMA public assistance categories C-G
  - Apx. $3,240,647.53 has been spent on mitigation projects since 2019 iteration of the plan
  - Apx. $2,022,361.00 in submitted grant applications

Commissioner Gardner speaks:
You've submitted $2 million; what's your anticipation of being able to successfully get that?

Ms. Easton speaks:
So right now, with FEMA, their review process takes quite a long time. It's usually an EHP, Environmental and Historic Preservation, so that's where all those grant applications for the $2 million are. If we get them, the County will have to match 25 percent of that, and that total would be $505,000 approximately out of County funding, and the rest would be covered by the grants.

Commissioner Gardner speaks:
So, the $3 million has been spent on mitigation projects; that's by the County?

Ms. Easton speaks:
The $3 million between 2019 and now, only $183,000 was grant money. The two projects that we got hazard mitigation grant funds were for a generator at the Animal Shelter, and then to hire a contractor to help us update this plan. So, it was only $183,000 out of $3.2 million.

Vice Chairwoman Hales speaks:
Are these grant applications annual opportunities?

Ms. Easton speaks:
Yes.

Vice Chairwoman Hales speaks:
Okay. Thanks.

Ms. Easton speaks:
You're welcome.

Ms. Easton continued the presentation and covered the following topics:

- Public Comment
  - Douglas County Residents are invited to review the plan and provide their feedback to Douglas County Emergency Management: dcem@douglasnv.us
  - 30 day review period is open from November 15th to December 14th
  - https://www.douglascountynv.gov/government/departments/emergencymangement
- Questions?

To review Ms. Easton and Mr. Dye's full presentation please see the Supplemental Meeting Materials.

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Chairman Rice speaks:
Thank you for a very thorough presentation.

Ms. Easton speaks:
You're welcome.

Chairman Rice speaks:
Any further questions from the Board? Seeing none. This is for presentation only. We thank you.

Ms. Easton speaks:
Thank you.

Chairman Rice speaks:
Well done.

RESULT:	**PRESENTATION HELD**

5. For possible action. Discussion to authorize the purchase of three mobile bleacher units for the Douglas County Fairgrounds from Century Industries in the amount of $353,319. (Brook Adie, Ryan Stanton)

Chairman Rice read the agenda item into the record.

Brook Adie, Community Services Director, speaks:
I'm here with Ryan Stanton, Deputy Director for the Community Services Department, to talk about a cool project that we're working on. I'm going to let Ryan go ahead and start the presentation.

Ryan Stanton, Community Services Deputy Director, speaks:
Good morning, Mr. Chair and Members of the Commission. I'm here to present the proposed purchase of some mobile bleachers for the fairgrounds facility.

Mr. Stanton began the presentation and covered the following topics:

- BLEACHER
- MOBILE BLEACHERS
  - CIP Fiscal Year 24/25
  - Budgeted: $400K
  - Actual Cost: $353, 319
  - Utilized a Cooperative Purchasing Huston-Galveston Area Council.
  - Purchased 2 12-row elevated Grandstands & 1 ADA accessible Grandstand.
  - Additional 964 seats to the Fairgrounds.
- ELEVATED GRANDSTAND
  - ELEVATED
  - 12-ROW
  - 330 SEATS
  - FRONT WALKWAY
  - EASY TRANSPORT
- ADA GRANDSTAND
  - ELEVATED
  - 12-ROW

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  - 304 SEATS
  - 6 WHEELCHAIR SPACES
- FAIRGROUND EVENTS

Mr. Stanton speaks:
The Douglas County Rodeo; we're coming up on the fifth year of that rodeo. Carson Valley Roping Club has been out there as long as I've worked here, probably 25, 30 years. Our Sheriff, Dan Coverley, is a photo credit in there, and there are several other events. I wrote some notes as to some other events that will benefit from this purchase; the Douglas County AG Fair and Demolition Derby, the truck pulls, monster trucks, and several others. I think once the word gets out that we have more seating, we're going to get more and more events.

Mr. Stanton continued the presentation and covered the following topic:

- COUNTYWIDE EVENTS

Mr. Stanton speaks:
Not only will this benefit the Douglas County Fairgrounds, but it will benefit other events within the county. Carson Valley Days, for example, either at the park or during the parade, these could be utilized, Hot Air for Hope. Stodick Park is home of the Douglas County Pop Warner, and we have out there currently five row bleachers that seat very minimal folks. These bleachers could be utilized, and hauled out, and could sit pretty much all the parents elevated and could have a better view of the game. Concerts in the Park, the Coffin Races, Heritage Days, Dia de Los Muertos, the Candy Dance, the Tahoe Summit, even wherever that is located, I know that changes year to year, and then we have special events at Kahle Community Center, such as the Easter egg hunt. I know in the past we've hosted concerts and such. So, a lot of different ideas as to how to use these bleachers as well, just not the fairgrounds.

Vice Chairwoman Hales speaks:
Are you taking questions?

Mr. Stanton speaks:
Yes, ma'am.

Vice Chairwoman Hales speaks:
I'm just trying to picture how you, aren't these too wide to just, I mean, I saw a, like, a trailer hitch kind of hook up, but how do these get from one place to another?

Mr. Stanton speaks:
You can tow them. They're about 40 feet long. Once they're built, they actually will be driven from back east to Douglas County and delivered. The Parks' work trucks are fully capable of hooking these bleachers up and hauling them to where they need to be. Again, these are mobile bleachers, so they won't be out in the fairgrounds arenas during weekly use, it would be driven as far as the event goes.

Vice Chairwoman Hales speaks:
So, when they're driven… Oh, they go like this.

Mr. Stanton speaks:
They kind of fold. I guess I probably should have linked in like a YouTube video, but they're hydraulic driven and they kind of fold into an accordion, almost.

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Vice Chairwoman Hales speaks:
How high are they when they're being driven?

Mr. Stanton speaks:
I don't know that answer, when they're being rolled down the road. When we get them, I'd love to bring them out here for one of our County Commissioners meetings and set them up.

Vice Chairwoman Hales speaks:
I'd love to see it. Maybe we could have an outdoor meeting sometime.

Mr. Stanton speaks:
There we go.

Chairman Rice speaks:
Please don't get in front of me hauling that thing up Kingsbury.

Mr. Stanton speaks:
We'll go up Highway 50.

Chairman Rice speaks:
The trucks are bad enough.

Mr. Stanton continued the presentation and covered the following topic:

- Meets the Strategic Plan goal and initiative by increasing opportunities and access for residents of all ages and abilities to enjoy outdoor recreation in Douglas County.

Mr. Stanton speaks:
This photo is taken by Musco Sports Lighting. They did an improvement to our fairgrounds facility with LED lighting about three years ago, and this was a drone photo taken from the last Douglas County Rodeo. With that, I will answer any questions you guys may have.

To review Mr. Stanton's full presentation please see the Supplemental Meeting Materials.

Vice Chairwoman Hales speaks:
Can you put that back up? Where do you think these would most likely be situated at the fairgrounds?

Mr. Stanton speaks:
Brook has her cursor kind of between, where that white tent is, that was currently the area where, this particular event had like a VIP seating area, we propose one bleacher to be set over there. And then, the ADA bleacher, I know it's kind of hard to see her cursor, but between the bathroom building and the grandstands, in the arena. We would kind of set it up sideways, so we're kind of creating like a horseshoe for the view. We find that area to be the best for ADA access, so we would place our ADA bleacher at that location.

Vice Chairwoman Hales speaks:
What do you mean sideways?

Mr. Stanton speaks:
Just kind of at an angle. So, it would point from kind of the corner of the grandstands closest to the arena towards the roping box, if that makes sense. And then, the other one, it could be proposed to actually put

UNAPPROVED

it in the actual arena, either on the south side or on the north side. Again, there would have to be some paneling put up and some access for our spectators. But those are the three areas that we propose.

Chairman Rice speaks:
Thank you. Any further questions from the Board? Seeing none. This is an action item and we will open to Public Comment. Is there any Public Comment on Item 5?

PUBLIC COMMENT- none

Chairman Rice speaks:
Seeing none, I'll bring it back to the Board.

Commissioner Gardner speaks:
Mr. Chair? I'm really excited about this. We have recognized over the last, I mean, it's been exciting to have our rodeo start up again. I know that we have a lack of capacity out there now, and that's why we have had, obviously the promoters, and other events have recognized this tremendous need, and I'm so pleased that the Parks and Recreation Commission also recognized this need and brought it forward in their CIP plan. It's nice also that it's coming in under budget, so that's great. And then, the portability is just really, really an exciting aspect of it, and the ability to use it in other venues or other places in the county while we don't have an event going on at the fairgrounds that utilizes those. The ability to do that is exceptional also. So, I'm really excited about this, and if other Commissioners want to chime in, but I'm prepared to make a motion at this time if not.

Chairman Rice speaks:
If you would… Do you have a comment?

Vice Chairwoman Hales speaks:
I just want to say how cool this is, and I totally agree, and bring us more of this kind of vision.

Commissioner Gardner speaks:
Yeah. Okay. At this time, Mr. Chair, with your permission, I move that we authorize the purchase of three mobile bleacher units for the Douglas County Fairgrounds from Century Industries in the amount of $353,319, as presented.

Commissioner Tarkanian speaks:
Second.

Chairman Rice speaks:
It's been moved and seconded. Any further discussion? All those in favor say aye. Any opposed? The motion carries 5-0.

MOTION TO: Approve the purchase of three mobile bleacher units for the Douglas County Fairgrounds from Century Industries in the amount of $353,319; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

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Chairman Rice speaks:
And with that, we are going to take our lunch break and we will return at 1:00 PM where we will hear Item 6 and 7. We are in recess.

A lunch break was held.

Chairman Rice speaks:
Since most of the people in this building are here for Item 7 and 8, we will take Item 6 after we complete Item 8.

6. For possible action. Discussion to approve a memorandum of understanding (MOU) with the Tahoe Transportation District; Carson City Department of Parks, Recreation and Open Space; and County of Washoe Community Services Department's Regional Parks and Open Space to support the Tahoe Transportation District's application for Conserve Nevada Funding for the planning, design, and construction of the Lake Tahoe Path System and authorize the County Manager to sign the MOU. (Ryan Stanton)

Administrative Agenda Item 6 was heard after Administrative Agenda Item 7 and 8.

Chairman Rice read the agenda item into the record.

Brook Adie, Community Services Director, speaks:
Good afternoon. Thank you for the opportunity to present today. I'm going to introduce Tara Steyer and Karen Mullan from the Tahoe Transportation District. They are going to be presenting on the MOU today. Thank you.

Tara Styer, Tahoe Transportation District Capital Program Manager, speaks:
Good afternoon. I'm joined today by Karen Mullen, TTD Consultant. So, Tahoe Transportation District has been working to implement various state line to state line bikeway projects. In 2012, to support that effort, a Memorandum of Understanding was created between Douglas County, Washoe County, and Carson City to outline the use of, at that point, it was called State Question 1 funding, now the funding is called Conserve Nevada and we need to update that MOU.

Ms. Styer began the presentation and covered the following topics:

- Conserve Nevada Funding Memorandum of Understanding
- Conserve Nevada MOU
  - Nevada Assembly Bill No. 84, chapter 480:
  - An amount not to exceed $5,000,000 for grants to Douglas County, Washoe County, Carson City or other local governments located within those counties to enhance the Lake Tahoe Path System
  - The proposed distribution is:
    - $2M for Sand Harbor to Thunderbird Cove segment of trail (WC)
    - $2M for Thunderbird Cove to Secret Harbor segment of trail (WC/CC)
    - $1M will support the final segment of South Demo, between Stateline Ave and Laura Dr (DC)
- SR 28 Corridor Projects

Ms. Styer speaks:
I'm briefly going to just cover the two projects related to the MOU. I believe that you have a handout, which is probably easier to read than the slide. I do want to note that all of the figures, as well as the

UNAPPROVED

construction years, are very fluid; this is a living document. So, taking our attention first to that mustard section here. So, this is the central corridor, Sand Harbor to Thunderbird. It's 1.75 miles of shared use path. It has some vista points included, as well as proposed intersection improvements. This segment of trail actually was awarded $24 million this year in federal RAISE funding. So, that has put some efficiencies on us, so we're trying to move these projects in the corridor along a little quicker. I should also note that our focus has been on the SR28 corridor. All of the projects mentioned today have an approved EA that has included public outreach. So then, moving south to that dark orange section of trail, that's Thunderbird Cove to Secret Harbor, that's just under a mile of trail between Thunderbird Cove and Secret Harbor. So, in addition to the trail there, there are parking improvements at Chimney Beach, as well as Secret Harbor totaling up to 250 parking spaces. The Forest Service did construct the Chimney Beach parking last summer, and then Phase 2 will include a pedestrian crossing there, as well as restrooms and parking kiosks. Also worth noting, is the revenues generated from parking management in the corridor go to the operations and maintenance for the trail and parking lots.

Ms. Styer continued the presentation and covered the following topic:

- South Demo Phase 1A

Ms. Styer speaks:
This is the preferred alignment that was established in the Environmental Analysis. I do want to be clear, there is a section that runs along Highway 50, but there are no proposed impacts to Highway 50, no lane reductions or anything of that nature. This proposed trail would also include a sidewalk and it's sort of the missing link. So, there are completed trails, as you see at the north end, a completed trail on Laura Drive that extends then to Nevada Beach and on to Round Hill Pines Beach. So, once this segment of trail is complete it will offer a car free opportunity for anyone in that casino resort core to go to the Nevada Beach or Round Hill Pines Beach.

Vice Chairwoman speaks:
Are questions okay?

Ms. Styer speaks:
Yeah.

Vice Chairwoman Hales speaks:
Could you just orient me a little bit more? I see, that's Edgewood on the upper left?

Ms. Styer speaks:
That's correct. Right here is Edgewood. This is Lake Parkway, and then 50, and then this is the 4-H road, and then here's Laura and…

Vice Chairwoman Hales speaks:
Got it. Thank you.

Ms. Styer speaks:
No problem. Also worth noting, those completed sections of trail used the State Question 1 funding when they were constructed a few years ago. Just in summary, this is really a procedural item. The MOU allows TTD to receive the funding and move these projects forward. We did apply for a grant earlier this year for that Phase 1A section. Unfortunately, we were not successful, but the Conserve Nevada funding will be instrumental in matching any federal discretionary funds that we do receive. So, at this point, there is no financial or fiscal impact for Douglas County beyond the staff time to support coming before you, as well as maybe letters of support and things like that. So with that, I'd take any other questions.

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To review Ms. Styer's full presentation please see the Supplemental Meeting Materials.

Chairman Rice speaks:
So, this eventually, eventually, will go from Incline all the way to California keeping pedestrians and bicycles separated from the traffic on Highway 50, as well as Highway 28.

Ms. Styer speaks:
Yes.

Chairman Rice speaks:
And with the facilities that are going in on Spooner Pass when this is at completion it will be a marvelous thing for all counties concerned, as well as our citizens, and those visitors that come to see us, and we're doing it without taxing our own population. It's a marvelous project. Thank you. And with that, I will open it to the Board.

Commissioner Gardner speaks:
Mr. Chair, I just had one question. This says the bikeway is a non-motorized path system; what about eBikes and those types of things?

Ms. Styer speaks:
Well, we don't have any regulations against eBikes being on the path. It's kind of a hard thing to regulate. But there have been efforts on the completed three mile section between Incline Village and Sand Harbor, so we've been monitoring that, and so far, it doesn't seem to be a problem. There are a lot of efforts just to keep folks under a certain speed, regardless if they have an eBike or if they're just a conventional bike.

Commissioner Gardner speaks:
I think that's worth monitoring. Occasionally, when I'm up at Lake Tahoe, I can't help but always see those green motorized scooters laying on the side of the road, and abandoned, and certainly we don't want to become a collection point for that.

Ms. Styer speaks:
Agreed.

Commissioner Nowosad speaks:
And what's the speed limit?

Ms. Styer speaks:
I'm sorry?

Commissioner Nowosad speaks:
What is the speed limit?

Ms. Styer speaks:
15 miles per hour.

Commissioner Nowosad speaks:
15.

Ms. Styer speaks:
15.

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Commissioner Nowosad speaks:
Wow.

Chairman Rice speaks:
Go ahead and try walking that fast. Any further comments from the Board? Seeing no further comments from the Board, I will open this to Public Comment. Is there any Public Comment on this item?

PUBLIC COMMENT

Beth Wallace speaks:
Good afternoon. I'm a resident of Zephyr Heights. I'm here to ask that you consider postponing any action on the MOU presented today. I think we're all pretty savvy as to why an MOU is needed. I know that they need permission to apply for grants and pre-planning, but in my opinion, many of the questions, there are many questions that need to be answered for the public prior to approval. Many of us wanted to attend the Park and Rec meeting last Tuesday. We have great interest in the bike path, and specifically, that segment from state line to Laura Drive, as described in the MOU. I think the MOU is quite vague. It lasts for ten years. Ten years, things can go slowly, but they can go fast. We have questions about the path description, the actual location of the path, although we heard that today, the safety of the path, the makeup of the proposed working group, wondering why there are not more members of the general public or residents that are part of that committee, the TTD as the project lead. Do you have some obligations in the MOU? It did talk about some match funds. Some environmental considerations, the possible impact of a path right next to the proposed Barton Hospital. Will the plan honor the Douglas County directive that Highway 50 remain a four lane highway and serve as an evacuation route, and what are the financial implications for the County? My biggest question is this, I'm just kind of a peon in this whole process, but I have researched, and I have studied, and my biggest question about this whole process is what the working group will propose. Whose plan are we going to follow, the US 50 revised CMP, the Douglas County Comprehensive Trails Plan, the Nevada state line to state line bikeway feasibility study? NDOTs plan proposed last February that we reduce the width of our lane, and they still have bike paths on those plans that they have listed on their website. Don't get me wrong, I'm a proponent of bike paths, but I feel like the public needs more answers, and these are many of the reasons that I think you should take it to the community prior to making a decision. Thank you.

Chairman Rice speaks:
Thank you. Ms. Lernhardt.

Elisabeth Lernhardt speaks:
Good afternoon. I'm seconding Beth's presentation with a couple of additions because when I saw this, first, I was concerned this was a rerun of the NDOT road diet. I'm still not convinced it is not. I understand that there has been a resolution, 2024R-031, that says it's an emergency evacuation route, but it does not specify that the lane width is going to stay the same, which is important for large vehicles and for snow conditions because the wobble of these trucks can lead to lane changes. Anyway, I have wondered why there is such a rush to pass this MOU. I have no objection in the getting in line for some of these funds; that's not my intent, and that's not how I read, and understood it, nor did some of my neighbors. They all were worried that this would be a rerun of what we had three years ago. Will we be part of the planned working group as is stipulated by OML? Because that's in your MOU. It does list all kinds of organization, but it doesn't say the public. I think it's Nevada and Nevada law should apply to it. Is the working group going to honor the resolution of this County and the decision of Governor Lombardo? That's one of my main questions. The other questions are, again, why is there such a rush? I still haven't heard that there is a deadline. I've talked to certain County officials out in the hallway and I still don't understand the need for a rush. I haven't been given a deadline by when this has to be passed. I don't know why this can't be postponed until we've heard the Parks and Rec committee and their presentation on Monday. The other

UNAPPROVED

problem is the inclusion of eBikes. I concur with Commissioner Gardner, eBikes are problematic. I have personally witnessed them up there. They can, there is no one eBike. There is eBikes that can go 25 miles an hour and some of them that can go over 35 miles an hour. To enforce it, there is no enforcement. There is no, there's even no restriction on the bike. One bike could be intended for 25 miles an hour, as it is in my neighborhood and I've seen them taking over cars. So, this came up with the Forest Service recently. They did a huge survey online. TTD can talk to them or look at their outcome. It has raised a lot of controversy even with bikers because there seems no regulation or enforcement. And I guess I reached my time. Thank you for listening.

Chairman Rice speaks:
Thank you. Any further Public Comment? Seeing none, I will close Public Comment and bring it back to the Board. Any discussion by the Board or are you ready for a motion?

Commissioner Gardner speaks:
Mr. Chair, I did want to explain the, I serve as the Board representative to the Parks and Recreation Commission, and yes, we did have a meeting scheduled for Tuesday. To my understanding, this item was on the agenda; however, it was not asking, it was presentation only, not asking for a recommendation by that board. So, I don't know that that is a problem for us going forward in advance of the meeting on Monday night that they're going to have.

Chairman Rice speaks:
Thank you. Any other comments from the Board? Seeing none, I'm ready for a motion.

Vice Chairwoman Hales speaks:
I move that we approve an MOU with the Tahoe Transportation District, as presented.

Chairman Rice speaks:
Thank you. Is there a second?

Commissioner Nowosad speaks:
Second.

Chairman Rice speaks:
It's been moved and seconded. Any further discussion? Seeing none, all those in favor say aye. Any opposed? The motion carries 5-0. Thank you.

MOTION TO: Approve a Memorandum of Understanding with the Tahoe Transportation District; Carson City Department of Parks, Recreation and Open Space; and County of Washoe Community Services Department's Regional Parks and Open Space to support the Tahoe Transportation District's application for Conserve Nevada Funding for the planning, design, and construction of the Lake Tahoe Path System and authorize the County Manager to sign the Memorandum of Understanding; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sharla Hales, Vice Chair
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

UNAPPROVED

7. For possible action. Discussion of an appeal of the Planning Commission's decision to approve Development Application DP24-0170, a Design Review to replace an existing monopole cell tower at 1450 Stephanie Way, within the Johnson Lane community, with a new 80-foot monopole cell tower and associated network equipment. The equipment will be located within a 30-foot by 30-foot fenced area and will include network cabinets and a standby diesel generator. The subject property is located in the Public Facility (PF) zoning district within the Johnson Lane Community Plan. The appellants are Casey Rodgers, Petrina French, Brian & Yvonne Stevens, and David Magnotta. The appellants' representative is W. Scott McCollough, Esq. APN: 1420-27-401-011. Development Application DP24-0202. (Linda Doherty).

Administrative Agenda Item 7 was heard before Administrative Agenda Item 6.

Chairman Rice read the agenda item into the record.

Chairman Rice speaks:
Before we get started, I would like to provide the Board and the public with an overview and an outline on how I will conduct this appeal hearing. For this item, the Board must first determine whether the applicants have standing and then whether the appeal should be granted. The basis for the appellants standing is set forth in Section A of the justification letter and I will give each of them an opportunity to explain why they believe that they have standing. Once it's determined by the Board, which, if any, of the applicants have standing, the applicants will be given an opportunity to state their reasons for the appeal. Reasonable time limits may be placed at the discretion of the Chair on their presentation. I will then turn over to the Board for questions. Immediately following that period of questions, the project applicant, Epic Wireless on behalf of Verizon Wireless, and County staff on behalf of the Planning Commission, will be given an opportunity to respond. Again, reasonable time limits may be placed at the discretion of the Chair on their presentations. Both the applicants and the project applicant will be given a reasonable amount of time to make their presentations. I will then return it to the Board for questions. Finally, before the Board takes action on either affirm, modify, or reverse the decision, the Board will hear Public Comment. Are there any questions from the Board?

Vice Chairwoman Hales speaks:
Not a question, but just a small point. A couple of times when you said applicant, I think you actually meant appellant, just to clarify.

Chairman Rice speaks:
Thank you. All right, let's get started. The first thing we're going to do is determine standing. I'd like to invite the appellants, Casey Rodgers, Petrina French, Brian and Yvonne Stevens, and David Magnotta to please rise and approach the podium to introduce yourself. Will each of you please state your name for the record and why you believe you have standing to challenge the decision of the Planning Commission?

W. Scott McCollough, appellants representative, speaks:
May I go first, please? I'm a representative for the appellants here.

Chairman Rice speaks:
Counsel.

Doug Ritchie, Chief Civil Deputy District Attorney, speaks:
Chairman, if I may?

Chairman Rice speaks:
Yes.

UNAPPROVED

Mr. Ritchie speaks:
At this point, the appellants need to be able to state who they are and why they think they have standing. As far as the actual arguments for the appeal, that will come after that.

Mr. McCollough speaks:
I understand. I wanted to raise a procedural point; however, if I may, if I may be allowed the privilege of doing that?

Mr. Ritchie speaks:
If you could state who you are and…

Mr. McCollough speaks:
Yes, I will. My name is Scott McCollough. I'm the representative of the appellants in Item 7. I rise to raise a procedural point only. We understand that there's been a continuance requested in Item 8, the other cell tower matter before you. We have not had an opportunity to see that actual request. We do not know whether it has been decided yet. I would like to state our position on that. Our position is we would oppose a continuance on that item. But if it is granted, we believe that this item, Item 7, should also be continued. These two cell towers have very common issues of fact and law, and they also relate to the question of significant gap of coverage, and what the alternatives are, and so we firmly believe that they need to be heard together. We're prepared to go forward with our case today. But if you are going to continue 8, we ask that you also continue 7. Thank you.

Mr. Ritchie speaks:
Chairman, if I may? To be clear, this is Item 7, not Item 8. If the appellants wish to request a continuance of their appeal, they can do so at this time. But the items are not, they're not the same item.

Mr. McCollough speaks:
Okay. I understand that they are not the same item, and I also understand that we are not formal parties to the other, although we have weighed into the other. It is simply that we firmly believe these two need to be decided together. They relate to each other very much. You should not be, in our opinion, our respectful opinion, deciding one on a different day than you are deciding the other. And so, our position is they should be heard concurrently, and we request that that be the case. If you are going to hear 8 today, great, let's go forward. If you are not going to hear 8 today, I think both need to be put off and we would request a continuance if you are going to grant a continuance in 8.

Commissioner Gardner speaks:
Mr. Chair, I would ask clarification.

Chairman Rice speaks:
Go ahead, sir.

Commissioner Gardner speaks:
Has item 8 actually been requested by the proposer here to be continued to a later date? Is that…

Chairman Rice speaks:
Yes, they have requested that.

Commissioner Gardner speaks:
Okay. I guess what this gentleman, as I understand it, is asking is if it has in fact been pulled, then the appellants in Item 7 would then suggest that they would ask for a continuance as well; is that correct? Is that what I understand?

UNAPPROVED

Mr. McCollough speaks:
Correct, contingent on whether you grant the one on 8.

Mr. Ritchie speaks:
Again, if I may, the appellants need to establish that they have standing before you do anything substantive on the appeal itself. So, my recommendation to the Board is to do as the Chair has requested, procedurally go through, have the appellants, not some third party, but the appellants, actually state who they are and in their own words why they think they have standing. It doesn't require a lot of FCC regulations or case law to establish why they are harmed under our County Code. And so, at a fundamental level, before there's a request for continuance there needs to be established do they have the right to even be speaking. Now again, everyone in this room will have a chance to speak during Public Comment. The question though is there standing as an appellant on this particular item.

Mr. McCollough speaks:
I understand that and we can certainly address that, but when we get to the merits we are very, very insistent that these two should be decided together. We'll be happy to go forward with our standing.

Mr. Ritchie speaks:
May I ask two questions?

Chairman Rice speaks:
Yes, sir.

Mr. Ritchie speaks:
Sir, are you an attorney?

Mr. McCollough speaks:
I am.

Mr. Ritchie speaks:
Are you admitted before the State Bar of Nevada?

Mr. McCollough speak:
I am not.

Mr. Ritchie speaks:
Okay.

Chairman Rice speaks:
Thank you. So, if we would have the appellants, and we'll start with Casey Rodgers.

Casey Rodgers, appellant, speaks:
The reason I feel that I have standing is I am one street away from where this tower is going to be placed. The esthetics that I will be able to see from my home is affecting me straight through my front porch window and from my front porch view. I have been a part of this group since the beginning because of these reasons. I am concerned about the property values of my home, as I believe that people will not be purchasing if I choose to sell my home next to a cellular tower. I feel that it will decrease what I would be getting if that was to happen. We've had research done by three different realtors and one of them being a broker. People don't want to live next to towers and they have stated that and showed you guys those in letters. The fire safety is also a concern for me, as I am one street away and I feel that there is not adequate attention that can come from the fire department. It always takes them a long time to get out

UNAPPROVED

there. I'm concerned about not being able to get out if there was a fire to ever occur from a tower. There's a lot of dry brush, sticker brushes and grass, and that also concerns me when it comes to fire safety. These are the reasons, and also, I have been speaking in Public Comment this entire time, so therefore, the last time, every time I have spoke, I have been here fighting against that exact tower going near my home. That's why I believe I have standing.

Chairman Rice speaks:
Thank you. Petrina French.

Petrina French, appellant, speaks:
Thank you. You guys all know me. I've been here 43 years, have property out in Johnson Lane. We bought that piece of property 14 years ago. We grow garden, we have bees, we have fruit trees, chickens, all of which are organic. I try to take care of my health as best as I can. I'm a grandma now. I don't want this tower right off of Stephanie, right across from Pinon Elementary. It's a fire hazard. It's an esthetic issue. It's so peaceful out there, and every day we're outside tending to our bees, and chickens, and fruit trees, and we share our bounty with people that also care. The proposed 80-foot cell tower, or tower, at Station 6 is directly across from Pinon Elementary. Those children, if a fire happens, how are they going to get out safely? We have so much open space. I have standing because of the esthetics and because of my property value. We have three realtors, one is a broker, Carolan Harris, Vanetta Hale, and Tia Elges all have written you letters, you all have those letters, that it will affect property value. Nobody wants to live next to a 5G tower; it's ugly. And had we known 14 years ago that this was going to happen we would have never bought that house. And we brought it up to date, a lot of blood, sweat and tears. I happen to be sensitive to the EMF, and maybe not everybody is, but I sure am; I can feel it. I'm not saying that we're going to get this on health effects. This is not about health. This is about property value, esthetics, and fire, all that sagebrush out there. The other thing I wanted to say, thorough elimination of these towers needs to be taken into consideration before informed decision is made and I know you guys have all kinds of information and facts that we have sent you since January. Our notebook is four inches thick, studies. So, we just appreciate you today, and hopefully, you do your due diligence. Thank you. And I need to sign in.

Chairman Rice speaks:
Thank you. Brian and Yvonne Stevens.

Brian Stevens, appellant, speaks:
Good afternoon. I'm one of the appellants speaking on behalf of Minden for Safe Technology. My wife and I own the property within the notice notification radius of the project. One of the biggest reasons we chose to buy our home on Gordon Avenue was the beautiful little park on Stephanie Lane. This park is more than just open space, it's a central part of our community where we walk our dog, enjoy nature, and bring our children when they visit. It's a peaceful, and special place for us, and for so many of our neighbors. The proposed 80-foot cell tower would permanently alter this park. Its massive industrial presence would overshadow the natural beauty of the park and make it far less inviting for families, children, and the community as a whole. Adding a diesel generator with its noise and an unattractive design would further disrupt the park's tranquility and charm. Together, these elements would take away everything that makes the park valuable and a beloved part of our neighborhood. The development code requires a finding of consistency with the Master Plan and the Johnson Lane Community Plan. This proposed tower would not be consistent with either. First, it does not preserve the rural character. Second, it would destroy scenic views. It is a commercial development that does not blend in with our community's residential character. And third, as others have noticed, it would reduce property values and increase fire risks. The park's esthetic and community value will be lost, and the neighborhood will be left with a permanent structure that diminishes its charm and appeal. On behalf of our community, we urge the Commission to deny this project, and protect the spaces and values that make our neighborhoods so

UNAPPROVED

special. As a Verizon customer, we don't experience any issues with coverage in this area, which reinforces the argument in our supplemental filing that Verizon should focus on upgrading equipment at their existing sites, rather than constructing a new, unnecessary tower that would harm our community. Thank you.

Chairman Rice speaks:
Thank you, sir. Yvonne, did you want to say anything?

Yvonne Stevens, appellant, speaks:
No. He spoke for me.

Chairman Rice speaks:
Thank you. Okay. All right, next I would ask for David Magnotta. Am I saying that properly? Thank you, sir.

David Magnotta, appellant, speaks:
How you doing? Good afternoon. I received the letter from the planning board because I'm four houses away from where this is being proposed. And like I said, you know, I came there and spoke, I'm coming here to speak. I totally object to this tower being there, being put there, and like I said, that's why I'm here as an appellant on this. Okay. Thank you.

Chairman Rice speaks:
Thank you, sir.

Mr. McCollough speaks:
If I could close very briefly on this?

Chairman Rice speaks:
Counsel.

Mr. Ritchie speaks:
Are you making legal argument? What is….

Mr. McCollough speaks:
I wish to present a legal argument on the standing question.

Chairman Rice speaks:
All right, sir.

Mr. McCollough speaks:
First of all, I would direct you to the staff response with regard to standing. The staff response acknowledges that David Magnotta and the two Stevens have standing. They're within the notice radius. They all provided comments before the planning board. I acknowledge that the Staff Report challenges the standing of the other two appellants. We tend to disagree, but generally, in standing law if you have a group of plaintiffs and you do have some with standing, then it's basically over. And so, I would urge you to, you know, make whatever finding you need to on the individual appellants, but you have at least two before you withstanding on all questions, and so ruling out two isn't going to make this issue go away. Thank you.

Chairman Rice speaks:
Thank you. Counsel.

UNAPPROVED

Mr. Ritchie speaks:
Thank you. Again, without going to the substance of the merits of the appeal, the question is, is who has standing to appeal? It sounds as if you're acknowledging, or at least not contesting, that not all of the appellants actually have standing under the County Code. But notwithstanding that, you think the appeal should go forward based on those who may actually have standing.

Mr. McCollough speaks:
No, I think all of us have standing, and I think that the other two that are not within the notice radius have, first of all, established that they participated below, and second, have shown a special injury. They submitted an affidavit showing how this would impact them in ways that are more particularized and direct than the general public. This still is relatively close to them. It will directly affect their esthetic views, it will affect their property values, and therefore, they have a special injury.

Chairman Rice speaks:
I'll bring it back to the Board. Any comments from the Board?

Commissioner Tarkanian speaks:
I was going to say I think they have standing. I don't think it's in dispute.

Chairman Rice speaks:
I need all five. Do we have a motion of who to accept and who not to accept?

Vice Chairwoman Hales speaks:
I'll jump in here. For sure Brian and Yvonne Stevens and David Magnotta have standing. The other two, under our County Code, they have standing if they have participated previously in this matter in Public Comment, and that certainly have been very good advocates of their position, and so that's established. They also need to show either a special or peculiar injury not suffered by other members of the public, and I don't think we have that here because everyone else who has property in the area of these two would have the same impact, or they hold an adverse and substantial property right that may be affected by the decision and I guess that one is maybe more up to debate. But perhaps, to make this expedited, I could move that we find that Brian and Yvonne Stevens and David Magnotta have standing, and we could agree on that, and make that motion, and then we could figure out what to do with the other two. So, I will I make that motion.

Commissioner Gardner speaks:
I will second that, but I was prepared to suggest that all four appellants have standing. So, if you're good with that, then I can amend the motion to…

Vice Chairwoman Hales speaks:
I'm not sure they meet that.

Commissioner Gardner speaks:
Okay. I feel like they do, but I'll second that. We'll pass that motion, and then, or hopefully pass that motion, I suppose, I can't speak for my other Commissioners, but anyways, I'll second that, and then we can discuss the others, I guess.

Chairman Rice speaks:
Okay. I need input from Commissioner Nowosad.

UNAPPROVED

Commissioner Nowosad speaks:
The only input I have is that this process that the individual people who are affected by this go through are all based in FCC rules, and it's O-T-A-R-D, and anybody who is against a cell tower in their area, for whatever reason, falls within that OTARD thing. So, I'm thinking that the best thing that can happen here would be to, I'm going to vote no on the motion, is to have a group formed to petition the FCC to get their act together. I don't care about standing. I think anybody who lives in this county, for which we are responsible for the health and welfare, has standing.

Chairman Rice speaks:
Thank you.

Applause was heard.

Chairman Rice speaks:
I would ask the audience to refrain themselves. All right, we've heard from the Board. The motion on the floor is to accept the first three to have standing to be, I have too many pieces of paper up here, that have standing would be Brian and Yvonne Stevens and David Magnotta. Now, we have to open it to Public Comment at this point?

Mr. Ritchie speaks:
You can open to Public Comment. It's a technical issue regarding our County Code though, but you could open it up for Public Comment.

Commissioner Tarkanian speaks:
Does he have to?

Mr. Ritchie speaks:
Yeah, limit it to standing though.

Chairman Rice speaks:
Yeah, the comments must be only regarding standing, not your microwave in your kitchen or anything else. So, this only has to do with standing.

PUBLIC COMMENT

Paul Albritton speaks:
Good afternoon, Chair Rice, Members of the Commission. I'm outside counsel for Verizon Wireless, and I have our Nevada counsel with us as well. I have been accepted pro hac vice to appear in Nevada. We have no objections to the motion for standing. Thank you.

Chairman Rice speaks:
Thank you.

Commissioner Tarkanian speaks:
I think, you know, before you're going to march everybody up here, I think it's pretty clear that everybody up here, you're the only one who hasn't indicated, at least four of us feel they have standing. So, unless you guys want to beat a dead horse, that's where we're at.

Commissioner Rice speaks:
In that case, I'm going to close Public Comment and bring it back to the Board. All those in favor of the motion say aye. Any opposed?

UNAPPROVED

Commissioner Nowosad speaks:
No.

Chairman Rice speaks:
Okay. We have 4-1 approving the motion.

MOTION TO: Find that appellants, Brian and Yvonne Stevens and David Magnotta, have standing to appeal; carried.

RESULT:	**APPROVED**
MOVER:	Sharla Hales, Vice Chair
SECONDER:	Mark Gardner, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian
NAYES:	Walt Nowosad

Chairman Rice speaks:
Do we have a second motion?

Commissioner Gardner speaks:
Generally, we have a motion, we listen to Public Comment in advance of having a motion, and a second, and we kind of broken a little protocol in that regard. But anyways, I agree with Commissioner Tarkanian, and perhaps even Commissioner Nowosad, that I believe all these folks have standing, and so therefore, I would make a motion to also give the process of standing to Casey Rogers, and also to Petrina French, the two that weren't previously in it.

Commissioner Tarkanian speaks:
I'll second that.

Chairman Rice speaks:
Okay. Do I need to go to Public Comment on that motion? Okay. In that case, all those in favor say aye. Any opposed?

Commissioner Nowosad speaks:
No.

Chairman Rice speaks:
No.

Vice Chairwoman Hales speaks:
No.

Chairman Rice speaks:
We have three no's. The motion does not pass.

UNAPPROVED

MOTION TO: Find that the appellants, Casey Rodgers and Petrina French, have standing to appeal; denied.

RESULT:	**DENIED**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Mark Gardner, Danny Tarkanian
NAYES:	Wesley Rice, Sharla Hales, Walt Nowosad

Mr. Ritchie speaks:
Chairman, if I may? Just for the record, the appeal will go forward. There will be three appellants that are recognized that have standing. The other two are free to continue to participate, but it will be during Public Comment, as any other interested citizen of the county. So, just to be clear, the appeal will go forward. There are three appellants that their standing has been recognized.

Chairman Rice speaks:
Thank you. My question now is do your clients wish to continue today or do they wish to withdraw their motion for today and move it to another date?

Mr. McCollough speaks:
As I indicated, we believe that both Item 7 and Item 8 need to be heard on the same day because there's significantly overlapping issues of fact and law; each relates to the other. Now, we are prepared to go forward with ours today, and we also have Public Comment that we intend to submit at the appropriate time, should you hear 8. But we believe that if you are going to continue 8 then you should also, and we move, contingent on your vote of 8, to also continue 7.

Chairman Rice speaks:
Thank you, sir. Yes, sir.

Commissioner Tarkanian speaks:
Can I make a motion?

Chairman Rice speaks:
You may.

Commissioner Tarkanian speaks:
I'll make a motion to continue 7, as requested by the appellant; is that right?

Mr. Ritchie speaks:
Chair?

Commissioner Tarkanian speaks:
Whatever your position is, the people that are appealing. Okay. Again, it's contingent upon the continuance of 8, but the continuance of 8 has already been requested, and it's my understanding that that's going to, I guess, I don't know, can I say my understanding is going to… No, I can't say anything. All right, I will tell you, I agree with what you said and my motion is to continue it with you guys, with 7.

Mr. Ritchie speaks:
Chairman, if I may?

UNAPPROVED

Chairman Rice speaks:
Sir.

Mr. Ritchie speaks:
Now, we're on the second part of this. Public Comment should be taken because this is the substance of the appeal. Moreover, before a continuance can be granted staff, and particularly staff counsel, may want to inform you of some of the rights that Verizon has under federal law before a continuance is granted by this body. So, if you may, with the Chairman's indulgence, before a motion is made there has to be at least Public Comment and there needs to be some input from staff.

Commissioner Tarkanian speaks:
So, this is the same for 8. So, when Verizon gets up and says they want a continuance you want Public Comment. It's not the substance of what we're talking. We won't be hearing the substance of the argument because it's going to be continued, so I have no idea why you think we would have to have Public Comment on that. I certainly think it's important to hear from the staff on what those issues are that Verizon has, but I don't, I think if you… Look, they got 50 people here in Public Comment and this matter is not going to be heard today, why go through that?

Mr. Ritchie speaks:
If I may, Chair? Because the item was agendized and it's been read into the record the public has, they showed up, they have the right to be heard, even if the item is going to be continued.

Commissioner Tarkanian speaks:
So, if we pulled an item off the agenda… I'm sorry, were you going to say something? Go ahead, I'm sorry.

Commissioner Gardner speaks:
Thank you, Commissioner Tarkanian. My concern is that if the appellants pull Item 7, as they've indicated their desire is to do, and then Item 8 is not pulled for continuance that has put us into another quandary. And so, I want to make sure that before we approve a continuance of Item 7 we are assured that Item 8 is also going to be pulled for a continuance.

Mr. Ritchie speaks:
Chairman, may staff address the Board?

AJ Hames, Deputy District Attorney, speaks:
Thank you, Mr. Chair. As we've already noted during this discussion, cell towers are regulated by federal law and one of the laws that comes into play is what is commonly called the shot clock. So, federal law requires that when a county receives an application it must take action on that application, either approve it or deny it, within a set period of time. And if the county fails to take action within a set period of time, then it's deemed approved, essentially. So, the issue here is that Verizon has submitted their application and we've now reached the end of that shot clock period. I don't remember the specific day, but I think it's this week.

Linda Doherty, Assistant Planner, speaks:
Yeah, I think like the 9th.

Mr. Hames speaks:
Yeah, maybe it's Monday. So, one issue is if there is going to be a continuance of this item it would need to be with the consent, essentially, of Verizon. Absent their consent, I think case law on the shot clock seems to lean in favor of the telecommunication company. So, I just don't want the County to get into a

UNAPPROVED

position where we think we're continuing something, but we're effectively approving it because we've violated that shot clock time period. So, any motion to continue should, you should keep that in mind.

Chairman Rice speaks:
Are we under the same shot clock for Item 8?

Mr. Hames speaks:
Yes, but Verizon, in their written request for continuance that was submitted via email yesterday, they did acknowledge that they would waive the shot clock until, I believe, April 3rd. So, one possible way to approach this would be to cease discussion on Item 7, and I'm sure Mr. Ritchie will interject if I'm getting this mixed up, but postpone further deliberation on Item 7, proceed to Item 8, and then come back to Item 7 following the conclusion of Item 8. And then, one thing that the Board might do during Item 8 is you could seek to have Verizon approve the continuance of Item 7 as a possible condition of their own request for a continuance.

Chairman Rice speaks:
Counsel, is that possible?

Mr. Ritchie speaks:
Thank you. Yes, that's possible. As indicated in the agenda, the Board may take items in any order and change the order based on the effective administration of this agenda. I would also note that legal counsel for the appellants on this item has asserted that they are similar legal and factual assertions, I guess, items that are similar between the two, and if the Board hears 8 that will give the appellants a chance to articulate why they think these different agenda items with two different cell towers in different locations are factually similar, as well as, of course, any legal arguments they may want to make.

Mr. McCollough speaks:
May I speak very quickly to the shot clock issue?

Chairman Rice speaks:
Before you do that, sir?

Mr. McCollough speaks:
Yes.

Chairman Rice speaks:
My question is, is there any way that we can get in contact with Verizon to get them…

Mr. Ritchie speaks:
They are right here.

Chairman Rice speaks:
Aha. All right, counsel.

Paul Albritton, attorney representing Verizon, speaks:
Chair Rice, Members of the Commission, I'm outside counsel for Verizon, and we really appreciate your time today. We've been given authority to extend the shot clock on Item 8 and we conveyed that to you in writing yesterday. I do not have authority to extend the shot clock on Item 7 at this time, and we would object to reversing the agenda items, and feel that Item 7 can be heard. These facilities are over three miles apart. With respect to your land use decision, the land use decision that you're making today on a

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Major Design Review permit, there's no relation of issues between these two facilities that are three miles apart, and that we should proceed with Item 7.

Chairman Rice speaks:
Thank you, sir.

Mr. Albritton speaks:
Thank you.

Chairman Rice speaks:
Well, that answered that question.

Commissioner Tarkanian speaks:
Well…

Chairman Rice speaks:
Yes, sir.

Mr. McCollough speaks:
May I just be heard on one small item on the shot clock issue?

Commissioner Tarkanian speaks:
No. I want to make a comment. If, you know, we're trying to work together and create a solution that's going to be best for what's required under federal law, what's best for Verizon, and what's best for our residents, and we've been working hard to try to get this accomplished, I have separately, and with, and so forth, if Verizon is going to take this kind of position don't expect us to be reasonable with you; that's the way it works. You can't ask to have us cooperate with you and then state you're not going to give in to a reasonable request. That's my position.

Chairman Rice speaks:
Counsel, how do we proceed from this point?

Mr. Ritchie speaks:
Chairman, my recommendation would be to allow legal counsel for the appellants on this agenda item to articulate his opinion on the shot clock, I think that's what he's going to speak on, and then the Board can decide what it wants to do. Notwithstanding the arguments that have been made, it's very clear under Nevada's Open Meeting Law and the agenda as published, this Board can continue both items, they can reorder the items, you can do whatever you think is most efficient to get through these two very important agenda items.

Commissioner Gardner speaks:
Mr. Chair?

Chairman Rice speaks:
My question for you is, if we do continue Item 7 will that automatically mean that we have approved Item 7?

Mr. Ritchie speaks:
Well, we haven't heard from the appellant's attorney on his view on it, but our view is that, yeah, without, I'm sorry, I shouldn't say yeah, Verizon has indicated they will not waive the shot clock, and if the FCC

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requires that a decision be made within the shot clock, if you continue it past that time you may have given up your right to deny, you may be bound by federal regulations.

Chairman Rice speaks:
What's the pleasure of the Board?

Commissioner Gardner speaks:
Mr. Chair, I share Commissioner Tarkanian's feelings on this. I got to say that I have been a loyal Verizon customer for as long as there have been cell phones. But the point is, and I agree with Commissioner Tarkanian, is that they're asking for us to continue Item 8, but unwilling to continue Item 7. So, we can choose, as a Board, not to grant their continuation of Item 8 and make them produce that today because they don't want to give in to postponing both of these items for a later date, and quite frankly, that disappoints me, Mr. Counsel.

Mr. Albritton speaks:
If I may? I think what I said quite clearly is that I don't have authority to extend that shot clock. I can try and reach Verizon, and get authority to extend that shot clock. I don't have that right now. Again, these are land use applications that are three miles apart. Perhaps we should have a discussion of, if you want it, what is the relationship between these that would prevent you from moving forward with one. And another, this has been a dance. I'm sure you've noticed that we had asked for additional time from the November 7th date to December 5th. Subsequently, the appellants asked to have their item moved from November 7th to December 5th. And so, we have been in contact. We've been trying to communicate with the community and with all of you. There's some ideas for alternatives to our proposed site that we call the high school site, and so we'd like to investigate those. We'd like to pay attention to what you've said, take four months, step back, see if we can find a location that's preferred. With respect to this other site, it was recommended by staff, approved by the Planning Commission. It's needed infrastructure for your community, for your emergency services, and we need to move forward. We've been in this process for over two years, and it'll be another year before that tower is built because of all of the construction drawings, and reviews, and environmental reviews that have to happen before that tower is built. So, that's the reason there's a sense of urgency. Now, if it's your position that you need to continue both I need to take a recess, and contact my client, and see if I can get an extension of that shot clock. But I do not… It goes through levels within Verizon and I would have to do that.

Chairman Rice speaks:
Thank you, counsel.

Commissioner Gardner speaks:
Mr. Chair, that raises some questions in my mind. You say you've been in this process for two years; is that right?

Mr. Albritton speaks:
Yes.

Commissioner Gardner speaks:
And you're just now deciding you need to look at alternative locations; is that what you're saying?

Mr. Albritton speaks:
We believe we have the best, least intrusive alternative under federal law.

UNAPPROVED

Commissioner Gardner speaks:
But you're just now listening to our residents concerned about the locations, you're just now, that's what you basically said; am I mistaken or did I hear something wrong?

Mr. Albritton speaks:
Yes. We have been working with residents, yes, but we've also been working with you all, and the staff, and others. We believe we have the least intrusive location, but there have been new locations recommended. There has been a suggestion that we might get assistance in having some of these, the landlords who've been unwilling so far to help us, and these are the sorts of things that we're willing to work with. We have evidence on the record for each of the 20 alternatives that we looked for, for why we were turned away or unable to use those facilities. So, we're trying to work with you and work with the County to come up with the best solution, but we believe the best solution has been identified and approved by the Planning Commission for Item 7. I see that Verizon's, Yvonne Pinto is an employee of Verizon Wireless with their municipal engagement, and when the client steps up, I step down, so I'll let her speak.

Laughter was heard.

Chairman Rice speaks:
Counsel, if you are willing, we will take a 15 minute break to try to give you time to contact Verizon to see if they are willing to put this off to a later date.

Mr. Albritton speaks:
Thank you, sir. And I'm understanding with that then that you believe there's a consensus amongst the Board that these are tied as opposed to being separate land use considerations?

Chairman Rice speaks:
No, sir. We're not willing to do that. We will take a 15 minute break.

Mr. Albritton speaks:
Okay. Thank you.

Chairman Rice speaks:
We are in recess for 15 minutes.

A break was held.

Chairman Rice speaks:
Okay, we'll bring this back to order. Before we go back to our debate and go to the attorneys, we have more suits in this room than I've seen in a long time, both of our attorneys would like to address the court. I'll start with you, and then we'll go to you, Mr. Ritchie.

Mr. Hames speaks:
Thank you, Mr. Chair. I did just want to clarify a statement I made before about the shot clock. I implied that it was an automatic approval; it's actually a court approval. So, if the County were to violate the shot clock, then what Verizon would do is they would go to a court, and seek a court's order essentially stating that we did violate the shot clock and that the application is approved. We would have an opportunity to defend our delay, but based upon the circumstances, my advice would be to still not delay and violate that shot clock, absent some approval and consent from Verizon.

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Chairman Rice speaks:
Thank you, sir. Mr. Ritchie.

Mr. Ritchie speaks:
Thank you, Chairman. For the record, I wanted to let the public know that a quorum of the Board of County Commissioners did meet with legal counsel during the break. We did discuss procedural issues and legal questions regarding some of the arguments that have been raised. I also want to inform the public that counsel for Verizon has notified me that they have been able to speak to the appropriate corporate officer and they may have an update for the Board of County Commissioners.

Chairman Rice speaks:
Thank you. Counsel.

Commissioner Gardner speaks:
Mr. Chair, I also have a point of clarification.

Chairman Rice speaks:
Commissioner Gardner.

Commissioner Gardner speaks:
The reason that I wanted to delay 7, as well as 8, was simply because in 8 it's indicated that Verizon has indicated to us that they wish to have some time, and I believe the date was stated April 3rd, in order to research possible other sites for their application in Item 8. And I can tell you that the reason I would like Item 7 to be postponed as well is because I have visited that site out on Stephanie Lane, and I believe, as a Commissioner, that there are more appropriate sites in that area that Verizon should also consider. Okay. So, that's why I wanted Item 7 to be postponed is to give Verizon an opportunity also to explore possible other sites out in that area as well. So, that's why I've asked Verizon to postpone Item 7 also until that date.

Chairman Rice speaks:
Thank you. Verizon, the ball's in your court.

Mr. Albritton speaks:
I wish I were Verizon, but I'm not. I called six executives to finally get through to somebody. We do believe these are distinct, and we do believe that this is imperative service for the community, including your, particularly your emergency services and fire department, but Verizon Wireless will agree to continue both items until April 3rd. Since we've had limited time at the podium, I just want to say that under Ninth Circuit interpretations of the federal law, if we were to address these issues in a court of law, we would argue that there was a gap in service, and I think we've well established that in the materials. My phone's ringing; that’s very funny. And that secondly, we found the least intrusive alternative for the facility based on the goals represented in your area plans, and so forth. We believe we did that. If we failed to do that, and the County believes that there's a less intrusive, feasible alternative to provide the coverage that we need, then under the court in this case, we should be provided an opportunity to review those, and tell you, yes, you did it, you found another place, or you didn't. So, if indeed there are ideas regarding the alternate site that's subject of this appeal on Item 7, please let us know. We'll work with you, and try and work as best we can with the community. Verizon really doesn't come to communities to try and traumatize them, and bring angry people into a room. We're trying to provide a very important service to our customers and to the community. So, we do want to work with you, and Verizon will agree to the continuance. Unless you have any other questions, I'll sit down.

UNAPPROVED

Chairman Rice speaks:
Thank you, sir.

Mr. Albritton speaks:
Thank you.

Chairman Rice speaks:
Okay. Counsel, you're up.

Mr. McCollough speaks:
Well, I believe, if I heard correctly, that Verizon is willing to extend the shot clock for Item 7; therefore, our motion is that you continue both items until sometime before April 3rd when the new shot clock would expire.

Commissioner Tarkanian speaks:
I think you have to be a Douglas County resident…

Laughter was heard.

Chairman Rice speaks:
All right, for those that are waiting with bated breath, we're going to go ahead and read Item 8 into the record, and then we'll take Public Comment on both 7 and 8 at the same time, and you only get to talk once. If the guy in front of you said what you were going to say, ditto works real well. Otherwise, we'll be here until tomorrow.

Chairman Rice read Administrative Agenda Item 8 into the record.

Chairman Rice speaks:
Now, we will go to Public Comment. Please, your time is limited to three minutes a comment and as I said, ditto works.

PUBLIC COMMENT

Erica Adams speaks:
Hi. I am one of the owners of Dance Workshop. My husband and I moved here to own the building. We bought the building from the old owner and it's a 5,000 square foot commercial building on 1697 County Road. We have 250 children that attend our dance studio, and we're mostly worried about our property value, obviously, and losing business because that will massively affect me and my family, as that is our sole income, is that dance studio. Thank you.

Chairman Rice speaks:
Don't trample each other getting to the microphone.

Robert Aaron speaks:
I would like to thank the Commissioners.

Chairman Rice speaks:
Your name please.

UNAPPROVED

Mr. Aaron speaks:
My name is Robert Aaron. I am from South Lake Tahoe, California. I want to know, this is very beautiful to see this group. First, I want to do a show of hands, how many people in the community were advised or talked to by Verizon about this tower? Can we have a show of hands? So, nobody talked to Verizon?

Chairman Rice speaks:
You need to address the Board, sir.

Mr. Aaron speaks:
I'm sorry.

Chairman Rice speaks:
You need to address the Board.

Mr. Aaron speaks:
Oh, okay. I was just asking if anyone had been talked to Verizon. Verizon plays a bait and switch. I'm in Lake Tahoe. They put up a tower in a neighborhood. The lady, Monica Eisenstecken, versus Verizon, Tahoe Regional Planning Agency, and the City of South Lake Tahoe is in federal court in the Eastern District. They build the cell towers. One of the problems that they have is they turn them into fake trees. They release up to 10,000 pounds of plastics. I personally use the group that did get the lead out up in Lake Tahoe. Just recently, we removed a lead cable from AT&T. I used their analysis and the material that falls off of the trees contains lead. This happens at copious amounts. They denied that they ever knew anything about it. Five years, this was five years ago, we, I think we brought this to their attention. They are basically doing industrial litter into Lake Tahoe, which is the drinking water for 12 million people. Mr. Albritton, this must be a very important meeting or he would not be here. He is the tiger for Verizon, and the rest of their group here, these people are not looking out for the community. I've been in this for five years. I can present tons of information. The esthetics are unreasonable. There's a cell tower now 120-foot tall on Ski Run Boulevard. When I leave Heavenly Valley the historic view of Lake Tahoe is destroyed. It used to be looking directly at Pyramid Peak, now all I see is a huge cell tower that stands out above all the trees by 30 feet. They are very nefarious. Their gap, they say that there's a gap; there is no gap. If you investigate and look into it, we did it up in Lake Tahoe, there is no gap. They say there's a significant one; that is BS. I think the community, you guys are the only stop between the community and these corporate entities. He says he's outside counsel. He's their main counsel member or he's their main counsel. You look into Albritton, his name and fingerprints are all over this. I've been having problems with this gentleman for five years. I do not trust him, and I told his local attorney, you better look into him because I believe doji is going to be coming around the corner very soon for a lot of people. Thank you very much, Commissioners, and I really appreciate you. I am the father of two beautiful kids that I was luckily able to raise in South Lake Tahoe before they proliferated the cell towers everywhere. We put a wrench in the wheel. So, thank you, and I hope you do the same.

Chairman Rice speaks:
Thank you, sir. Next.

Brian Stevens speaks:
Yes. I'm in favor of keeping the two items, 7 and 8, on the cell towers together and just continuing this so Verizon has more time to find a better location for their tower. I think the location on Stephanie Road there, right next to the park, would be just awful for our community, and it would hurt our home values. So, there is plenty of room around this community to find a better place for that tower and I just hope they would do that for us. Thank you.

UNAPPROVED

Chairman Rice speaks:
Thank you, sir. Next.

Sean Lynam speaks:
Hello. First, I'd like to thank Mr. Gardner, Mr. Tarkanian, and Mr. Nowosad for recognizing that if you live in this community you have a voice. Thank you. I am a community member, and husband to a local healthcare worker, and father to a two and three year old that attend Allie and Friends Preschool. I'm here today to address the farce that is playing out in our community. Twice we have been here to discuss this and twice it has been heavily opposed. So, I ask, what has changed? Why would we continue to discuss this when the clear opinion of the surrounding community is negative? Why would the County allow the installation of a 5G cellular tower near the community swim center, the public library, the high school, and across the street from a preschool? Why must this be placed in such close proximity to so many areas where local families and children are located? Why not? We are not far removed from fire season where this summer we saw a creek fire tear through the Washoe area and directly threaten homes, businesses, and residents. A simple drive up 395 North is all it takes to see the damage done by the creek fire, and unfortunately, that will be the case for some time. Why would we disrupt the natural beauty of, in my opinion, one of the more beautiful locations in the great State of Nevada? To me, a decision to add this tower would be so to the detriment, and more so, the danger of the surrounding community. Thank you.

Chairman Rice speaks:
Thank you, sir.

David Burns speaks:
Mr. Chairman, I'm going to allow him to go in front of me, he's having problems standing.

Reginald Bobo speaks:
Yeah, I have problems standing more than five minutes.

Chairman Rice speaks:
Thank you, sir.

Mr. Bobo speaks:
I got some screws in my back and all. I live within a quarter of a mile, about six, seven, actually, six houses from where the towers will be, and I understand they're going to stand higher than the mountains in the background, which would, will destroy the view. I know there's a dispute on whether it's harmful to children and people, but there has been studies of, scientific studies, that include the increased cancer risk, cellular stress, headaches, sleep issues, genetic damage, changes to the reproduction system, memory deficits, and impacts on the nervous system. It is found that cumulative dose of cell phone, cell, RF can result in significant exposure over time. Young children do not use cell phones, yet they are involuntarily exposed. Cell tower radiation exposures are nonstop day and night. We can turn our cell phones off, but we cannot turn a tower off. Children that absorb deeper into their brains and bodies. Even if the radiation absorption were the same as adults, the effects on children can be far more serious. A child's development, brain, and organ systems are more sensitive in environmental stresses. Now, I know there's arguments all against this, but the government is paid probably $200 million or more. In 1921, it was $150 million they were paid to not put warnings on phones and on the cell towers, how it affects the environment. So, there's no real studies since 1990 from the government on these issues of RF radiation, so there's no real studies. They're paying to make sure there isn't any. So, it's like giving the, they do their own studies saying they're safe, but they're not safe. And so that's, I hope you, my grandchildren, I keep my, my wife keeps and I help, and it's devastating to think this, and even from the own cell people, they said within a mile it feels like somebody is touching you all the time. Can you imagine being touched all the time for a year? Most people don't even like their spouses to touch them 100 percent of the time, let alone a

UNAPPROVED

doggone cell phone tower touching you. But you, the actual, the people from this… My son's in Maryland and they were going to put it up next to elementary school there. The state, it's illegal in most states to have it near an elementary school, and it's horrible for the development of children. But again, I hope you deny this before even Mondays and let them appeal it like they're doing 8. So, thank you very much for listening and have a good holiday. Happy Holidays to all of you.

Chairman Rice speaks:
Thank you, sir.

Mr. Bobo speaks:
And thank you for letting me go because… Thank you.

Chairman Rice speaks:
Next.

Mr. Burns speaks:
Good afternoon, Commissioners. I am the existing President of the School Board of Douglas County, but what I say today is my opinion, and my position, and I do not represent the Board of Trustees from the school. I'm about a person, an old school. The old saying is you have the one side's opinion, you have the other side's opinion, somewhere in between is the truth. And I think right now, I haven't seen the truth from either side, or I haven't seen any report, I should say that. What I would be thinking is, is you really should be having a third party investigation on the safety. I am responsible, as well as other trustees, for the concern and care of our students, and right now, I can't say that it's secure and safe when we're going to approve something that could affect the body of our students. I'm not here about trying to convince anybody of anything. What I'm asking for is do our due diligence, and get as much as we possibly can, and not from Verizon, but from a private company that can do the actual research and give us a proper report. That's what I'm here for, and if that doesn't happen, and we do not, I haven't seen it from the public, I haven't seen anything, and if that's the case, then my personal position is, is please do not allow those to go in where they're, where they want them right now. Thank you.

Chairman Rice speaks:
Thank you, sir.

Dr. Fred Simon speaks:
Good afternoon. We all think we kind of know who each other is; we don't. You don't know me. I am a physician. I'm a biologist, biochemist. I was the busiest medical legal expert in the United States in my field; 42 states, Guam, Cayman Islands, Puerto Rico. I've done hundreds of cases. I've seen this tune before with ionizing radiation. We went after this 30 years ago; no one listened. We fought industry, we fought hospitals, we fought physicians, and now the standard of care is completely different. They have data. We have data. You need to know the literature. Your attorneys may give you advice. It is the jury and judges who will be the ultimate arbitrators of this. You are at risk, as anybody else who's involved in this. Negligence is negligence. We show causation. People will be sued. Industry will be sued. I've sued industry. I've sued the largest healthcare corporation in the country and won. My point to you is, you have the due diligence to do this. I'm an advocate for the children in this community, and you, knowing what I know. I know the facts. I'm educated, well experienced in this. I've been in over three dozen radiation, ionized, not non-ionized. We're going to find out about non-ionized. We are finding out. The number one cause of cancer in this country is industry. Think about that. American industry causes most cancers in this country. You will see a change in this in the near future. Think very hard about your citizens and what you represent, why you were elected. You weren't elected to commit to things that are negligent based upon industry, and that's what's going on here, in my opinion. And we will do epidemiologic studies in the near future on all the children in this area. These cell towers sitting near high schools, and these

UNAPPROVED

other places of childhood growth and education have been proven in other communities to have causation, and that's what will lead to the lawsuits. Thank you.

Chairman Rice speaks:
Thank you, sir. Next.

Sacha St. Germain speaks:
Hello. Thank you for this opportunity to speak. I'm a resident of Minden and a homeowner. I work in critical care and my husband is a paramedic/first responder. I didn't think I was going to get nervous. Thank you. We have two sons, ages one and a half, and three and a half, who attend Allie and Friends on County Road, at address 1695 County Road. This is immediately next door to the proposed cell tower site at 1699 County. I am not opposed to a cell tower and improved communication. I am, however, opposed to the location. It will be an eyesore, a potential hazard, and most importantly, it will set a precedent for where we can build such projects. And that's all I have to say. Thank you.

Applause was heard.

Chairman Rice speaks:
Thank you. Please, hold your applause.

Bill Cerrito speaks:
Good afternoon. I support the appeal and the position by Minden for Safe Technology, which I'm one of the founders of. The proposed 80-foot monopole tower at Fire Station 6 and 14 would significantly and permanently degrade the esthetic character of the surrounding area. The affidavits submitted by Rodgers and French, along with the justification for appeal, clearly demonstrate the severe visual impact this project would have on our community. The site is located in a prominent and visible area, and the height and industrial appearance of the monopole would make it impossible to blend into the landscape. The nearby residences, businesses, public areas all enjoy scenic views that would be obstructed by this intrusive structure. The opposition presented at the planning board meeting and cited evidence further emphasized this point, showing the tower fails to align with the esthetic values outlined in our developmental code and community standards. Our zoning laws are in place to ensure that developments are compatible with the character of the surroundings. The tower does not meet that standard. Instead, it induces industrial eyesore into the location that has been clearly maintained to preserve its visual harmony. The affidavits also underscore the cumulative harm. Such projects inflict on property owners and public spaces as they set precedents for more intrusive infrastructure in sensitive locations. Approving this project would undermine the community's trust in local planning decisions. There are at least intrusive technologies, such as fiber optics, Starlink, which just got approved by T-Mobile, who will be using that, hopefully very soon, that could address connectivity without sacrificing the beauty of our town. I urge the Commission to reject this application, both applications, and protect the esthetic values that make Minden a unique and desirable place to live. Now, a more personal note, Verizon may sue you if you don't give them what they want. What do you think we're going to do? We will fight, fight, fight. We will not give up. We will not cower. We will not go away. We will not ever give up on this. The only thing that we will accept is complete denial of both towers. So, if you're going to take this to the next level and take it to court, wouldn't it be better to go against Verizon than your own neighbors, the people that put your signs in our lawn? Now, I'm a Marine, and I took an oath several years ago, and I swore on a Bible and it meant something. Now, you also took an oath to these people to protect them and this community. I urge you to do the right thing. I guarantee you'll sleep better. Thank you very much. God bless.

Chairman Rice speaks:
Thank you, sir.

UNAPPROVED

Greg Roaldson speaks:
Good afternoon. I'm a Minden town resident, and I have represented a group, Minden for Safe Tech, since January. I know that you guys have a difficult decision. I know that you have to base this decision on, pretty much, Title 20 of our County Codes here. I believe, back in July, the Minden Town Board took into account all the correct denials, particularly for Station 14, because that's what they had to rule on. I believe you guys will be faced with similar agenda items to oppose that. But basically, I'm here to voice my opposition to the proposed 80 foot cell tower at 14. Minden is a town that's renowned for its picturesque surroundings and the small town charm. The towering cell structure being proposed is not just a functional addition, it's a disruption to a carefully cultivated esthetics to our community. This tower, with its antennas and enclosed by a stark equipment yard, would dominate the landscape entering into Minden, and pretty much clash with our natural beauty and esthetics. This area is more than just a location, it's a visual escape. Residents, commuters, and outdoor enthusiasts all enjoy an uninterrupted views of our mountains and our expansive skies. Erecting a tower here would tarnish that experience, replacing serenity with an industrial intrusion. This isn't necessary. This isn't necessary cost for progress. It's a short sighted decision that prioritizes expediency over preservation. Our development code prioritizes the harmony between new projects and their surrounding environment. This tower is the antithesis of that goal, imposing an out of scale industrial feature into our neighborhood known for its residential charm, community, and focus. If approved, it risks opening the floodgates to similar developments that could erode Minden's unique appeal. Modern connectivity does not have to come at the expense of our town's visual integrity. Alternatives, such as underground fiber optic networks, and other solutions that respect the environment while meeting technological needs. Verizon has existing sites it can upgrade if necessary; they've just chosen not to do that. I strongly urge the Commissioners to deny this application. Minden has esthetic value, and an integral part of its identity, and it's our duty to ensure they remain intact for future generations. Thank you very much for your time.

Chairman Rice speaks:
Thank you, sir. For the record, there's a couple of people in line who have already spoken on this subject, and if you've already spoken once you're not allowed a second bite out of the apple.

Sheryl Lemke speaks:
I didn't know about, you guys said that this could be postponed, so I…

Chairman Rice speaks:
You already spoke on this issue.

Ms. Lemke speaks:
But not officially. You're going to restrict me?

Chairman Rice speaks:
Let's let the next person speak.

Ms. Lemke speaks:
I am begging you to allow me to speak.

Chairman Rice speaks:
Let the next person speak. Thank you. Madam, you're on.

Cindy Trego speaks:
Commissioners, thank you for your time. I'm a member of the Minden for Safe Technology group. I'm here because the, I've gone through a thorough inspection of the fire department's hazard mitigation report from 2023, and I was looking for stuff regarding cell phone cell towers. There's nothing in these mitigation

UNAPPROVED

reports regarding the hazards for cell phones, and I think that, I would like to put on the record, I think that needs to be added to this new draft that you've done, that I've also read, that is not included under technological hazards. You know, the area out there in Stephanie Lane has very high risk for flooding; 71 percent according to your report. It also has we're proposed for an earthquake sometime here, a significant one, in this area, also fire. If you notice in the Board pack that you have now, the pictures of where Stephanie Lane is, you see all that sagebrush and stuff out there. Also, the fire department had on their task list, at the end, I know that it transferred to the County for this mitigation report in July 1st of 2023, that they had suggested that they needed to have a water storage tank out in the Stephanie Lane area. It would be kind of interesting to know because I couldn't find any information online whether that had been completed. We know that these towers draw a lot of energy. I've heard, in previous meetings, regarding problems with power on the power grid. Putting these towers up, what is that going to mean to this county regarding your power grid? Also, on the Station 14, if you guys notice, the high school has 1,400 kids. You got the daycare and all that. You got two lanes, one going each way in that area. If we had to have an evacuation, which I could not find an evacuation report online, either under the East Fork Fire Department or the County's, showing an evacuation plan. I think all this needs to be ascertained, analyzed, and I think all these reports need to be done before any discussion is made about having these towers placed in this county without having some information regarding the safety, earthquakes, lightning strikes, fire, wildlife fires. You got regular fires from this, electricity fires. You have the flooding, you have everything, earthquakes. All this stuff is at high risk on your mitigation report. So, I'm asking you and begging you to have that group add cell phone towers to that because you already have one right there across from CVIC Hall. Thank you for your time.

Jenifer Davidson, County Manager, speaks:
Mr. Chairman, I just spoke to the next young lady who wishes to speak. She mentioned that her comments are regarding things that have occurred since she last spoke and are new; it's not a repeat of information she previously shared. It's up to you, sir.

Chairman Rice speaks:
Thank you. Go ahead.

Ms. Lemke speaks:
Verizon is starting with…

Chairman Rice speaks:
Please state your name for the record.

Ms. Lemke speaks:
Sheryl Lemke.

Chairman Rice speaks:
Thank you.

Ms. Lemke speaks:
Verizon is working with AI, and just remember that AI will have access to everybody's, inside our bodies, through the graphene oxide and everything. And I had an incident with AI, with AT&T. She restricted my speech. She would punish me for researching anything that it didn't approve of by blasting me with radiation. It would, I could put my phone down and it would almost, like, threaten me, like, hooked to my truck. It was completely out of control. It would not allow me to talk to a human being. When I signed up with Verizon, and I was having problems with their phone service, I guess, they would not allow me to talk to any human being in the United States. They sent me directly to China. And I was in excruciating pain. You cannot get away from this. So it's, and then also, Elon Musk said that AI and this 5G is more

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dangerous than nuclear weapons. That's what we're going to be inviting into our county. And so, besides my own, like, the First Amendment right, freedom of speech, which they've already proven to restrict and punish me for it, the Fourth Amendment, the protection of unreasonable searches and seizures of property, AI will have access to every single human beings' children, your house, your vehicles, your business. They will know if you're researching to do a patent. They're going to know everything about it, and then their people are going to be able to take it. Now, they might be laughing, this trillion dollar company that's going into works, but they've already destroyed my corporation. They've already taken everything from me. So, I am telling you the truth. I am, love you all. I think that you all, even Mr. Rice, is absolutely incredible, magnificent human beings. You all are parents. Okay. And I'm begging and pleading to you, telling you the truth that, and also, we're just kind of researching the United States. I go to Europe a lot, and there are like 40,000 scientific research papers around the world, and people are taking their trucks and blowing up these towers in other countries. They've already destroyed, and I'm able, not to just tell you from the Mexican border to the Canadian border, but other countries, it destroys the land. It destroys everything.

Chairman Rice speaks:
Thank you.

Ms. Lemke speaks:
And it's against God.

Chairman Rice speaks:
Next, please.

George Gabor speaks:
Good afternoon. I represent Carmel Properties LLC, which is developing the adjacent property with 25 house sites at 1440 Stephanie Way. Five of the lots will be within 300 feet or less of the proposed tower. The exposure of the houses on those lots need to be determined, since they will be exposed to the RF fields 24/7. I'm also a retired staff physicist from the Lawrence Berkeley National Laboratory and a radio amateur, KD6ERS. The report included in the agenda packet by Waterford of the radiation exposure is poor quality. They do not address a number of items they use; number one, Verizon's information. What was it and did they verify its veracity? Two, they do far field calculations but do not give the range distance. The energy varies as the square of the distance from the source, which means that half the distance you get four times the exposure. They do near-field calculations using only the horizontal bandwidth. The antennas have numerous side lobes, which can change the exposure within a close radius at ground level. Since we do not know the radiation patterns of the antenna, exposure is unknown. The FCC has not considered the effects of long-term exposure to microwave energy. In this case, it will be 1,900 to 3,700 megahertz. The energy is deposited as molecular agitation. That is heat and has the potential to break or alter chemical bonds. Your microwave oven operates at 2,450 megahertz; right in the middle of it. Calculating the field power density at 300 feet and at 320 watts, at 3,700 megahertz, using the OET 65 equation, number 20, which is what Waterford used, gives about six milliwatts per square centimeter at 300 feet, and that exceeds the FCC standards. It is of interest and health of our citizens to site this tower on another location.

Chairman Rice speaks:
Next.

Rhiannon Kamper speaks:
Good afternoon, Commissioners. I am a part of Minden for Safe Technology. I just wanted to come up and say that I oppose both towers, and I am in support of continuance for both Agenda Item 7 and 8 for us to explore alternative options. Thank you.

UNAPPROVED

Chairman Rice speaks:
Thank you.

Petrina French speaks:
Hi. I ditto Rhiannon. Thank you.

Chairman Rice speaks:
Thank you for the ditto.

Laugher was heard.

Jim Jackson speaks:
I couldn't resist. We've had one other instance of Johnson Lane folks that didn't turn out so well with this Board. I hope this one turns out better for the folks up in Johnson Lane area. Being thrown under the bus once, I hope that's all that's going to be. I hope that these towers are not approved when they come back up in April. Listen to the folks; I said that once before, I'm going to say it again. As far as the radiations from these towers, I'm not an expert on that. All I can do is relate an experience that I had when I was in Vietnam. I was on a naval gunfire fire team. Our base was underneath a navigation communications tower for all of the ships. We lived within 20 feet of that tower. I could take a fluorescent bulb out, stand by the tower, or stand by where I slept at night, run my hand up the tube, and it would light up. I'd run my hand back down the tube, it would go off. Now, there was a lot of radiation. And yes, that explains why I am the way I am.

Laughter was heard.

Mr. Jackson speaks:
Now, I don't know if it's the same kind of radiation, but I was just notified by the VA I am now considered disabled because of my service in Vietnam; that was part of it. So, if they will consider me disabled, then I don't think we want to have these towers close to where our children are or the adults for that matter. Anyway, thank you.

Chairman Rice speaks:
Thank you. Next.

David Seat speaks:
Resident of Gardnerville. Trust. Verizon would have us trust that 5G is safe. The US government told us that the COVID scamdemic originated from a wet market in China. The truth is that the scamdemic originated from a bio weapon lab in Wuhan, funded by the murderous Anthony Fauci and his subversive gain of function funded by the U.S. government. Trust broken. We were told by the U.S. government and the pharmaceutical industry that the experimental emergency use authorization COVID-19 clot shot is safe and effective. This clot shot has been shown by countless independent studies and tens of thousands of courageous doctors, investigators, and researchers, and analysts to be anything but safe and effective. Trust broken. We were told the Hunter Biden laptop was disinformation. Trust broken. We were told by the U.S. government officials that Joe bribe me is as sharp as a tack. Trust broken. The southern border is secure. Trust broken. The U.S. government has not conducted a single, meaningful, in-depth analysis of the harmful effects of 5G on living things. The telecom industry touts the meaningless, shallow analysis as the basis for claiming 5G is safe. There have been hundreds, if not thousands, of independent analysis of 5G that shows it is anything but safe. Trust broken. The government has demonstrated time and again through their corporate alliances that they are not looking out for the people of our country. The residents of Douglas County are looking to this Board for protection from the U.S. government and corporate collusion evil. Vote no on the current 5G cell tower construction proposals.

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Chairman Rice speaks:
Thank you, sir.

Rick DeCarlo speaks:
Hello. I've been here pretty much all my life, and I can tell that all of you are really listening intently, and trying to think about, and what everybody is saying, and I, we appreciate that. And I just, you know, of course, would ask you this one thing, which, would you want one next to your house and would you want your kids to be playing underneath it? And they can, you know, we can, what he said about the government is true, and is that common sense would dictate, number one is, gee, I had a phone in the 90s and it works better than it does now. Of course, they'll have something to say about that. We have internet. We need all these things. Well, it's just frequencies. There's another way to do it. There's always a better way to do it. But instead of having a study, how about common sense? So, if in, I remember even in the 80s, I had one of the very first phones, it worked in Gardnerville, amazing, and we didn't have 80-foot towers. I did many subdivisions in this town, and some, I could just imagine back then asking the Board then, hey, by the way, I want to put an 80-foot really ugly tower next to this amazing subdivision. They would have laughed at me. But then, they're here saying it's safe, it's good, it's all great. Common sense dictates that if there's even a chance that you believe that that might hurt, and that maybe we've been wrong, since we've been wrong about so many other things, and they're proving it daily, we might ask ourselves to maybe change our minds about a few things. And I would say this, is that the people that are about ready to take over, you might want to listen to what RFK is saying, you might want to listen to what they're already speaking about because this is all there. He's already spoken about 5G towers. I've taken a reading on a meter, and I would have any of you go with me, and take that meter, and you'll see the radiation that's coming off of those towers pegged. Let's go stick our children up there and see if we believe the meter or if we believe them. Thank you.

Chairman Rice speaks:
Thank you, sir. Next.

Susan Roaldson speaks:
Hi. We're from Minden for Safe Tech and we are against both towers. They are too close to our children. Location, location, location. Please, let's put these towers away from our children and our residents. I just want to briefly just say something. I was a registered nurse in pediatric intensive care and neonatal intensive care. You cannot give children the same drugs, the same drug dose. You can't expose them to the same radiation, the same CT scans. They've already figured out too many CT scans on children and neonates can cause cancer. They are now limiting. Back when I worked in neonatal we did it all the time. Now, they are absolutely limiting them because they're finding it is causing a problem. And I know that's different than non-ionizing radiation, but that is also harmful, and we're going to find more and more out about that. Anyways, you can't do the same procedures. Children fight infection differently. They are small. They cannot handle what we can handle as adults. We should not expose our children to these cell towers. They need to be further away from residents and children. Thank you.

Chairman Rice speaks:
Thank you. Next.

Michael Tenerelli speaks:
Good afternoon. I am the owner of 1695 County Road that Allie and Friends is located. I fear that this cell tower is going to decrease my property value on the property, and also harm the children, which is more important to me than the property value. But I've seen this happen before. My brother-in-law had a cell tower put in his backyard because he had a power plant back there. It dropped his property value by $300,000. So, that's all I got to say, pretty much. Thank you.

UNAPPROVED

Chairman Rice speaks:
Thank you.

Maria Hartman speaks:
Good afternoon. You've seen me before. I am the owner of Allie and Friends Daycare. You also have heard that we have 105 children between the ages of one and six at our school. We, as our landlord just explained to you, it's a beautiful facility built just for kids. And I was very happy to hear that Verizon might be looking for different options. I'm very thankful that they're going to take the time and I'm all for that continuance. So, thank you. Thank you so much.

Chairman Rice speaks:
Thank you.

Casey Rodgers speaks:
I think there's some discrepancy over the Clearwire tower at Station 6. The old tower is, to my knowledge, is not in use, it hasn't been in use for years, and it's being replaced by a Verizon tower, just for the fact that they don't they want to take one down and put another one up, and I just not sure you guys know that information. So, I thought maybe you needed to hear that. Yeah. That's it.

Chairman Rice speaks:
Thank you.

Nikki Florio speaks:
Hi there. I spoke to you at one of the earlier meetings. I run a pollinator and climate project called Bee Heroic, and we focus on the technologies that are taking down pollinators, and food, and ecosystems that are accelerating the current mass extinction event, and one of the most dangerous technologies on Earth today for every living organism is 5G technology. 5G goes from 30 to 300 gigahertz, as you know. But even at the 4G LTE range and 4G ranges, when you're in megahertz, those are having big impacts on the environment. Now, this area, this particular area in Nevada, is already saturated with this lower end of 5G, the 30 to 40 plus range, and that's through the 4G LTE, and the 5G and 5G plus in the area. And it's a bunch of different carriers; I'm not pointing the finger directly at Verizon. But what I'm saying is you don't need extra radiation in this area. Three miles is not that far. This is a very tight knit community. I'm sure if there was a fire in Carson City, and someone wanted to know what was happening, and they didn't have Verizon, they could ask a friend. And this is just an example; I'm not talking about this particular area. They could ask a friend because people out here are that connected. 5G causes a lot more illnesses and disasters than it would even ever save putting up two simple towers. From the ground up, 5G impacts microbes, microbial communities in soils, on plants, makes plants toxic. So, if you have a garden in your backyard, they might look, and smell, and taste the same, but they're toxic. It splits single and double DNA in plants the same way it does in humans, and so it impacts all types of plants that we eat. It impacts grasses on the rangelands that the cattle eat, and dairy, and all pollinators are affected, small insects because millimeter wave radiation superheats their bodies. They're the foundations of the food chain. That's why you have far fewer birds out here. You have far fewer bats than you used to, amphibians and other animals. So, you really don't want this around. And when it comes to children, children are much smaller than we are. They have a higher rate of respiration. They also have more body fat and thinner skulls. So, they have a higher specific absorption rate than we do. When it comes to wildfires, this area, because of the towers that are already in, the forested areas are already in trouble. And you can take a look at the fire that happened between Placerville and South Lake Tahoe. They put those towers in all the way down the upper part of Highway 50, and it causes the plants to express terpenes, and that makes it a lot more fire prone. Thanks.

UNAPPROVED

Chairman Rice speaks:
Thank you.

Yvonne Pinto speaks:
Good afternoon, Commissioners. Thank you for your time; we appreciate it. Yvonne Pinto, Municipal Engagement, Verizon Wireless. We are in agreement for the continuance for both items. I would like to add, to clarify for the record, this is the first time we've been asked about alternatives for the Heybourne site, an alternative site analysis, which is Fire Station 6. An alternative site analysis was prepared and submitted, and so this is the first time we're hearing of a request. We'll be happy to have the continuance to look at alternatives for that location. Additionally, just to clarify how long we've been looking at alternatives for Fire Station 14, it has been since the Town of Minden Board meeting. We have been engaging with landlords based on the direction we receive from the board at the time, and have not received a willing landlord report back. So, that's where our alternatives, were trying to get that on board to work with the residents, work with the Commissioners, to find a solution that works with everyone, and that's why we're asking for the continuance on 8 is to continue that process of getting a willing landlord on board for the alternatives that have been proposed to us. Thank you so much.

Chairman Rice speaks:
Thank you.

Carol Sims speaks:
Hi. I've lived in the area for 14 years, in Minden. I think that Minden is a jewel. I think it's a diamond in the rough and we need to protect it. And I agree with the woman that spoke before the Verizon woman about the soil, and the birds, and the bees, and my main concern is the children. And do we need coverage of super speed or do we care about the brains of our children? Thank you.

Chairman Rice speaks:
Thank you. Is there any further Public Comment? Seeing none, I'm going to close Public Comment and bring it back to the Board.

Commissioner Gardner speaks:
Mr. Chair?

Chairman Rice speaks:
Commissioner Gardner.

Commissioner Gardner speaks:
At this time, I would like to move for the tabling of Item 7 and 8 until a date certain of no later than April 3rd, sooner or, and on or before April 3rd.

Commissioner Tarkanian speaks:
Second.

Chairman Rice speaks:
It’s been moved and seconded. Any further discussion by the Board?

Commissioner Gardner speaks:
And I wanted to say that the purpose of this is to give Verizon the opportunity to look at alternative sites.

UNAPPROVED

Chairman Rice speaks:
Thank you. If there's no further discussion by the Board, all those in favor of the motion say aye. Any opposed? The motion carries 5-0. Both matters are deferred until April 3rd.

MOTION TO: Continue Administrative Agenda Item 7 and 8 until a date on or before the April 3, 2025 Board of County Commissioner meeting; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

8. For possible action. Discussion on an appeal of the Planning Commission's decision to deny Development Application DP24-0169, a Design Review to install a new 80-foot monopole cell tower and associated network equipment at 1699 County Road, within the Town of Minden . The equipment will be located within a 15-foot by 25-foot fenced area and will include network cabinets and a standby diesel generator. The subject property is located in the Public Facility (PF) zoning district within the Minden Community Plan. The appellant is Verizon Wireless (Ginbar Ketema). The appellant's representative is Epic Wireless (Chris Hatch). APN: 1320-30-802-004. Development application DP24-0204. (Linda Doherty).

Administrative Agenda Item 8 was heard during Administrative Agenda Item 7.

To review the full discussion please see Administrative Agenda Item 7.

MOTION TO: Continue Agenda Item 7 and 8 until a date on or before the April 3, 2025 Board of County Commissioner meeting; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

Chairman Rice speaks:
We will have a ten minute recess, and thank you all for coming.

A break was held.

Chairman Rice speaks:
I'm going to call the meeting back in order. Okay. We will move back to Item 6.

UNAPPROVED

9. For possible action. Discussion to adopt Ordinance 2024-1633A, an ordinance approving a zoning map amendment and planned development overlay district for APN 1220-15-701-001, by: (1) repealing Ordinance No. 2002-1022 (which changed the zoning on the subject parcel from FR-19 (forest and range, 19-acre minimum lot size) to SFR-8,000 (single-family residential, 8,000 square foot minimum lot size)) with a PD (planned development) overlay (PD 02-06) because the associated development was never inaugurated and the tentative map expired; and (2) reclassify the same parcel as SFR 12,000 (single-family residential, 12,000 square foot minimum lot size) with a PD (planned development) overlay. The Board will also consider approving the associated application for a Tentative Subdivision Map. The subject property is a 33.20-acre parcel located at the northeast corner of Main River and Dresslerville Roads in the SFR-8,000/PD zoning district in the Gardnerville Ranchos Community Plan, and it is designated as receiving area. The applicant is Ranchos, LLC (Keith Serpa and Sam Landis) and the applicant's representative is Manhard Consulting. Second Reading. (A.J. Hames and Lucille Rao)

Administrative Agenda Item 9 was heard after Administrative Agenda Item 6.

Chairman Rice read the agenda item into the record.

Kate Moroles-O'Neil, Principal Planner, speaks:
Thank you, Chairman Rice. I'm sure you're happy you got to say Lucille's name and not mine, but I apologize. Lucille did have a family emergency, so I just came over. I usually like to dress up better, and I didn't anticipate seeing you all today, so I apologize for that. But I just wanted to let you know and Lucille sends her apologies for not being able to attend today. So, at this point I'll hand that over to AJ.

AJ Hames, Deputy District Attorney, speaks:
Thank you, Kate, and thank you, Mr. Chair. This is similar to the presentation that you all saw in November so we'll kind of just go through it really quick. It should feel like a review. Also, a lot of the information that I'm about to present you saw, of course, in March of this year. So, this is not the first time we've gone over much of this information. I'll try to move quickly, since I know you're familiar with the project. You can see here this is a proposed residential project that's going to be occurring at the property that's highlighted in these maps. On the left side you can see the future land use for this property. It's designated as Receiving Area. And on the right side you can see the current zoning which is SFR 8,000. It is also subject to a PD overlay. The Receiving Area is a future land use in our Master Plan.

Mr. Hames started the presentation and covered the following topic:

- Land Use Description
  - Designates parcels within Community Plans identified for future urban development that require, in most circumstances, development rights from sending areas (A-19 and FR-19 zoning districts) in Douglas County.

Mr. Hames speaks:
While not expressly defined in code, urban, as that term is used, urban development in residential areas specifically is typically, or at least historically, has been done at 2.01 or more dwelling units per acre, which all means that traditionally Receiving Area is, if it's going to be developed residential, it will ultimately be zoned either Multi-Family Residential, SFR 8,000 or SFR 12,000. SFR 12,000 is the least dense zoning district traditionally associated with Receiving Area.

Mr. Hames continued the presentation and covered the following topic:

UNAPPROVED

- Project History
  - 2002 – Former Project Approved
    - SFR-8,000 with a Planned Development overlay
    - 95 lots for single-family homes
    - Project was not inaugurated and approvals expired
  - 2023 – New project Presented
    - SFR-12,000 with a Planned Development overlay
    - 85 lots for single-family homes

Mr. Hames speaks:
This is just to kind of refresh your recollection on what the project was proposed to look like back in March and a lot of it will still appear this way under the current proposal. You can see just kind of a general layout. There is a large area around the edge of the development that they call a buffer zone that serves different purposes. And then you can see on the right just some conceptual samples of what some homes might look like in that development.

Mr. Hames continued the presentation and covered the following topic:

- March 7 Hearing
  - Commissioners expressed general appreciation for the design of the project
  - Commissioner voices two primary concerns:
    - Impact on the safety of Riverview Drive
    - Compatibility with surrounding neighborhoods

Mr. Hames speaks:
This is a picture of Riverview Drive. This is just something that we pulled off of Google Maps, but it kind of shows you the area that was discussed on March 7th and then again back in November. This is currently what the road looks like. You can see the golf course on the right. A parking lot on the left and then it is a two lane road with a center turn lane and then a small shoulder on the north side of the road near the golf course. The issues with this road are, well, there are many. It is a road that conducts significant vehicle traffic because it is sort of the main entryway and gateway into the entire Gardnerville Ranchos area. It's also a thoroughfare for pedestrians and golf carts that are using the golf course and is also sometimes used by pedestrians and bicyclists who are traveling from the Ranchos to the commercial areas along US Highway 395. As I already mentioned, and as you can see, there are no sidewalks, there is no dedicated pedestrian zone, and the curved design of the road makes it difficult for drivers to see what is coming up ahead of them. Those were some concerns that were expressed during that March 7th meeting. And originally as proposed back in March, there was nothing in the development proposal to address those concerns. Other concerns related to neighborhood compatibility. As you can see here, there is a significant amount of SFR 12,000 zoning in the Gardnerville Ranchos. There's even SFR 8,000 and Multi-Family Residential zoning along Tillman and Kimmerling, but not directly abutting the property itself. So, there was a concern that allowing SFR 12,000 zoning in this corner of the Ranchos would be incompatible, especially with the SFR-1 zoning to the north. Because of those concerns, the Board did vote in March to deny the applications as they then stood. Following that denial, Ranchos did promptly file two lawsuits against the County.

Mr. Hames continued the presentation and covered the following topics:

- Lawsuits
  - Petition for Judicial Review
  - Complaint for Damages

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  - Potential Liability:
    - Approval but without any concessions to address concerns
    - Damages (costs resulting from denial, possibly including carrying costs, attorney's fees, losses associated with delay)
  - Briefing completed in July
  - Case Conference Report prepared in September
- Settlement Agreement
  - Negotiated in October
  - Unanimously approved by the Board on November 7, 2024
  - Key Terms:
    - Payment towards safety improvements on Riverview Drive
    - Reduction in units to increase neighborhood compatibility
- Lawsuit Status
  - Complaint for Damages: Remanded with Prejudice
  - Petition for Judicial Review: Remanded to the Board "for action consistent with the terms of the Settlement Agreement."
- Safety of Riverview Drive
  - Ranchos LLC will pay $60,000 toward safety enhancements on Riverview Drive
  - $60,000 = cost to restripe Riverview Drive to add a pedestrian lane

Mr. Hames speaks:
One of the proposals to make Riverview drive more safe is to eliminate that center turn lane that you see there and turn that into the westbound lane, which would leave a large area of road available to the north for pedestrians and golf carts. So, essentially converting what is currently the westbound lane into a dedicated pedestrian or golf cart lane. And we did take that to our Public Works Department, and they determined the approximate cost, it was just a little under $60,000, and that would include the cost to slurry the road and restripe it. So, that's the number that we agreed to.

Mr. Hames continued the presentation and covered the following topics:

  - County can use funds to implement restriping solution or other safety enhancements, if desired
- Neighborhood Compatibility
  - Development at SFR-12,000 prevents use of Receiving Area for denser "urban" development (SFR-8,000, MFR, GC).
  - Increase lot sizes along 1,322-foot northern boundary
  - Reduce lot count along northern boundary to 13
    - 13 homes abutting 8 homes
    - 13 homes is consistent with nearby SFR-1/2 zoning

Mr. Hames speaks:
That will actually bring the northern boundary in line with the number of houses that you would get if this were zoned SFR-1/2. So, if you look at the northern boundary, it's about 1,322 feet along that northern boundary line, including the buffer zone, there are going to be 13 homes. If you look just across the street directly across Riverview Drive, those homes are zoned SFR-1/2. If you were to take a line and extend it 1,322 feet, you would cover 13 homes. So, the 13 homes that will be along the northern boundary of the project are consistent with the nearby SFR-1/2 zoning. We're essentially taking the standards that would apply if it were SFR-1/2 and sort of applying it to that northern boundary in that way.

Mr. Hames continued the presentation and covered the following topic:

UNAPPROVED

- Other Benefits Remain
  - Maintains "buffer zone"
  - Open space with pedestrian trail
  - Flood mitigation infrastructure

Mr. Hames speaks:
On the northern end, within that buffer zone, there's going to be flood mitigation infrastructure installed which is actually more than what's needed to cover the drainage and runoff generated by this project. So that's actually going to work to benefit those who are residing just north of the project specifically, but also generally anyone in that area of the Ranchos.

Mr. Hames continued the presentation and covered the following topics:

  - Create HOA to maintain drainage infrastructure
  - $45,000 toward Riverview/395 Intersection Improvements
  - Obtain water service and comply with Gardnerville Ranchos GID conditions

Mr. Hames speaks:
I understand that their original will serve did expire, but they have since obtained a new will serve from the Ranchos GID, and so they will be complying with those conditions. And a lot of those dealt with landscaping; for instance, they're not going to be putting in grass around the edges because the GID felt that was not a good use of their limited water resources. So, they're going to be taking a responsible approach to their water usage and that is because of that will serve letter that they've received. So, all of those benefits which were present in the original, those remain. So, with all of that in mind, we recommend at this point in time that the Board take two actions.

Mr. Hames continued the presentation and covered the following topic:

- Recommendation
  - Motion 1
    - Adopt Ordinance 2024-1633A, as presented, subject to the conditions set forth in the staff report and proposed Minute Order, because the required findings have been met.

Mr. Hames speaks:
And if you'd like to see those findings enumerated, they are included in the Staff Report. The ordinance approves the rezoning of the parcel and it also approves the Planned Development.

Mr. Hames continued the presentation and covered the following topic:

  - Motion 2
    - Approve Tentative Subdivision Map Application DP23-0090, subject to the conditions set forth in the staff report, because the required findings have been met.

Mr. Hames speaks:
And if you review the conditions in the Staff Report and in the minute order, they do incorporate all of the key terms of the settlement agreement, so they will be required to reduce the units. They will be required to only have 13 units on the northern end and they will be required to make that $60,000 payment towards safety improvements on Riverview Drive. Thank you.

To review Mr. Hames' full presentation please see the Supplemental Meeting Materials.

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Chairman Rice speaks:
Thank you. Did you wish to add anything? Are you window dressing?

Ms. Moroles-O'Neil speaks:
I am window dressing. Can't you tell today? No, I have nothing to add.

Laughter was heard.

Chairman Rice speaks:
I want to thank you all for coming to the table and resolving the concerns that this Board had. I know that's one of my favorite golf courses. And every time I end up on the last hole and then try to drive that cart back to where I can park it, you have your heart in your throat the whole time. Please don't run over me. And this will rectify much of that problem, as well as the golfers walking with their carts behind them, you know. Thank you very much for that. And my safety and welfare have been taken care of. And I'll bring it back to the Board now that I've made my comments, any comments from the Board. Seeing none, I will open this to Public Comment.

PUBLIC COMMENT

David Nelson speaks:
I want to make sure that you understand, I'm just speaking as a citizen of Douglas County. I'm on various boards, but I'm not speaking for any of them. I want to remind you that there are a lot of findings that need to be found and that in order to approve this, you have to find that all of the findings have been met. And the finding I'm going to talk about today is the compatibility with the surrounding area. There's more to compatibility than just size, although that's one of the things I'm going to talk about today. This represents a 12,000 square foot lot. To the north of this project are seven or eight parcels that are an acre and a half. And this is that. Now, if size doesn't matter, maybe you can just throw this away. But if size does matter, and I'm going to explain to you why and why after 52 years of being in the real estate business, I know an awful lot about this subject. This is the edge of a neighborhood that has a very distinct personality and that is the fact that it's golf course property. All the lots in this whole neighborhood are an acre or more. They're all zoned one acre, but most of them are larger than an acre because when it was being developed, it was being developed in the Ranchos. We referred to it the Ranchos because it was kind of a small ranch type area. It really wasn't meant to be a rural, I mean an urban area. It was meant to be rural, completely. And that's where our first development in the Ranchos took place. And why it's called the Gardnerville Ranchos. It's distinct from most other areas in Douglas County. Now we're bringing the rest of Douglas County into our neighborhood. I've talked to every, not everyone, because we couldn't. Some people weren't home, but I've talked to everybody along South Riverview on the south side of the street. Probably out of the 12, I mean, out of the seven or eight, probably talked to five of them and they all are very upset about this project. And in the last meeting, I mentioned the possibility of maybe being able to split our acre .48, take off the .48 so we could build our own buffers between our neighborhood and what you're proposing here. I think I've been told that it would take a Master Plan amendment, and that's expensive, and seven people probably can't afford it.

Chairman Rice speaks:
Thank you, sir.

Mr. Nelson speaks:
Okay. Sorry. But that's the main point. You gotta make all those findings.

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James McKalip speaks:
I do agree with the last speaker. The original Ranchos, Red Swift developed the land and the regular residential lots were 0.6 acres. So, this is smaller than that and so I will say I agree with that. And to the north is quite larger. My concern and I raised it when we had our Ranchos meeting last night, I am the Chairman. I'm not speaking for the board, but in talking about the will serve letter, we did issue again unanimously, a will serve letter for this. And I talked about this with a developer and we at least understand each other on this. The problem is when an owner of land has a huge portion of land and shows you a development that's much smaller, you don't as a board, neither the Ranchos board or you or the Planning Commission can see what the whole thing is, because that's when you look at what's going to affect the roads, traffic, all of the things that our citizens and our neighbors are concerned with. What's going to happen there. It's a much, much larger piece than this 33 acres. Now, he did say that when it comes forward again, that they will show that when they produce the next project. But it is not incumbent. He doesn't have to. He said he would. We'll take his word for it. But in any situation, if we look at how controversial the Park land deal was, at least when you saw that, you saw how many homes it could be, you saw the whole scope of a project, and whether you agreed with that project or not, at least you knew what it was. In this case, you can't see that. We see a little bit. It was sort of like looking at a map, and somebody cut a hole in the map to show you one little part. So, I would just raise caution to the Board that we don't know what the whole thing is or the impact of our county, the impact of both county infrastructure and Ranchos infrastructure, the water to support 85 homes. We certainly can do that and that's why we voted for the will serve. A much larger project would require much more infrastructure. So being aware of what the whole picture is instead of what a smaller portion of it is what concerns me. And again, I do want to thank the developer for the xeriscape and the border. I asked for that, so I appreciate that. It's just knowing what the whole picture is. Thank you.

Chairman Rice speaks:
Thank you.

Jeanne Shizuru speaks:
To continue on with what Jim McKalip said, I think most of you on the Board realize that this Ranchos area that surrounds, and I've done this at your meeting before, surrounds the Ranchos. That's 500 acres that were master planned for 2,500 units. This is literally the first group, these 85. But that was 25 years ago. And now we have a lot more information about the water situation in the Ranchos even though those water studies have not been presented to the public. And most people don't know about it because David belongs to the Carson Water Conservancy District, and he's going to be on the GRGID, then he has seen some of this information about the water study. No, there isn't enough water for 2,500 homes. And so even if this developer has done some concessions for this first piece, Jim McKalip is right. You're just looking at the tip of the iceberg. And so, what you do, what precedents you set for this particular piece is pretty important because it's kind of like our national debt. There is a finite amount of water in this Valley, and 2,500 homes pretty much blows that apart. So, when that water is no longer available for everything that's been zoned, then hard decisions will be made. The more conservative that this Board is with this first piece, the better. I tell you, based on what David's told me, that 25 acres should really only hold 500 homes. That means one home per acre instead of the 2,500 homes that's been master plan zoned. So, the appropriate safer zoning would be more like one acre for the Ranchos water situation. And the other thing I wanted to tell you is that, yes, on Commissioner Tarkanian's suggestion, we went to our neighbors and asked, how would they feel about having a split off to create their own buffer between the development and the lots on the north side that everybody's been pointing to. And of course, they wanted to hear more about it. So, we pursued a meeting with Tom Dallaire immediately after your November 7th meeting and he has not responded to us. He emailed immediately that it would require a Master Plan Amendment, but we didn't seem to have enough time in this four weeks for Tom Dallaire to agree to meet with us. We have promised our neighbors that we will get back to our neighbors on what we find out, and some of

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them have reached out to us since then. But it was very disappointing that we've asked Tom Dallaire to speak to us personally on behalf of our neighbors and we didn't have time for that.

Chairman Rice speaks:
Thank you.

Jim Jackson speaks:
Way back at the first part of the year when this development was first presented, I thought it was one of the nicest looking ones of all the ones I've seen in the Valley. The homes were very well designed. They were nice in appearance. The whole layout of the development seemed to be pretty nice. Now I know this isn't what you normally expect to hear from me, but I think with the concessions that the developer has made and this is one area, the next one, if they don't have the water, they don't have to approve that. They could stop it at that point. But I think that he's made concessions to improve the traffic on Riverview Drive to make those concessions. I think it's something that you should approve and I think you've got your hands tied. You're going to have to approve it anyway and stuff, but I think it's one of the nicer looking developments of all the ones that have been approved. Thank you.

Chairman Rice speaks:
Thank you, sir. Is there any further Public Comment? Mr. Dallaire?

Tom Dallaire, Community Development Director, speaks:
Good afternoon, Chairman Rice. I did receive an email from Mr. Nelson on November 10th. I responded that evening to a meeting request. I gave him a bunch of information on the 13th. I never heard back from him and the last email I sent to him was on November 17th. So, I have been trying. I have not physically called him, but we were corresponding back and forth through email.

Chairman Rice speaks:
Thank you. Any questions? All right. Any further Public Comment? Seeing none, I will bring it back to the Board.

Commissioner Tarkanian speaks:
Okay. So, I'll make a motion to adopt Ordinance 2024-1633A as presented, subject to the conditions set forth in the Staff Report and proposed minute order, because the required findings have been met.

Commissioner Nowosad speaks:
Second.

Chairman Rice speaks:
It's been moved and seconded. Any further discussion? Seeing none. All those in favor say aye. Any opposed? Motion carries 5-0.

MOTION TO: Adopt Ordinance 2024-1633A as presented, subject to the conditions set forth in the Staff Report and proposed minute order because the required findings have been met; carried.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Danny Tarkanian, Commissioner
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

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Chairman Rice speaks:
We need a second motion.

Commissioner Tarkanian speaks:
And I'll make a motion to approve the Tentative Subdivision Map application DP23-0090, subject to the conditions set forth in the Staff Report because the required findings have been met.

Commissioner Nowosad speaks:
Second.

Chairman Rice speaks:
Thank you. Moved and seconded. Any further discussion by the Board? Seeing none, all those in favor say aye. Any opposed? Motion carries 5-0.

Commissioner Gardner speaks:
Before we leave this area, before we leave this, can I make a couple of comments, Mr. Chair?

Chairman Rice speaks:
Please do.

Commissioner Gardner speaks:
You know, I understand that this area is a little bit greater in density than the areas to the north. However, this area has been designated quite some time ago in the Master Plan as a Receiving Area, which does allow up to 16 homes per acre, right? Anyways, this doesn't get there, but it certainly is a help. Now previous members of the Gardnerville Ranchos Improvement District have been before us before and indicated their concerns about the other areas that are designated as Receiving Areas, and I concur with, in particular, John Sheridan has indicated that we're running into some issues here. We're landlocked, basically, with infrastructure from a road standpoint, and perhaps water. And so, I think this is something that we really do need to, as he suggested, review as we go forward in reviewing the Master Plan in the future. I think that's due on the schedule sometime, maybe 2025, but I think we need to take a look at those serious concerns about water and about infrastructure, especially roads, as we move forward in this particular area of our county, because we don't want to landlock our residents into there and put them in unsafe conditions. As you know, we approved the extension of the project of, I guess it was Rancho Sierra project down on Tillman and the secondary access road out to 88 and the requirements to improve that bridge that goes over the Carson River to ensure that we could get emergency vehicles in there and get residents out and rather than trying to channel them back through the Ranchos. So, I know that those are all subsidiary subjects, but I still think we need to consider that as we move forward with this possibility. Thank you.

Chairman Rice speaks:
Thank you. And again, gentlemen, thank you for what you have done.

MOTION TO: Approve the Tentative Subdivision Map application DP23-0090, subject to the conditions set forth in the Staff Report because the required findings have been met; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Danny Tarkanian, Commissioner
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

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10. For presentation only. Introduction of: 1) Ordinance No. 2024-1648, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated by the short title "2023 Justice Center Bond Ordinance"; providing for the issuance of the Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A, in the maximum aggregate principal amount of $37,000,000; providing the form, terms and conditions thereof and covenants relating to the payments of said bonds; and providing the effective date hereof; and the introduction of 2) Ordinance 2024-1649, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated as the "2025B Medium-Term Bond Ordinance"; providing for the issuance by the County of its General Obligation (Limited Tax) Medium Term Bond, Series 2025B in the maximum aggregate principal amount of $14,000,000; providing covenants, conditions., and other details concerning the bonds, the project and general tax proceeds, and ratifying action previously taken and pertaining to the foregoing by the County and its officers and employees. (Kathy Lewis and Zach Wadle')

Chairman Rice read the agenda item into the record.

Zach Wadlé, Deputy District Attorney, speaks:
Thank you, Mr. Chair. These two ordinances before you are very lengthy. There's a lot of legally required language within them. But the short of it is, is that they're our new Justice Center project bonds. And they initiate the process to issue, first, the $37 million piece, which is a 30 year bond secured by the County's consolidated taxes in conjunction with, second, the $14 million piece, which is a medium term bond, which is basically a ten year bond secured by the general revenues of the County. So, this is the first step to start that process. It's an introduction of the ordinances to sell those bonds. They will be back before you for possible adoption on December 19th of this year and then we'll go from there. Any questions, I'd be happy to address.

Commissioner Gardner speaks:
Darn it. I was hoping this was an action item today, but I guess that's the way we have to do things. It's not, so that's why I'm saying darn it.

Chairman Rice speaks:
Any further comments by the Board? All right, this is for presentation only. This is the introduction. And I see the County Manager is standing by the microphone.

Jenifer Davidson, County Manager, speaks:
Thank you, Mr. Chairman. I know this is for presentation only, but I can't help but to thank the Board for your leadership. We will be having a public hearing on this item and I encourage the members of the public who are watching to participate in this conversation. This is a momentous occasion for Douglas County, history making and an important decision for the County Commission. So, I just thank you and look forward to a history making day to come.

Chairman Rice speaks:
Thank you. I think that this is right up there with the scale of approving the bonds for the recreation and Senior Center, and this is something that has been needed, and you guys have done a magnificent job, and thank you for putting it together. And with that, we have had our first reading.

RESULT:	**PRESENTATION HELD.**

UNAPPROVED

11. For possible action. Discussion on the adoption of Resolution 2024R-120, increasing the South Tahoe Refuse Company's rates by the interim year rate adjustment of 3.23% for the 2025 calendar year, as allowed under the terms of the franchise agreement. This resolution will also increase the rates by the previously approved 5.08% rate adjustment for implementation of the 3-Cart collection service program. The total cumulative rate increase for the 2025 calendar year is 8.31%. Douglas County receives a 3% franchise fee on the revenue collected from Douglas County citizens in the Tahoe Township who voluntarily choose to be served by South Tahoe Refuse. (Philip Ritger)

Chairman Rice read the agenda item into the record.

Phil Ritger, Public Works Director, speaks:
Commissioners, thank you. What you have before you is a rate resolution for this coming year with South Tahoe Refuse for the Tahoe Township, as the Chair has introduced. This rate increase was presented to the Joint Powers Authority, the South Lake Tahoe Waste Management Board, which Douglas County is a member of. That board is made up of the City of South Lake Tahoe, El Dorado County, and Douglas County as a joint entity at the Lake for all of the trash collection up there. At their October… let me remember where it was. I believe it was the October 11th meeting and was approved by all three jurisdictions. And at that meeting, the rate study is analyzed. The Crowe report is analyzed and reviewed. And it was acknowledged that this rate was compliant with all of the standards and requirements. As I said, the Board today is actually approving the 3.23 percent rate increase that is allowed under the franchise agreement for an interim year. There's base year adjustments, which is every third year, and interim year adjustments, which is really based on the CPI in those non-base rate years. The anomaly this year obviously is with the new franchise agreement that was approved at the beginning of this year. With that franchise agreement, the board pre-approved essentially the 5.08 percent increase for the conversion to the three cart collection system that's happening at the Lake.

The other things I want to point out on this resolution is you will notice this year that there are actually two rate exhibits. The Exhibit A is the traditional rate exhibit, that's on page 1,803. It shows the adjustment in rates based on the existing collection model which is the 32 gallon can and 45 gallon can system. It shows the rate increase from 2024 to 2025. More importantly then, is the translation of that rate model to Exhibit B, which is on 1,804, in your packet, which is really the conversion to what is now going to be the rate model for the three cart system. Under the three cart system, residents at the Lake, instead of having either a single 32 gallon can, 2-32 gallon cans or 3-32 gallon cans will have been converted to a 35 gallon CART, essentially, the bear proof CART. A 65 gallon bear proof CART, and a 95 gallon bear proof CART. So those are the three conversions. In the process of doing that by the way, there was an overlap between the 3-32 can rate and the 2-45 gallon can rate. So, there were certain residents who opted for a 45 gallon can and would use two of those, so those are basically the 90 gallon equivalents. South Tahoe Refuse, at their discretion, opted to use the lower of those two rates for the new CART service. Really recognizing that a single CART collection system has some labor cost savings that is now being passed on to those residents. So, the existing customers were using 3-32 gallon cans will actually see a cost reduction this coming year. And that would translate going forward in the future so they start out at a lower rate. That same cost reduction actually carries forward onto anyone that was using more than three CARTs. So, the customers who had four, five, six cans just because that translates forward. So, I just wanted to make sure you're aware that a significant number of residents or customers at the Lake will actually see a cost reduction even though there's a cost increase.

In that new rate model, you'll see that there is also, we still will have the existing can rate as opposed to the bear proof can rate. And that is to support the existing bear box customers at the Lake. They are free to convert at any time, but they also, under the franchise agreement, have the ability to retain their bear box system. So, with that, I will open it up for questions. Oh, one last comment. My window dressing is

UNAPPROVED

the representatives from South Tower Refuse. They are in the audience here and available for questions if you would like.

Chairman Rice speaks:
Thank you. For the record, I was resistant of the new system and they were gracious enough to bring the containers by my house so that I could see that my wife wouldn't break her back getting them out to the curb. I appreciated that. And, yeah, the bear proof boxes are yet to be tested in my yard. However, they're difficult enough for me to get open, so I assume I'm smarter than a bear, but I'm not going to guarantee that. So, having said that…

Commissioner Tarkanian speaks:
Can we just get a clarification? You have a hard time opening the cans but you make your wife carry them out to the front yard.

Chairman Rice speaks:
She's younger than I. Any comments or questions from the Board? Okay. Seeing none, then I'm going to take my foot out of my mouth and we will open this for Public Comment.

PUBLIC COMMENT- none

Chairman Rice speaks:
Seeing none, I bring it back to the Board. I need a motion.

Vice Chairwoman Hales speaks:
I move that we adopt Resolution 2024R-120, increasing the South Tahoe Refuse Company's rates by a cumulative 8.31 percent for the 2025 calendar year, as presented.

Commissioner Nowosad speaks:
Second.

Chairman Rice speaks:
Thank you. I was going to do that, but you beat me to it. Okay. Any more comments or questions from the Board? None, please. All right, all those in favor say aye. All those opposed? Motion carries 5-0. And thank you for coming off the hill. I appreciate it.

MOTION TO: Adopt Resolution 2024R-120, increasing the South Tahoe Refuse companies rates by a cumulative 8.31 percent for the 2025 calendar year; carried.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Sharla Hales, Vice Chair
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

12. For presentation only. Announcements/reports/updates from County Commission members including updates on the various boards and/or commissions that they may be a member of or a liaison to, or any other meetings/functions they have attended, and any request by a Commissioner for discussion of a future agenda item. (Chairman Rice)

Chairman Rice read the agenda item into the record.

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Chairman Rice speaks:
We'll start at the far end.

Commissioner Gardner speaks:
Thank you, Mr. Chair. I did attend, we had a Chamber of Commerce Board meeting Wednesday morning. Last night we had the enjoyment of having a Carson Valley Visitors Authority small Christmas party. The Carson Valley Visitors Authority has initiated a program this year called Carson Valley Christmas, where they are grouping up all of the activities that we have available in our community during the holidays and trademarking it basically under one name. So, I thought that was really good. This is the first year that they're kicking that off. They expect other people to join in on it as we get into the future years but it's certainly a great way and a great encapsulation of all of our activities. In starting that off, kicking it off at 5:30 PM, I believe, this evening at Heritage Park, the Town of Gardnerville will have their annual tree lighting ceremony and fireworks. So, I encourage all of our residents to go out and sample the hot chocolate and other things, goodies that they have available. And then there's other activities this coming weekend, tomorrow night, and then again on Saturday night we have our Parade of Lights and I guess breakfast with Santa in Genoa on Saturday morning. So, a tremendous host of activities for our… and we want to become basically, and I don't call it the Carson Valley Visitors Authority, I call it the Carson Valley future residents authority because everybody that comes here wants to move here. But anyways, next week we have our NACO meeting. We have one annual meeting in Clark County and so next Thursday morning we'll be having our meeting in Clark County, in Las Vegas. So, I'll be going down on Wednesday to attend that on Thursday morning. And otherwise I wish all of our residents… well, we'll have another opportunity here before Christmas, but happy holidays, Merry Christmas. Stay safe. Thank you.

Commissioner Tarkanian speaks:
I don't have anything.

Commissioner Nowosad speaks:
Neither do I.

Vice Chairwoman Hales speaks:
Two things to note. First December 14th, the Community Center anniversary. I think it's 12:00 PM to 5:00 PM. It looks like a fantastic event. The future agenda item is, as I prepared for the cell phone tower Agenda Items 7 and 8, I found that our code requires a monopole without any esthetic improvements, which maybe at one point in the distant past was appropriate, but is hard to fathom that our County would not want to improve the looks of cell towers when possible. And so, I know we can't switch rules midstream on these applicants or applications, but we've got to change that ASAP so that when we have future requests, we have the ability to require that they look as good as possible. So, I would like that to be worked on and brought forward as soon as possible. Even if we have, you know, understanding that it won't apply to the current applications.

Chairman Rice speaks:
So, we'll drive down the street and we'll look at a Space Needle. No, we won't. Okay. My turn. Last week, three of your Commissioners were privileged to serve the senior community lunch at the Senior Center. And I might add they did themselves proud. It was a turkey lunch with all of the fixings and it was very well done. Very well presented and downright delicious. So, we were privileged to serve 400 meals to the citizens of Douglas County. And we have another one coming up right before Christmas. So, we will be out there dishing it out to the folks in a nice way. Also, I attended a TTD Board meeting yesterday and we discussed some of the happenings already. We discussed the trail section and we are in the process of, we have lost the general manager. He is retired and Carl will be sorely missed. And we temporarily hired Jim Marino as our acting supervisor, and we elected, and I'm going to lose his last name, so maybe I

UNAPPROVED

shouldn't even say it, a new chair. The chair has been a Commissioner from Washoe County, and the new chair is from the north end of the Lake and he has been dealing with transportation for years. And having just lost his name, I hate it. Getting old is a… never mind. I received a telephone call from the Governor's Office yesterday evening saying that Governor Lombardo would like to get more interactive with the rural counties. And so, I will give him a list of happenings here in Douglas County and hopefully we can persuade him to attend our Christmas luncheon. And at least I know we'll have at least 400 people there. And if they bring in more tables, I don't know how they could, you pretty well maxed it out at the last one. That's all that I have. Having said that, I will now open for Closing Public Comment.

CLOSING PUBLIC COMMENT (No Action)

Jim Jackson speaks:
Closing the bar again. A lot of the discussions today, safety of the residents in the areas was brought up. Riverview Drive, many times has that been brought up. It was discussed and the developer put in $60,000 so that you could make that a safer route. And it seemed to be very important to everybody that it was safer for the residents, for the golf carts, so they could cross the road without getting hit. Well, last meeting that I was at, sorry I missed the last one, I had asked about a four way stop at Johnson Lane and Fremont. It's a safety issue. I would have thought that would have been in this ordinance that was discussed today, but it was not. I have a sneaking suspicion that it's going to be turned down, as we can't do that. Well, if it's somebody in the County that's saying that, fire them. You five have the right to make our lives safer. Johnson Lane and Fremont needs a four way stop. Right now, it's not too bad and there was a bad accident there. I don't know if anybody was hurt horribly or not, but by the looks of the two cars, they couldn't have walked away from it. Come spring and summer, when we have a tremendous increase in truck traffic, that intersection is going to become extremely dangerous. People are going to want to beat the trucks down the road so they're not following behind them. So, they're going to try to cut out in front of them before they get there. The ATVs with all their trailers and everything come through there, pay no attention to the speed limits. People have been almost hit going through there. The other day, I was at that intersection and a truck, not a Knox truck, so I'm not picking on Knox. It was somebody else came flying through the intersection, and a rock about that size came bouncing off the back of the truck and around the road. Now, if they had stopped at that stop sign, there's a little bump there, that may not have happened. Now, what if there would have been a car behind it, or if I had pulled out there? You know, I'd probably be replacing a fender or a window for sure. So, I think that's something that needs to be considered and approved is a four way stop at that intersection. That's not asking too much, I don't believe. I think you can afford it. I think if you don't, and when somebody does get hurt there, or worse, it's going to be on your guy's head. And I don't think you want to have that. I know I wouldn't. So anyway, thank you for your time today. Appreciate it. And be looking forward to the, what is it? The 19th is the next meeting? I'm sure there'll be a crowd here. Thank you.

Chairman Rice speaks:
Thank you. Any further Public Comment? Seeing none, we are adjourned.

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ADJOURNMENT

There being no further business to come before the Board of County Commissioners, the meeting adjourned at 4:32 PM.

Respectfully submitted:

_____

Chairman
Douglas County Board of County Commissioners

ATTEST:

_____

Amy Burgans, Clerk-Treasurer

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DRAFT

The Regular Meeting of the Board of County Commissioners was held on Thursday, December 19, 2024, beginning at 10:00 AM in the meeting room of the County Administration Building, 1616 8th Street, Minden, Nevada and via Zoom participation as well as was streamed via Live Stream – Video Link, Douglas County YouTube Channel. **When applicable, the minutes below have been transcribed.**

CALL TO ORDER
The meeting was called to order at 10:00 AM.

COMMISSIONERS PRESENT:
Wesley Rice, Chair
Sharla Hales, Vice Chair
Mark Gardner, Commissioner
Walt Nowosad, Commissioner
Danny Tarkanian, Commissioner – *via Zoom*

STAFF PRESENT:
Dan Coverley, Sheriff
Amy Burgans, Clerk-Treasurer
Jenifer Davidson, County Manager
Doug Ritchie, Chief Civil Deputy District Attorney
Michelle Pablo, Senior Deputy Clerk

PLEDGE OF ALLEGIANCE
Led by Commissioner Nowosad.

PUBLIC COMMENT (No Action)

Chairman Rice speaks:
We have a full house today or almost a full house today. First item of business after the Pledge is the Public Comment portion of our meeting. Public Comments are limited to three minutes per speaker, unless additional time is granted by the Board Chairman. Commissioners will use a timing lights to ensure that everybody has an opportunity to speak, and we will see a green light when you begin, the yellow light, which indicates you have 30 seconds left and should conclude your comments. Once the light turns red, please sit down. I'm not going to do the usual admonitions; however, if you get too far off base, I'll turn you off. So, enjoy your Public Comment and please go ahead.

Cindy Trego speaks:
Good morning, County Board of Commissioners. First and foremost, I want to wish you all and your families a wonderful Christmas and New Year. I'm from Minden from Safe Technology. I'm here today to, I want to thank Commissioner Hales for responding to my emails that I sent last Friday. Thank you very much. Most appreciated. And I'm hoping to see responses from the other Board Members regarding receipt of my emails and that you're taking the time to review the information that I worked about nine hours on to send you all. It's really important that the information that we're sending you, which we have been doing that over this last year, that it actually gets reviewed and looked at. And I know that Verizon has actually been having some meetings with some people individually and they do a good job talking to staff members here and that. And I'm hoping that when the public reaches out to all of you, well, the citizens of this community, that you give the opportunity for us to also meet with you and have a dialog. That would be wonderful. I would also say that in situations like this in the future, it might be nice when we have as much of a full house that we've had, that we might have a community town meeting and, or when, you know, these kinds of issues may be contentious in the community, that maybe a committee is formed that can do the work that this group has put tremendous effort in to bring forth to this Commission,

UNAPPROVED

so that you can make a very informed decision on the two matters before you that will be coming forth before the April 3rd shot clock on the appeals that we have on those two cell towers. And we want to let you know, we're not your enemies. We are your friends. We are your community members and you have been elected by the people to help serve the people. That's what the Constitution is all about. And we're looking forward to working with you and continue to bring you some resources that will help you be informed on these decisions. We know you have big jobs. I've served on committees before for economic development, affordable housing. I've done some other stuff too in the last 18 years in another city. But I can tell you that our hearts are in the right place. We're trying to be transparent. We're trying not to make this political. And all I can say is that when Verizon comes and says what they say, they're not in a court of law, so they are not sworn under oath on their testimonies. Please use critical thinking and look for the disinformation. Look for the amount of information that comes forward to you that is just computer generated and not actually independently verified. It would be greatly appreciated. Thank you all for your time and happy holidays.

Chairman Rice speaks:
Thank you.

Ellie Waller speaks:
Good morning. The South Shore Area Plan amendments that you will revisit on January 16th are the first step in getting Douglas County to update issues that have been brought forward from ten years ago. I'm hoping you read my requested changes. There is one more requested change. I was waiting for TRPA to validate. I asked if best management practices completed are a criterion for obtaining residential units. Their answer, you are correct, that BMP compliance is not a criterion, and they gave me three issues. That needs to be corrected. We don't want wrong information in our area plan. I will leave this with staff. With that said, after this amendment package is approved, the health care subdistrict proposed amendment should not be disregarded as just Barton's input. I recently had a meeting with the Tahoe Regional Planning Agency staff members and their legal counsel, and Laura Drive and other residents to surface issues of concern, because the public really isn't aware of how this is unfolding. An environmental assessment for Barton has an RFP to hire an environmental consultant. I still believe this should be an environmental impact statement and I will be sending you other information why. I have been told that Ascent Environmental is not the consultant. That is a good thing. There's too much conflict between three contracts that currently exist. I want you to weigh in and I'm asking you to work with Community Development to have discussions about a reduced height, possibly leaving helicopter operations and emergency responses at their current location. They keep purporting this is a bi-state dual campus health care system. I attended the Tahoe Regional Planning Agency meeting yesterday. I was pleased to see new Assistant County Manager, Wendy Lang at the Legal Committee. Complexity of issues with the event center have surfaced. I have grave concerns that their noncompliance of permit conditions, yes, you heard correctly, noncompliance. TRPA is complicit as their governing board was required to discuss corrective action as part of their role and missed a permit condition to discuss before December 31st. They will be having a governing board meeting to discuss this February 2025. The California Attorney General has been informed as TRPA is governed bi-state, their concerns are related to vehicle miles traveled. This has been an ongoing problem. This further surfaces issues with Tahoe Douglas Visitors Authority. Yes, a subject for another day, but with the event center issues daylighted, I'm hoping this will be on your near-term radar. Start asking the hard questions. We're spending more time and money getting things wrong than doing it right. Thank you.

Chairman Rice speaks:
Thank you.

UNAPPROVED

Patrina French speaks:
Good morning. I'm not going to use my three minutes. I've got my 95-year-old mom that I'm moving from her apartment to a home and she doesn't want to go. So that has been my main focus as well as coming here and giving you my voice. I want to thank Mr. Nowosad. That was very impressive on handing out the dangers of the 5G tower last time we were here. I am in favor of changing the ordinances because they do need to be updated. And we are not looking to put businesses out of business here. We're all about safety. That's why we're called Minden for Safe Technology. And I have to go, my mom is waiting. So, thank you for listening to me. And I'd like to see things changed and I'd like to see that we are making a difference. And merry Christmas.

Chairman Rice speaks:
Merry Christmas to you. And thank you.

Casey Rodgers speaks:
First, I wanted to thank Walt Nowosad for his service to our community and doing your due diligence, especially on behalf of Minden for Safe Technology when it comes to the cellular towers. I also wanted to thank Mark Gardner and Danny Tarkanian for really looking out for our neighborhoods and our communities when it came to towers this last meeting. Thank you very much. And the other thing I wanted to just discuss was, Walt, I wanted you to know that in 2021, our attorney who was here present, won a case against the FCC in 2021. And the FCC is supposed to update their health guidelines; however, they have not complied to this date. And so, and he won in the second highest court in the land. So, I just wanted to let you all know that. And then furthermore, we know that we cannot win on health. We do. But we do know that we have severe safety concerns, fires, the fact that these things are not maintained well. We also know that the esthetics of it are very displeasing and visibly obtrusive. On behalf of your neighbors and ourselves, we just wanted to thank you and ask you to please keep doing your due diligence and looking into this. And other than that, let's remember the earthquake that just happened that shook us pretty good this last time, when it comes to cell towers, keep that in mind. Thanks.

Chairman Rice speaks:
Commissioner Elect, welcome.

Nathan Tolbert speaks:
Thank you. As I get ready to join you guys on the Board for the next month, I'd be remiss if I didn't recognize Walt Nowosad, who many of you know, I ran against him on the previous election, and I believe all things happen for a reason. And I wanted to take this moment to personally thank you all for your dedication in four years here that you've served, and I hope to serve with the same respect that you have. And that was all I had to say. And merry Christmas. Thank you.

Chairman Rice speaks:
Thank you and welcome aboard. And before we go any further, I have to say that I was remiss in not saying that we have one Commissioner who is online and he is zooming in from Florida. So, we do have five Members present. So, thank you and continue, sir.

Jim Jackson speaks:
I had a whole line of things I was going to say and I've been rearranging it as I was listening to what some people have been talking about. People over on the Johnson Lane, Stephanie area with the cell towers, I hope you do not throw them under the bus like you did the rest of us on Johnson Lane. We are in it for the safety factor also. I made a request at one meeting for a simple little thing as a four-way stop at Johnson and Fremont. I was turned down. Said it didn't qualify for that. It's a safety issue. How many people are going to have to be hurt? How many accidents are going to have to happen? And is anybody going to get killed at that intersection? Come spring, when we start getting 60 to 70 to 100 trucks a day

UNAPPROVED

going down that road, there's going to be an accident. There's going to be somebody that gets hurt, some child will be injured, possibly even killed. But you can't find it in your wisdom to put in a stop sign that will eliminate a lot of that. I was hit at that intersection because the northbound lane wasn't stopping. They made a turn onto Fremont where I was waiting to make my turn down to Johnson Lane. It was in the winter. It was icy, and because he didn't have to stop, he came around the corner too fast and ran into me. It wasn't a big deal. It was a fender bender. Not too long ago, we had a major accident at that intersection. Two cars. Now, if one of those cars had been a truck carrying a full load, coming down there and not stopping, could have been really bad. I think you can afford to put in a stop sign there. And if your County staff says no, it doesn't qualify, overrule them. Use some common sense. Make it a safe decision. The rest of the decisions that you've made in that aren't safe and they're causing bigger problems. Your agreement that you made with Knox has been violated so many times and you've done nothing to stop it, nothing to correct the violations. We need you to do that. Step up to the plate and do your job. That's all we're asking you to do. You've spent money on several projects. You sent $600,000 up to the Lake for a project that even you questioned whether it should be done or not. You spent another $350,000 on bleachers. Nice idea. That's a million bucks. But you can't fix our roads. I think you need to have somebody come in here like Elon, like I mentioned one time, and really take a look at how you spend money and where you're spending it. Thank you.

Ron Conway speaks:
Hi. I live in the Johnson Lane area. My house backs up to Johnson Lane. Mine's got the sign. My wife and I have a big sign in the back that says Protect Johnson Lane. I'm not difficult to find. I'm here today to talk about the violations that Knox has so far, constantly, every single day, including today, violated. Not a single truck has left that pit with a cover on their load, which is required by law. When they hit 35 after they pass Fremont, the dust is apparent. They have not put a drop of water on their access road since the first day they started. And I know this because I followed the water truck. I drive around with GoPro cameras on my trucks. They know my trucks, they know me. They're not very intelligent because they talk about me on their CB and they don't realize my truck was a hotshot truck, so it has a CB in it. I get to listen to all the nasty stuff they say about me. They constantly, hundreds of loads, and we talk about the dust. We tried to explain to you folks about the dust. The dust in this Valley is very, very fine. At a certain point you can't see it anymore. And the reason I know this is because I go out every day and clean my patio furniture off from the dust. The track from when they leave Johnson, from when they leave the BLM and get on Johnson Lane, the tracking is now all the way down to Fremont. Not one time have they bothered to try to clean it. Now here's the big one for me before I run out of time. Oh, wait. First, they're using Sunrise Pass like a freeway. Every resident on that street's got a camera. We got more pictures than them going up and down that road than you could shake a stick at. I got a ten-wheeler and a water truck going up and down that road. They're supposed to use that road as an emergency only. They use it like a freeway. I don't believe they have a permit. We keep watching the County. I've done a Freedom of Information Act to try and get their permit from the BIA. I got crickets. I got a number that says I put it in, I got crickets. I don't believe they have one. They are supposed to have, by your useless agreement, a board on their front gate with all their permits. Ain't seen it yet. Why are they still allowed to operate? I don't see a permit one on their front gate and nobody in this County is doing anything to stop them from doing this. We've waited. The executive committee of Johnson Lane, Protect Johnson Lane met yesterday, and we decided to throw these at you. We've had them. Why are we the policemen? Why are you not the policemen? It's your job, not ours. You're not protecting us. You've done nothing. Absolutely nothing.

Chairman Rice speaks:
Next.

Julie Duda speaks:
Good morning. Before I begin, I really want to express my support for the residents of Johnson Lane. It's really unbelievable what is happening and the lack of action that is being taken or at least we're not hearing

UNAPPROVED

of any action by the County. It's very sad and disappointing. Chief of Staff, Melissa Elges was recognized for outstanding service, and included in her response was a message to staff that resonated with me. This message is relevant, not only to staff, but to everyone involved with County action. This is part of that, "always keep community at heart of everything. Public engagement and connection matter as a foundation for effective service." I thank Melissa for those words and totally agree that public service is about the community and shared goals. Goals that are reached through engagement and connection. Transparency is vital to effective engagement and willful obscurity blocks positive connection. Regarding transparency, I have two items. First, the PAFR, the Popular Annual Financial Report. This report represents an effort to provide the citizens of Douglas County with transparent financial information by providing a condensed overview of the County's financial position, including sources of revenue and expenditures. The importance of this report is that it's 12 pages, is an easy to read financial summary that the public can read without being a financial guru. This PAFR was on the agenda for March of 2023. I inquired about the PAFR in March of this year and again in October without success. This 12 page report is essential to financial transparency. Item O on the Consent Calendar is also a transparency issue. $55 million is a stunning amount to be on the Consent Calendar. The legal notice in the December 14th Record Courier detailed $24 million in augmented adjustments, not $55 million. In order to provide transparency and public engagement…

Chairman Rice speaks:
I'm sorry your three minutes are up.

Ms. Duda speaks:
Will Item O be pulled?

Shawnyne Garren, Recorder, speaks:
Good morning, Members of the Commission. I'm the Douglas County Recorder and I am here speaking today in my official capacity. With a packed house full of likely property owners, I thought it was a good opportunity to share one of the programs that's available in the Recorder's Office. There's a growing number of calls and visits that we get to our office with concerns about real property fraud. And the question is always, oh my gosh, is it that easy? Can they steal my property? We've worked so hard. And understandably, property owners, that is probably the number one asset, the number one expenditure that individual people invest in. And so, what Douglas County launched quite some time back in response to this concern, and to try and get ahead of it, is a property recording alert service. And this is a free service that's available through our office. It's paid for using the technology funds that are part of the recording fees that are already collected. It's a service that we cannot prevent or guarantee against any kind of property fraud, but it's timely noticed. So when something's recorded in our office, whether it be a legitimate recording or a fraudulent recording, if it's a lien, if it's anything that's recorded in our office, the same day that that document is indexed, you will automatically receive an email notification with a direct link to that document number so that you can view the document and you can be made aware of it and know that, yes, this is a legitimate document or no, I was unaware this was being recorded. And if you need to, you can seek for further legal counsel. So I just wanted to make that information available to everybody. And we have fliers with step by step instructions. We also have public terminals and staff that are very happy to help you register for that service. You just need an email address and you can register up to ten names and ten parcel numbers with one account. So, I just want to make that information available to you. Thank you.

Chairman Rice speaks:
Thank you.

UNAPPROVED

Stacie Clark speaks:
Hello. Of Protect Johnson Lane. I have documents for you guys. I'm not sure if I give them to the Clerk so you all have copies. Back in October, as you guys are well aware, you passed as a Commission the Knox agreement as we call it. I heard specifically how you were protecting us, how Johnson Lane and how Sunrise Pass especially will be only used if it's an emergency or if Johnson Lane was closed. I have over 50 violations on my camera alone on Sunrise Pass. Haul trucks, gravel trucks going each way, water trucks, equipment trucks with Knox on the side. And it's really hard to miss the white pickup truck with the Knox license plate. I am ashamed that this County hasn't done anything to put signage up there to say this is an emergency route. I am ashamed of the uncovered gravel trucks that are coming out of Johnson Lane spreading gravel everywhere, which when I called NDOT, was illegal. You have to have a covered gravel truck. They're not. This is impacting not only our health and safety, which you've already heard the concerns, but it is impacting road bases. Fremont and Sunrise Pass are not made for haul routes. You all know that, you've done the traffic studies, you've done the road assessments, you have the records. On this paper, you will see my employee loading her two young children into her truck, where she has done that for a year now, safely. You will see a white truck, which I truthfully am going to say, I don't know if it's Knox or not, but it is a vehicle very, very close. And there's her child who is three years old exiting the gate within ten feet of that road. Sunrise Pass is an unlined, unsheltered road other than a ditch or fences. There must be teeth in your agreement. There must be fines. There must be signage. Out at Knox, you can clearly see their white pickup trucks right there with their signs, same as is going on our road. Where are you? Where is the accountability when, Ms. Hales, you told me, don't worry, I know what I'm doing, I'm trying to protect you. You're going to be talking about an ordinance and telling the same people off of Johnson Lane, don't worry, we're going to protect you. You are not protecting us. You are not following through on your word. And you are underestimating me, the people of Johnson Lane and what we will do. So, if you don't do something, we will. Thank you.

Chairman Rice speaks:
Thank you.

Dr. Benjamin Weigler speaks:
I'm also a resident of Johnson Lane. Just to reiterate previous comments, we are a community of doctors, of lawyers, of professors, of retired people and younger families with all the resources to protect our neighborhood. We know what we're reading, we know what we're doing, and we've read in detail the Knox Agreement. All the statements about using Sunrise Pass only in emergencies, only for adverse weather conditions. Those stipulations of your agreement to Knox have been broken from day one. We have all the evidence to verify that. And we're wondering again, where your teeth are. We have lost our teeth. Where are your teeth? We were promised you had them. Thank you.

Chairman Rice speaks:
Thank you, sir.

John Sheridan speaks:
Gardnerville Ranchos. I want to speak on the County budget today and the lack of funds for infrastructure, specifically, related to new growth. A recent article came out in the paper about the County's budget, and I think it said somewhere after salaries and benefits and to keep the lights on, there was about $3 million left. And that money could now be going towards the JLEC bond. I don't want to come up here and stand, like, sound like I'm anti-police, because I do want to say that I fully support our police department. But I started digging into the budget and I went back as far as 2005, and I want to go back to 1980. And the tax revenue between property tax and ad valorem tax has grown 400 percent or 300 percent. The police department's budget has grown 400 percent, but money going into infrastructure has only grown 200 percent. Now, I do appreciate that every deputy does have his own vehicle and he takes it home. There is a reason, when you commit a crime in Douglas County, that you don't get out of Douglas County, and I

UNAPPROVED

do appreciate that. But this Board, every time there's a big ticket item, and I do want to speak up for Jenifer Davidson today, because I usually am really ranting about water and her predecessor and her really wanting to address water holistically. So, I really want to stand up today and come to Jenifer's defense because when these infrastructure projects do come before this Board, she's the face. It's not Dan Coverley. And this Commissioner Board will always say when they go to do the budget, that Mr. Coverley is his own Elected Official. But this Board does have purview over that budget. Now, I'm not saying that we need to defund the police at all. But again, poor Jenifer Davidson, every time an infrastructure development comes before this Board and there's no infrastructure for the development, she is the face. And I just feel like these Commissioners, you Commissioners are not supporting her. So, I know when you have a General Fund budget, it's very difficult to deal with. I don't envy any of you. I know there's tough decisions to be made, but we aren't even in a recession yet. And when that article came out in the paper, it was very alarming. So, I think we need to take a step back and really evaluate the budget and the decisions we're making. Again, I don't want to sound like I'm defund the police. I fully support the Douglas County Police Department. I fully, you cannot have a community unless you have a safe community. But again, the Commissioners need to make tough decisions and they're coming up in the future. Thank you.

Chairman Rice speaks:
Thank you, sir. Next.

Steven Lording speaks:
I'm with the owners of 156 Highway 50, Stateline, Nevada. Objection is hereby made to the application of Ordinance 2024-1642 to the parcel because gaming is permitted on the parcel pursuant to Ordinance 1980-1 of the NTRPA and the Tahoe Regional Planning Compact, collectively the Compact. Revision of signage regulations within the T-MU/TC and T-T/HDT Overlay Zoning Districts and updating references to the TRPA Code of Ordinances adversely affects the use of the parcel. Specifically, in order to compete on a fair basis with other casino properties at Stateline, the allowed square footage placement and configuration of signage space as designated in the agenda will place any gaming business located on the parcel at a distinct disadvantage. This is contrary to the language and intent of the Compact. As the signage for the existing gaming will not be required to come under these new regulations, any parcel with grandfathered gaming rights also must not be required to do so. Implementation of Resolution 2014R-79 to the parcel places an undue burden upon any development of an existing grandfathered gaming operation on the parcel, and ignores the meaning of the grandfathered status. The modification indicated in table 20.703.080 contained in the meeting materials with respect to densities, heights, setbacks, parking, etcetera would reduce and negatively impact parcel development opportunities. The following additional objections are made to proposed changes to section 20.703.180 paragraph G, and all of its subparts, and paragraph H, because the requirements diminish the marketability of the parcel because of its potential to be used for gaming. And paragraph J in its entirety because it places the parcel at a disadvantage with respect to signage as compared to existing Stateline gaming properties. To summarize, the owners of the parcel object to any changes to the current sign requirements applicable to the parcel, and request that the parcel be exempted from the changes. Thank you and merry Christmas.

Chairman Rice speaks:
Thank you, sir.

Sharon Rusk speaks:
Good morning. I want to thank you for having an opportunity to stand up and make Public Comment.

Commissioner Gardner speaks:
Excuse me. We can't quite hear you. Could you speak closer to the microphone? Thank you. And I didn't catch your name.

UNAPPROVED

Ms. Rusk speaks:
I'm sorry. Sharon Rusk. I am a Douglas County resident for 35 years. As an individual, I don't have all the knowledge that is going on in all of the South Shore area plans, but just common sense and reading over it, there are some concerns I have. First, I'm going to talk about the smaller ones. Very little ones actually. There's a request to update and allow marquis to change their messages from the current four times per hour every 15 minutes to allow the marquis in the tourist area at Lake Tahoe to change to every five minutes. Why in a mountain town do we want flashy lighted signs changing messages every five minutes? The goal should be to achieve a nice, calm, peaceful, dark night sky community. And I don't believe this one zoning change achieves this goal, so please do not approve this in the South Shore Area Plan. Another very fine print that has me concerned is the allowance for dry cleaning facilities. I'm not sure if this is at Barton or where that falls because it's not fully stated, but it is in the South Shore Area Plan. It's been well documented that dry cleaning facilities and cleaning solutions they use are detrimental to the environment. Please look into that. Don't approve that. We don't need that in a beautiful stream zone, like Burke Creek itself, do we need a dry cleaning facility. We do need affordable housing. I happen to live in Oliver Park, which is one of the few fully occupied affordable housing neighborhoods. Hopefully you'll all drive through it before we go much further and improve all of these zoning changes and a new hospital district. It is thriving. We are fully occupied. Many people use their feet to get to places, even if the sidewalks aren't shoveled, we get there and I think we need to protect it. I was here a few months ago when Barton gave a really lovely presentation with their lawyer sitting in the room, and I don't have all the means to put that behind me, but I can take my own pictures. This is a picture from our own Kahle Park. Douglas County operates Kahle Park Community Center. Love it. Use it all the time. Raised my children here. Generations to come, I hope, get to use it. This is where they want to build the hospital. They showed pictures that showed a three story building in here. They want to go 85 feet. That is not a three story building. That will be up here. I need to put an overlay on this. Let's not move fast on this. I don't think all the studies are done. I think the cart is before the horse. I think we need to get vehicles for a place studied. Sorry. It's nerve wracking speaking up here, but this is a huge impact, and I think it's too small for what they want to put. I'll come back and speak another time. But please think about Lake Tahoe. Protect it, preserve it. It's the oldest place we have in the world for lakes. Let's protect it. Thank you.

Chairman Rice speaks:
Thank you. Is there any further Public Comment? Seeing none, I'll close Public Comment.

APPROVAL OF AGENDA

MOTION TO: Approve the agenda; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

APPROVAL OF PREVIOUS MINUTES

For possible action. Discussion to approve the draft minutes of the November 7, 2024, regular meeting and the November 15, 2024 Special Meeting of the Board of County Commissioners.

UNAPPROVED

MOTION TO: Approve the minutes of the November 7, 2024 regular meeting and the November 15, 2024 special meeting of the Board of County Commissioners; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sharla Hales, Vice Chair
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

CONSENT CALENDAR

MOTION TO: Approve the Consent Calendar; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Sharla Hales, Vice Chair
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

A. For possible action. Discussion to approve Amendment 1 to Land Lease 068 (LL068) and Amendment 1 to Land Lease 091 (LL091), both with the Minden-Tahoe Airport, and authorize the County Manager to sign the amendments. The amendments serve to assign each Land Lease from John and Janice Morgan to the Morgan Family Trust. (Heather MacDonnell)

B. For possible action. Discussion to approve a change to the Fiscal Year 2024-25 secured property tax roll as recommended by the Douglas County Assessor pursuant to NRS 361.765 and/or NRS 361.768 to adjust the assessed values of the affected property for a total decrease in net assessed value of $34,400, authorize Chairman Rice to execute an Order to Adjust Tax Bills and Correct Secured and Unsecured Tax Rolls, and direct the Douglas County Treasurer to correct the error in the tax roll pursuant to Nevada law. (Trent Tholen)

C. For possible action. Discussion to approve the purchase of culvert materials from Jensen Precast, in the amount of $154,738.92, for a culvert extension needed where Muller Parkway crosses the Virginia Canal; and authorize the County Manager to sign all paperwork necessary for the transaction. (Tom Dallaire)

D. For possible action. Discussion to Adopt Resolution 2024R-142, which augments the budget in the Room Tax fund to account for the Warrior Way Parking program. (Geoff Bonar)

E. For possible action. Discussion to approve a one-year Interlocal Agreement between Douglas County and the Douglas County School District for the paid parking program on Warrior Way from June 1, 2025 to October 1, 2025. (Ryan Stanton)

F. For possible action. Discussion to authorize a letter of support to the Nevada Department of Transportation to install additional No Parking signs on shoulders in the most problematic parking areas along the Douglas County portion of Highway 50, north of the Skyland to Stateline. (Ryan Stanton)

G. For possible action. Discussion to: 1. Accept an amendment to the Mobile Outreach Safety Team (MOST) grant, which increases the amount of the award by $2,000 to $8,000; 2. Adopt

UNAPPROVED

Resolution 2024R-139 which augments the budget in the Social Services Fund to account for the $2,000 increase to the grant amendment, and 3. Authorize the Social Services Manager to sign the grant amendment. (Geoff Bonar)

H. For possible action. Discussion to approve a contract with SoSuTV Corporation for public meeting broadcasting, livestreaming and meeting support effective January 1, 2025, through December 31, 2025, in the amount of $69,660, and authorize the County Manager to sign the contract. If approved, this contract will replace an existing contract with SoSuTV Corporation effective January 1, 2022, through December 31, 2025, recorded on April 27, 2022, as document number 2022-984308. (Jenifer Davidson)

I. For possible action. Discussion to approve a $182,553.92 purchase order with Xybix Systems, Inc. for the replacement of carpet and console furniture in the Douglas County Emergency Communications Center and authorize the County Manager to sign all related documents. (Kara Easton)

J. For possible action. Discussion to approve Resolution 2024R-143 adopting the 2024 Updated Hazard Mitigation Plan (HMP) reflecting changes in development, mitigation efforts and priorities. (Kara Easton).

K. For possible action. Discussion to approve Resolution 2024R-130 transferring $29,358 of budgetary authority from General Fund 101 to Douglas County Construction Fund 410. (Kathy Lewis)

L. For possible action. Discussion to adopt Resolution 2024R-123 augmenting the Fiscal Year 2024-25 Regional Transportation Fund budget by $1,200,000. (Kathy Lewis)

M. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through November 15, 2024, per Nevada Revised Statute 251.030. (Kathy Lewis)

N. For possible action. Discussion to approve Resolution 2024R-129 augmenting Fund 622 (Town of Genoa Ad Valorem Capital Projects) by $16,217. (Kathy Lewis)

O. For possible action. Discussion to adopt Resolution 2024R-137 to augment various 2024-25 Fiscal Year Douglas County fund budgets using adjusted opening fund balances for prior year commitments or restricted funds in the total net amount of $55,274,668 across all funds as detailed in the resolution. (Kathy Lewis)

P. For possible action. Discussion to adopt Resolution 2024R-052 establishing the Douglas County Restricted Accounts Fund. (Kathy Lewis)

Q. For possible action. Discussion to: 1. Accept a $125,000 award for a Safe Streets safety plan; 2) Adopt Resolution number 2024R-138 augmenting the budget; and 3. Authorize the County Manager to sign the award agreement. The award period is from date of agreement signing to December 31, 2026. (Debbie Swickard)

R. For possible action. Discussion to: 1. Accept a $99,967.38 County-wide debris removal award, $97,916.37 Carson City Area Wide award, $80,274.05 Fish Springs Area Roads award, $111,194.69 Minden/Gardnerville Area Roads award, $105,335.69 Ruhenstroth/Pinenut China Spring Area Roads award, $45,559.89 Johnson Lane Area Roads award, $56,060.02

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Stephanie Way Area Roads award, $85,313.91 Emergency Protective Measures (EPM) award from Federal Emergency Management Agency (FEMA) for the time period of April 27, 2023 through October 27, 2024; 2. Adopt Resolution 2024R-073, Resolution 2024R-087, Resolution 2024R-088, Resolution 2024R-089, Resolution 2024R-090, Resolution 2024R-091, Resolution 2024R-092, Resolution 2024R-093, which augments the budget in the Stabilization Fund to account for the grant award; and 3. Authorize the Grants Administrator to sign any necessary documents for the grant awards. (Debbie Swickard and Kathy Lewis)

S. For possible action. Discussion on updates and amendments to Douglas County Administrative Policy and Procedure 200.04 - Uniforms. (Christine Vido)

T. For possible action. Discussion to award a $144,350 construction contract to Summit Plumbing Co. LLC for the 2025 Closed Circuit Television (CCTV) Pipeline Assessment Certification Program (PACP) Gravity Sewer Inspection Project and authorize the County Manager or Public Works Director to execute the contract and change order up to 10% of the original contract price. (Rick Robillard)

U. For possible action. Discussion to accept the County Recorder's report on the use of the Recorder's Technology Funds for Fiscal Year 2024-25 as required pursuant to NRS 247.306. (Shawnyne Garren)

ADMINISTRATIVE AGENDA

1. For presentation only. Ceremonial presentation of Proclamation 2024P-136, a proclamation recognizing four years of dedicated service to Douglas County by Commissioner Walt Nowosad. (Chairman Rice)

Chairman Rice read the agenda item and proclamation into the record.

To review the full proclamation please see the Agenda Packet material.

Commissioner Nowosad speaks:
Thank you. I'm an emotional guy. Anyway. An interesting lead into today. We were determining how much time it would take to get here and where we could seat my wife, Judy, and all this other stuff. And we left at 9:15 AM, and we pulled in here at 9:35 AM. But not saying I went fast, but I did…well, anyway, I am pleased to have been elected as Commissioner to serve the people of Douglas County. That's the main purpose of any Commissioner, serve you guys. Prior to today, I've had the opportunity to retire after serving in the Navy, and after that, given the opportunity once, not twice, but three times to wait and retire. But today is my final retirement, I promise. This is my final retirement at the age of 85. The staff has been exemplary in their work to make a Commissioner's job a lot easier and I applaud you all for that. However, we still face challenges in the future, such as growth, vacation home rentals. They're going to be a problem. Mueller Lane, 5G and as was said earlier today, Knox. On the issue of growth, I had a longtime resident say to me one day, he said, you could fire a howitzer south on 395 and not hit a thing. That's when the population was about 15,000. Now we're 50,000, and I guarantee if you fire a howitzer down 395, you'll not only hit something, but you'll get arrested. Okay. Retirement now gives my lovely wife, Judy and I an opportunity to travel. We will be going to Michigan, our home state. Well, that's the state where we were born, Nevada is my home state right now, for a family wedding. But then after that, tops on our list is Portugal and Spain. And with that, I will bid you farewell and wish you a merry Christmas and the happiest of New Years. Thank you.

Applause was heard.

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Jenifer Davidson County Manager, speaks:
Commissioner, is it appropriate to invite your wife, Judy, up for a photo? And on behalf of the Douglas County, the residents of Douglas County, ma'am, we appreciate the sacrifice of your husband's time to be with us. He was a very important member of our leadership team. And thank you so much for your service to Douglas County as well. We have some flowers for you.

Photos were taken.

RESULT:	**PRESENTATION HELD.**

Commissioner Nowosad left the meeting at 10:52 AM.

Chairman Rice speaks:
All right. As a way of explanation, Commissioner Nowosad needed to take his wife home because of health issues. We still have a quorum, so we will continue with the meeting.

2. For possible action. Discussion to adopt: 1) Ordinance 2024-1648, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated by the short title "2025 Justice Center Bond Ordinance"; providing for the issuance of the Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A, in the maximum aggregate principal amount of $37,000,000; providing the form, terms and conditions thereof and covenants relating to the payments of said bonds; and providing the effective date hereof; and the introduction of 2) Ordinance 2024-1649, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated as the "2025B Medium-Term Bond Ordinance"; providing for the issuance by the County of its General Obligation (Limited Tax) Medium Term Bond, Series 2025B in the maximum aggregate principal amount of $14,000,000; providing covenants, conditions, and other details concerning the bonds, the project and general tax proceeds, and ratifying action previously taken and pertaining to the foregoing by the County and its officers and employees. (Kathy Lewis and Zach Wadlé)

Chairman Rice read the agenda item into the record.

Zach Wadlé, Deputy District Attorney, speaks:
Thank you, Mr. Chair. As you noted, Mr. Chair, this is the item to adopt the two ordinances necessary to issue the bonds for our Justice Center project. And to reiterate for the Board and the public the financing package for this project is two pieces. The first piece under Ordinance 2024-1648 is a bond up to the amount of $37 million, which is a general obligation 30-year bond secured by the County's consolidated tax receipts. The second piece under Ordinance 2024-1649, is a medium-term bond, which is a ten-year general obligation bond up to a maximum of $14 million in principle. So, combining those two numbers gets you a total bond issuance of $51 million across both bonds. I would note that this is precisely the type of financing package that was used to construct the Community Center ten years ago. Buildings were a lot cheaper ten years ago so that project was much cheaper than this one, but it is the same exact financing package. So, if there are any questions as to the method of financing, I'm happy to entertain those. I do want to note that the County's outside bond counsel Scott Shaver is in the audience as well today. And then the County's Financial Advisor, Marty Johnson, with JNA Consulting, LLC, is also here, and Marty is going to give the Board an update on the bonds and the current bond market and financing and rate environment as these bonds are issued. So, unless there are any questions, I'd like to introduce Marty to go ahead and do that.

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Chairman Rice speaks:
All right. Any questions from the Board?

Marty Johnson, JNA Consulting Group, LLC Financial Advisor, speaks:
All right. Good morning. As Zach said, I'm the Financial Advisor for the County on this transaction. I was asked to provide a little overview of what's going on in the municipal bond market, as well as just kind of an update on the bond numbers. So, Zach, if you'll go to the next slide here, current interest rates, and I will say that yesterday's action by the fed has thrown the market for a bit of a loop. It wasn't so much that they cut 25 basis points, it's that they changed their projected cuts from four to two next year. Why the market thought there would be four, I personally don't understand. I never thought we'd get there. But unfortunately, the financial people don't call me and ask for my opinion. So, consequently, that's where we're at. But this graph here shows where we are today compared to a year ago. You can see that blue line is quite a bit higher than the green line was. The average is about 33 basis points or 0.33 percent over that. The front end, very short end of the curve is about the same. But then you can see that inversion that everybody was talking about that predicted a recession, that still hasn't quite shown up. Those rates are substantially higher. The long term rates have gone up a little bit. Treasuries have jumped up quite a bit and municipal bond rates have jumped up quite a bit. And we do somewhat track ten year treasuries, but the municipal bond market being tax exempt is a market unto its own and has other things that impact it.

Historically though, if you look at this, we trade off what we call an index. And it's AAA MMD. MMD is the company that puts it out, and it's an index for AAA rated bonds. The County is rated in the AA category. I believe Clark County, and a couple of different transactions that the State does, are the only entities that get AAA ratings in the state of Nevada, but Douglas County does have an excellent rating for a government its size with the economy that Nevada has. But if you look at that over the last 20 years, you can see the rates have been all over the place. When I started doing this 34 years ago, we were thrilled to do a 20 year bond issue and get a seven percent interest rate on it. Today, that average rate is about a 3.23. The index rate yesterday was within ten basis points of that. So, even though rates are higher than where they've been over the last few years, historically, they're actually right where they should be.

The amount of municipal bonds sold is also something that factors into what interest rates will do. You can see this is the last ten years. This is the amount of bonds that have been issued during a calendar year in the municipal market. This year is the biggest ever. It's expected to end up right around $500 billion. A substantial amount of money. '22 and '23 were much lower. One, because as rates started heading up, re-fundings dropped off. But secondly, governments were spending ARPA money and other funds that they got from the federal government reducing the need for them to issue municipal bonds. As those funds have dried up, that supply has returned and that will also potentially weigh on the market in terms of interest rates, as 2025 is expected to be another heavy year for municipal bond issuance.

This is the 2024A C-Tax bonds. As Zach said, we are pledging 15 percent of the consolidated tax revenues from the County. We are showing minimal growth in that for the next two years and then flat thereafter, which we believe is a very conservative look at this. And with that minimal revenue projection, we can afford to issue the bonds that we're talking about plus pay the outstanding bonds. There's a few years left remaining on the Community Center financing. These bonds will be 30 year bonds. They will be refundable in ten years. So, if ten years from now, rates are lower, we will absolutely look at refinancing and saving money. If we were to issue those bonds today, I would expect the interest rate to be in the 4.4 percent interest rate range. Obviously, that's going to change between now and the time we actually get these bonds sold in a couple of months.

This is the 2024B bonds. Whereas the series A bonds are 30 year bonds, these are only ten year bonds. These are going to be paid and structured against the revenues the County receives from the five cent

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capital projects property tax rate that is levied. That had been paying for some medium term bonds for the Community Center. Those bonds are now gone and so those revenues are available and can be used for this. Again, projecting no growth in the revenues, we can afford the debt service on those bonds. And so again, property tax revenues generally seem to continue to increase so that will create additional room for those revenues, incremental revenues to be used for other projects. We plan to sell these bonds at what we refer to as a competitive sale, which means that we put the information out into the marketplace and at a given day and time, we accept bids from whatever investment banking firm is interested in buying the bonds. On the recent deals that we've been doing, we've been receiving anywhere from six to 12 bids from different firms. I would expect the same for the County's bonds. And so that helps ensure that we are getting a market rate for the bonds, because we are opening it up to that competition. If you have any other questions, I would be happy to answer them, or rather pass them off to Zach and Kathy.

To review Mr. Johnson's full presentation please see the Supplemental Meeting Materials.

Chairman Rice speaks:
Okay. Thank you. Any questions from the Board? Any comments from the Board?

Vice Chairwoman Hales speaks:
I do have a question. I hardly know how to form it, but I guess I'll just jump in. Is there anything you can do, what can you do, if anything, to take advantage of any fluctuations that may occur during the time when we're ready to go?

Mr. Johnson speaks:
So, having the documents ready to go, I mean, we've got a disclosure document that we've got to put together. We've got to get bond ratings in place, all of those things. Once all of that's ready to go, we do have a window. And so, if it looks like rates are good now and may go up before, those are things that we can certainly look at and take advantage of in terms of timing. We do also try to make sure we avoid selling the day or the day after a fed meeting so that we don't get caught up in the volatility. So, we do what we can, but the market is its own thing and is going to do whatever it wants to do regardless of what I would like it to do unfortunately. And in my office, I will do the interest rate dance and try and get them down.

Vice Chairwoman Hales speaks:
That's what I wanted to hear. Thanks.

Mr. Johnson speaks:
Thanks, Sharla.

Chairman Rice speaks:
Commissioner.

Commissioner Gardner speaks:
Thank you, Mr. Chair. The one question I did have initially but I waited until your presentation, which I'm glad I did, we've been through this before. You presented to us several months ago when we even looked at this, I believe before we even took it to the Debt Management Commission as well. But the refinance-able part of it is important, right? As we experience things, because this is a ten year commitment on the medium term and 20 on the other is the refinance ability of that as interest rates possibly come down. So that's important. One member of the public indicated so I think it's important that we recognize that this is a Justice Center and it's not a Judicial and Law Enforcement Center. So, as I understand it, none of our current law enforcement functions will be shifted over to this new Justice Center. The jail and the Sheriff will continue to operate just as they are now in the current JLEC Center.

UNAPPROVED

It will free up some space, though, by the movement of the Courts and by the movement of our District Attorney's Office and their other needs over to this new building.

We've recognized that the current JLEC Center was built in 1982, I believe, it opened. And had an expected life expectancy of around 20 years and we're well beyond that now. We're 20 years beyond that. If previous Commissioners had pulled the trigger and done something earlier, we wouldn't be looking at a $51 million bond. I think five, six, seven years ago, we were looking at about $30 million to build a new Justice Center. So, you know, this is a heavy lift. And I hope that the public understands that it's a heavy lift. And, yes, we're making a commitment that is going to strap us financially, pretty much. It's going to restrict our ability to make other movements that we might otherwise be interested in doing. But if we don't pull this trigger now, construction costs, as I understand it, are escalating at about $3 million a year. And so, if we don't pull the trigger now and we don't do this, the possibilities are that we will never be able to do that as a community, as a County. And so, that's what my focus has been over the last four years is trying to make sure that we got to this point in time. So, I'm glad that we're finally here and going to go forward with it.

We've already started as the public knows, or if they haven't known, we've already started the infrastructural aspects of it out on Buckeye. And so, anyways, I certainly was hoping that it would be less, but it's not and we need to move forward. So, anyways, those are my comments. I look forward to hearing from the public, but I think this obligation and this commitment and this new building will serve our community well, long after I'm six feet under and probably most folks that are in our county now. And I look forward to providing the current JLEC Center or the current Sheriff a little bit more elbow room to operate within. I know we had that discussion shortly after my election last time. So anyways, thank you for your presentation. I appreciate your due diligence. And yes, anything you can do to see if we can reduce the interest rates are always, as we buy our major purchases, whether it be a car or a house, we're always looking for lower interest rates, right? So anyways, thank you so much.

Chairman Rice speaks:
Vice Chairwoman Hales? Okay, Commissioner Tarkanian?

Commissioner Tarkanian speaks:
I have nothing more I can add after Commissioner Gardner's statements.

Chairman Rice speaks:
All right. Since this is an action item, we will open Public Comment on this item.

PUBLIC COMMENT

John Sheridan speaks:
Everybody heard my opening comment on this item. I am not opposed to the, I guess it's not the Judicial Law Enforcement Center, but the Judicial Center, Justice Center. But we did receive, I think around $15 million, I could be off, in ARPA dollars, and we saw a $35 million hole in reserves disappear year to year from the previous year. That's about $50 million. I get things aren't getting cheaper. Energy is going up. Gas, cost of road projects, cost of construction projects. But I do think we need to be up front with the public that we're not capturing enough in property taxes. And I do feel Douglas County is going to be in front of the state legislator come 2027 asking for a reset on sale and something looking at depreciation. And when everybody's probably saying, oh, a tax raise, but the truth is our property taxes aren't keeping up with the expenditures that the County has facing. There is a reason the County loves to see new growth because we don't get the reset on sales. So, we do capture more property taxes from the new growth. Maybe if we address this we wouldn't be pushing for so much new growth to capture property taxes and we could actually capture the property taxes from individuals here. Again, that's going to be a discussion

UNAPPROVED

that's going to be coming, I believe, in 2027. This County has no option. There's also going to be tough decisions to be made. I'm glad you guys forecast for the minimum consolidated tax revenue. And so, again, I'm not opposed to this. I've spoken with many and it's needed. So, I just wanted to give my input. Thank you.

Chairman Rice speaks:
Thank you.

Julie Duda speaks:
During the action for the $6 million trail expansion, the County arranged for public engagement with information centers scheduled at the Lake, North County, South County, and at the Community Center. This action not only engaged the public, but established a connection with the project. Now, the County court center is many millions more than the trail expansion, but the process lacked public engagement and connection. Requests for community involvement were publicly made through discussion and information opportunities, but did not happen. The Debt Commission and this Board held hearings, not informational finance discussions. A project of this size and cost deserves both public engagement and connection other than the choice of external architecture. For example, the inclusion of a potential prepayment penalty if bonds are paid off early is not beneficial and needs discussion. Also, the County investment funds show a value of $142 million. This is the investment fund. Part of any discussion should involve using some investment dollars for the court center. Public relations are not enhanced by limiting public involvement to a three minute comment on multi-million dollar projects. I ask that you, as Commissioners and our representatives, be proactive in arranging for public engagement and connection.

Chairman Rice speaks:
Thank you.

Mary Anne Park speaks:
Good morning. What you're being asked to fund today as taxpayers is a vanity project. Let's call it what it is. This courthouse, if the revenue from the taxes that they're counting on doesn't come through, they're going to find a way to pay off that bond and the way is you, the taxpayers. Whether it be property taxes or a new business tax, it's going to happen. The pound of flesh will come from you. So, we have to ask ourselves, what are the potential constraints on our future revenue sources? War, recession, pandemic? Nobody foresaw COVID-19. We didn't know that our coffers would be dry. We didn't know that nobody would be in the casinos. Yet it happened. So, if something like that happens and we have a payment obligation, they will find a way to fund it. And that way is all of you. It's not going to come from their paychecks, and it's not going to come from employee salaries. It's going to come from the taxpayer. The JLEC is not overcrowded. Your District Court is simply behind the times in transitioning to virtual access. There is no online docket for a member of the public to access publicly filed court documents. That is ridiculous and requires unnecessary foot traffic into the JLEC building. Instead of trying to dream up ways to spend all this money, fix the problems with the solutions that are before you. Every other court from big cities in California to Podunk little towns in Wyoming has online dockets where you can go access court documents for free or with a payment of a fee so that you don't have to go into the courthouse. So, when you complain about security issues, limit the foot traffic by making all of this available online like every other jurisdiction in the world. Further, all of this projected growth assumes that for more people equals more court use. That's incorrect. We're all in a post-COVID period. Most hearings for court appearances can be done online. It is now the exception to the rule to have a virtual, or to have an in-person court appearance. The default in most jurisdictions is that you make a Zoom appearance for stupid things like case management conferences. So why drag people into court for unnecessary hearings? You're paying a ticket. Pay the ticket online. It doesn't need to be in person. More population does not equate to the need for this building. This is essentially a legacy project for District Attorney, Mark Jackson and Judge Young. They want to put a feather in their cap before they retire and they want to do it on your

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dime. They want to make you debt slaves and they will arrest people like Jason Garrett Gibson, who got up here and called them out on it. And they all will sit here and tell you that they need this. They don't need it. They want it. It's a want, not a need.

Chairman Rice speaks:
Thank you.

Donna Tanner speaks:
Good morning. Thank you, Mr. Chairman. This is a heavy lift and I don't want this to sound like the other gentlemen that I am against law enforcement or think that they don't deserve a lot because they do a great job for us. However, the people here and all across the country have gone through COVID. They've gone through at least four years of inflation and this will raise property taxes at some point because it's just going to be more expensive. I went to the Debt Commission meeting, Management Commission meeting in August of 2023, and they had flown numbers around and asked about different ways we could do this where it would be less expensive and there was a lot of Public Comment about it. It's going to be more and I'm worried that the people of Douglas County that have endured so much and had so much cost out to them, are now going to become the ones that pick up all the costs here and it's hard to take. And I think that maybe we could do better and find better ways to be more efficient. And I ask the County Commissioners to consider that, please, because there are a lot of underserved folks out here. Thank you.

Chairman Rice speaks:
Thank you.

Ron Conway speaks:
From Johnson Lane. I'm here because I made a request in October. I want to know what the money's being spent on and the best way for me to do that is to look at the bids. I made a request online through an email requesting all the bids for this project and have not heard anything back. Nothing. Is there a specific way you're supposed to request information from the County? Because in my thing, if you don't get a response from the person who's listed on the sealed bid, you just keep going up the ladder. So here I am, at the top of the ladder. I would like a copy, a complete copy of all three of the bids because the way I read it, there was three bidders. I don't know if it was a design build or what it is. And I would like, and now, because it's been such a long time, I would like a copy of the contract. I want to know how the money is being spent and what it's being spent on. And finally, I would like to apologize for my earlier outburst. My voice got really raised. My kids don't like it. My wife don't like it. My family's from Oklahoma, we yell. I apologize for that. Thank you.

Chairman Rice speaks:
Thank you, sir.

Stacie Clark speaks:
I have to lower this after Ron speaks. Protect Johnson Lane. I guess when I look at these sort of things about the funding, I think catch up, right? Okay, we get this new Justice Center, but then we have to catch up with taxes or find other revenue. Some of that comes from new development, right? I'm sure Ms. Park has other beans in this pot being part of a huge development project off Buckeye. Well, huge for me, 2,500 homes when I have one. I believe that the problem is, needs to be controlled growth. If you have a community that is small, we like it because it's small. You don't need a giant Justice Center because it's small. So, don't approve more and more and more housing which tears up the roads more and more and more. And you're playing catch up, you're playing catch up, you're playing catch up. More taxes, more roads, more people, better infrastructure, and all of a sudden you have a Sparks. You have a suburb of Reno. That's not what this county is about. So, stop approving new developments. And if you do approve new developments, have different tax bases for those new developers that are making a ton of money off

UNAPPROVED

of their new developments or they wouldn't be doing it in the first place. Have a proportional system. Don't make the whole county pay for your decisions in having pro-development in this county. Have controlled growth. Don't play catch up on the tax bases. And I understand why this is needed or wanted, whatever you want to put it, but it should not be playing catch up on a tax base. Control your growth. Thank you.

Chairman Rice speaks:
Thank you. Any further comments? Seeing none, I will bring it back to the Board. And County Manager, you're stepping up to the microphone.

Jenifer Davidson, County Manager, speaks:
I am Mr. Chairman, Members of the Commission. I appreciate the opportunity to close out the staff presentation on this item and we will then turn it over to the Board for what I will say is a very weighty decision and an important consideration for County leadership at this time. I think Commissioner Gardner did a very good job in summarizing the history on this project. This can was kicked in 1980 when the original JLEC building was built. This organization acknowledged that this building constructed at that time was not sufficient for the needs of this community going forward into the future. I'm going to just summarize the current deficiencies of the existing space. We have current legislative requirements that we are not in compliance with in this existing space that necessitates this building. In summary, just a brief overview, because I know not everyone has been following along for the full context of this decision. The District Attorney's Office has inadequate office space on site for its support and professional staff. Inadequate conference areas for conferences, meetings, witness preparation, and victim support and preparation. We currently lease space adjacent to the JLEC building to accommodate the space needs of the District Attorney's Office. That is money being thrown away in a lease to another entity. There is no secure access to the facility for Judicial Officers. There are significant safety concerns for our Judicial staff members and their employees. We need to provide a safe space for our Judicial Officers to come to work. There is no separation for victims and perpetrators of criminal offenses. I cannot emphasize how important it is to separate victims from the perpetrators of crime. Can you imagine how hard it would be on possibly the worst day of your life, to have to come and testify in a court hearing and confront the person who harmed you in the hallway on your way to court? Can you imagine having to confront supporters of that person in the gallery and be seated next to them and have to look them in the eye while you're awaiting the outcome of a decision by the Judge?

The Sheriff's Department has inadequate space for patrol, administration, records, and investigation divisions. The Street Enforcement Team is off site. The Investigations Division does not have adequate working space or interview facilities. The Alternative Sentencing Department does not have a secure waiting area, adequate space, or adequate separation offices or laboratory facilities to process the specimens that they collect, process, and store. Building security has a design bottleneck at the entrance of the facility, which also contributes significantly to the safety concerns in the building. The Constable's Office, administered now by the Sheriff's Office, has minimal and entirely inadequate office space. Already, an additional courtroom and space for associated support staff is needed. This facility will provide the space that we need adequately into the future. We have employees working in closets. We have employees bleeding out into the hallways. We have people crossing where they shouldn't be crossing. We have existing problems today that we knew about over 40 years ago. We cannot continue to kick this can. We have the capacity in our budget today. The reason why this is important and most pressing now, every year we delay a decision to construct this building, we project increased construction costs of somewhere between $1 million to $3 million for this project. We cannot afford to delay. I thank the County Commission for your leadership in this matter. I know this has been a tough decision and one that we should not enter into lightly. But I am concerned that if we do not do this now, we will not ever be able to address adequately the needs of this community, specifically as they relate to public safety and the judicial process. Thank you.

UNAPPROVED

Chairman Rice speaks:
Thank you. I will bring it back to the Board. Any further comments?

Commissioner Gardner speaks:
Mr. Chairman?

Chairman Rice speaks:
Commissioner.

Commissioner Gardner speaks:
Thank you. I know several questions have been raised by and I appreciate your comments, County Manager, Jenifer Davidson. Several members of the public have raised several questions that I wish to have us take a look at. Number one, Ms. Tanner asked about the raising of property taxes. Okay. And I'll ask our Clerk-Treasurer, I mean, our CFO, as I understand it, the majority of the jurisdictions within our county are already at the maximum of property tax rates that we can legally, in respect for the State Legislature and NRS, we're at the maximum on most of those entities already. So, the ability to raise property taxes does not exist within our jurisdiction. Is that a fair statement?

Kathy Lewis, Chief Financial Officer, speaks:
That is a fair statement. Without a legislative change, we are at the max. I don't know about majority, but I think there's like six or seven locations, taxing areas that are at the max. So, yes. Yeah.

Commissioner Gardner speaks:
That's right. Okay. So that prevents us from doing that, Ms. Tanner. Okay. So, I just wanted you to understand that. Okay. Number two, Mr. Conley brought up the question of bids, and I believe this project was bid at a CMAR process. Can you explain that a little bit, Ms. Davidson?

Ms. Davidson speaks:
Thank you, Commissioner Gardner. Yes. This project, we are going through a CMAR process. We have broken this project into two phases. Currently, GMP one has been bid and awarded, and we'd be happy to provide those bid documents to any member of the public. In fact, we can also post them online and I think I will do that. I did not realize there was an inquiry for those, so we will connect the individual with those documents. For phase two, which is the actual construction of the building, there is a statutory requirement that makes perfect sense, actually, that we cannot go to bid on phase two until we have secured financing, and we have adequate financing in place to cover the engineer's estimate of cost for the building. The $51 million budget was set approximately a year ago. We are working through the CMAR process, working with Core Construction and TSK to further refine the engineer's estimate to make sure that we stay within that $51 million. As of today, 50 percent design, we are still on track to come in under that $51 million price tag. Once we get closer to 100 percent design, we will know the exact cost, the exact engineer's estimate, and then we will publicly bid and post the results of those bids as well, at that time. I hope that answers the question, sir.

Commissioner Gardner speaks:
It does. Thank you so much. And then Ms. Clark brought up the issue of growth. Okay. And I can tell you this, although this is kind of off subject, so if I go down the wrong road here, Mr. Chief Deputy District Attorney Ritchie, please rein me back in. But, I'll let you know, Ms. Stacie Clark is that as I've been a Commissioner for the last four years, we've approved, this Board has approved less than 200 homes total throughout our community. Okay. Now, that doesn't account for the 4,000 plus that already have been approved by previous Board Members. But that's still, most of that, except for about 1,200 are controlled by the Growth Management Ordinance that limits growth to two percent a year, and we haven't exceeded that in the last 15 years. So, we're not doing this on growth. Okay. We have roadblocks in place

UNAPPROVED

to do that. Okay. So, I just wanted to make sure I answered those three questions that the public had. And it looks like our County Manager has more.

Chairman Rice speaks:
Please.

Ms. Davidson speaks:
Thank you, Mr. Chairman. As I do know, there is quite a bit of public interest in this particular agenda item. I do want to advise the Board and the public of the next phases. So, this authorizes us to proceed with the sale of the bonds. We will be moving forward to get to that 100 percent design point. As I mentioned with the engineer's estimate of probable cause at that time. We will then go to a bid, excuse me, we will then go to the guaranteed maximum price bid and that will come back to this County Commission during a public hearing for public action to award that at that time. Is there anything further that we want to make sure the public knows in terms of process?

Mr. Wadlé speaks:
So, just for everyone's clarification, this project is being delivered via the Construction Manager at Risk process, which ultimately results, and Core Construction has been selected previously as that Construction Manager at Risk. That process ultimately culminates in what's called a guaranteed maximum price to the County, which is an item that will come back to this Board once the financing is secured. But a Construction Manager at Risk is just that, the construction manager takes the risk of delivering the project for the guaranteed maximum price to the County. So, the County has cost certainty for the project when it ultimately gets to be built. But again, we're here today to authorize the issuance and sale of the bonds to fund the project, finance the project.

Chairman Rice speaks:
Before we go to a motion, is there any further comments from the Board? Yes, ma'am.

Vice Chairwoman Hales speaks:
This agenda item today is just one step in many, many steps that the Board of County Commissioners has heard in this process and many agenda items have provided an opportunity to look deeply and discuss at length whether this building is needed and worth the resources that our County is putting into it. And so, I want to note that this is not, this decision today is not just in isolation, but we're really building on the next step in a foundation, if you will, of getting to the point where our County government can provide justice to our residents as best that we can. And we know that providing justice is a legitimate interest and job of government. And I just have to say, the preamble to the Constitution, We the People of the United States, in order to form a more perfect union, establish justice, ensure domestic tranquility… and it goes on from there. So, we do not take this step lightly or any other step lightly, as a Board of County Commissioners, in this process of being able to provide justice for our residents. And it's not just this Board. The Board before us was part of laying the foundation for getting this building built. So, I just wanted to note that in light of the comments that it may not be needed, that discussion has been had over years, and it has been a resounding yes, this building is needed. I believe that this is the next step. It's been conducted carefully and wisely entering into these obligations, and we're doing it in the best possible way to get the most for our money. I appreciate the efforts that have been put into getting this funding set up. Thank you.

Commissioner Nowosad rejoined the meeting at 11:37 AM.

Chairman Rice speaks:
Okay, I love this Board because after you guys get done, there's nothing I have to say. But what I will say is that I was privileged to work in the JLEC building for a number of years. My second career. Too many

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careers and I don't know how to retire, but I'll work on it. But I am so pleased to see that the Sheriff's Department will be able to expand. The District Attorney's Office will have adequate space and the people who go to court to seek justice don't have to confront the people that have torted them. You like that word? I'm not even an attorney. So, with that, I will bring it back. I am so delighted to see that this is going forward. It's something that's been needed for many years and I will entertain a motion. I'm sorry, Commissioner Tarkanian, do you have anything you would like to add?

Commissioner Tarkanian speaks:
No, I don't.

Chairman Rice speaks:
Thank you. Now I will entertain the motion.

Commissioner Gardner speaks:
Mr. Chair?

Chairman Rice speaks:
Sir.

Commissioner Gardner speaks:
I move for the adoption of Ordinance 2024-1648, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated by the short title 2025 Justice Center Bond Ordinance providing for the issuance of Douglas County, Nevada, general obligation limited tax Justice Center bonds additionally secured by pledged revenue, Series 2025A, in the maximum aggregate principal amount of $37 million, providing the form, terms and conditions thereof and covenants related to the payments of said bonds and providing the effective date thereof. And the introduction of two, Ordinance 2024-1649, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated as 2025B short term bond ordinance, providing for the issuance by the County of its general obligation limited tax medium term bond series 2025B, in the maximum aggregate principal amount of $14 million, providing covenants, conditions and other details concerning the bonds, the project and general tax proceeds and ratifying action previously taken and pertaining to the foregoing by the County and its officers and employees.

Vice Chairwoman Hales speaks:
I'll second.

Chairman Rice speaks:
And you thought the proclamation was long. All right, we have a motion and a second. All those in favor say aye. Any opposed? The motion carries 5-0.

Chairman Rice speaks:
And before we get to the cat cottage we are going to take a ten-minute break. Thank you.

A break was held.

Chairman Rice speaks:
Okay. If we can take our seats we'll get going again. Can we come back to order?

Commissioner Gardner speaks:
Mr. Chair?

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Chairman Rice speaks:
Sir.

Commissioner Gardner speaks:
I need to make a correction on Item 2, on what I read as the motion.

Chairman Rice speaks:
Please do.

Commissioner Gardner speaks:
Okay, so in that motion, I should have omitted the words and the introduction of on Item 2 and said, and the adoption of the Ordinance 2024-1649. So, can we change the record in that regard, or do we have to have a separate another motion?

Doug Richie, Chief Civil Deputy District Attorney, speaks:
No, you don't have a separate motion. It was very clear that this was and is for adoption for the two separate ordinances. Thank you for the clarification.

Commissioner Gardner speaks:
Because one of them was for 37, the other was 14, right?

Mr. Ritchie speaks:
Yes.

Commissioner Gardner speaks:
So, they're hand in hand.

Mr. Ritchie speaks:
Yes.

Commissioner Gardner speaks:
Okay. Thank you.

Chairman Rice speaks:
And that takes care of the error?

Mr. Ritchie speaks:
Yes, Chairman.

Chairman Rice speaks:
Thank you. All right.

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MOTION TO: Adopt 1) Ordinance 2024-1648, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated by the short title "2025 Justice Center Bond Ordinance"; providing for the issuance of the Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A, in the maximum aggregate principal amount of $37,000,000; providing the form, terms and conditions thereof and covenants relating to the payments of said bonds; and providing the effective date hereof; and the adoption of 2) Ordinance 2024-1649, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated as the "2025B Medium-Term Bond Ordinance"; providing for the issuance by the County of its General Obligation (Limited Tax) Medium Term Bond, Series 2025B in the maximum aggregate principal amount of $14,000,000; providing covenants, conditions, and other details concerning the bonds, the project and general tax proceeds, and ratifying action previously taken and pertaining to the foregoing by the County and its officers and employees; carried.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Sharla Hales, Vice Chair
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

Chairman Rice speaks:
As to forewarn you or give you a little housekeeping here, we're going to go through Items 3, 4, 5, 6 and 7, and then we'll be breaking for lunch. We have some people who for Item 7 have come in from good distances so I don't want to keep them hanging around any longer than is necessary. So, with that, you'll notice that I was very careful to say we'll be talking about the cat cottage. Do not confuse that with any other edifice.

3. For possible action. Discussion to: (1) Authorize the Douglas County Community Services Department to increase the budget for the Cat Cottage project from $40,000 to $140,000, which will be funded from private donations; (2) Authorize the County Manager to approve additional expenses of up to $48,000, which will be funded with funds from Animal Services Donations; and (3) Authorize the County Manager to sign the contract with CORE West, Inc. for project management and site supervision. (Brook Adie)

Chairman Rice read the agenda item into the record.

Brook Adie, Community Development Director, speaks:
Thank you. And thank you for the opportunity to talk about the new cat cottage today. I wanted to take a few minutes just to refresh everyone's memory of how we've gotten to where we are today, and really highlight the collaboration and coordination that has happened across the board with many different entities and organizations. So, during the budget building process for Fiscal Year ’24 and ’25 and during the strategic planning process, there was a lot of advocacy that came forward through DAWG, the Douglas Animal Welfare Group, in support of expanding and increasing, enhancing services and facilities at the Animal Care and Services facility. The current cat facility that is there, only holds six cats. It's an old construction shed and was really put down on the dirt. There was no foundation and it's really dilapidating. And there was a lot of concern from the community that we really needed to improve those facilities. From those discussions and the multiple meetings that our DAWG members attended advocating for the improvement for these facilities, during the budget process, the Board of County Commissioners authorized $40,000 to put towards building a new cat cottage. We knew that $40,000 wasn't enough to get us to the facilities that we wanted, so we looked at and evaluated the donation budget through Animal Services, and determined that we could move $100,000 from those donations to add to the $40,000 that has already been authorized through the budget process to build this facility. We worked

with DAWG and they have committed to $100,000 to this project as well, giving us $240,000 to build the new cat cottage. Now, the $240,000 is really to support the building materials and the permitting, but we needed funding to help for the labor piece of it and that's where we've partnered with some of the local businesses around. We searched for a large contractor to donate the labor, and that's where we ran into CORE Construction. And they committed to doing the project management and the building for free, a donation. This is about $250,000 in donation that they are giving to us to make this cat cottage a reality. The DAWG members and our Animal Care and Services members came together to say, what is this facility going to look like? How is it best going to meet our needs? And with the help of Bill Iverson, who is a DAWG member and a retired architect, he drew some preliminary drawings that got us to make sure that everybody's needs were being met. We're able to serve more cats in the facility, and we're able to address needs with quarantine. We have a quarantine issue in our current cat facility.

So, with the drawings that were made from Bill Iverson, we needed to take them to the next step. We needed to have a licensed architect come forward to help us get the drawings to where we need to be so that we're able to design them, and that's where TSK stepped in. TSK has stepped in and is committing to getting the drawings to the next step where they need to be. So, thank you to all of the partners that are here and all of the collaboration to bring this to a reality. And now we're seeking authorization for the funding so that we can move forward. I apologize, that was very difficult for me to get out today.

Laughter was heard.

Chairman Rice speaks:
It's fun getting tongue tied, isn't it?

Ms. Adie speaks:
No.

Commissioner Nowosad speaks:
I empathize with you.

Chairman Rice speaks:
Okay. Any questions from the Board?

Commissioner Gardner speaks:
I only had one observation, Mr. Chair. For those members of the public that are not aware, what does, well, you kept referring to DAWG. Can you tell us what that acronym stands for, please, so that the members of the public can…?

Ms. Adie speaks:
Yes. Thank you. They are the Douglas Animal Welfare Group. They are a nonprofit organization that supports dogs and cats in the community. Our Animal Care and Services Department works really closely with them. They support us, but they also support dogs and cats throughout the entire county.

Commissioner Nowosad speaks:
I was impressed with the figure of $250,000, and that was for labor?

Ms. Adie speaks:
That's an estimated account of what the labor that is being donated from CORE Construction to actually build the facility. The funds that we have that we're talking about here are going to go towards all of the building materials and the permits.

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Commissioner Nowosad speaks:
Okay. But 250,000 is mind boggling for someone to donate to. Thank you very much to them.

Ms. Adie speaks:
Yes. We are very grateful for CORE Construction. Thank you.

Chairman Rice speaks:
Commissioner.

Vice Chairwoman Hales speaks:
My understanding is that one reason this was… I just have to speak up on behalf of dog people, that is d-o-g people. And note that one reason this cat cottage was needed is because of the proximity between the cats and dogs. And those people who are dog people, don't worry, the dogs are taken care of otherwise. We're not leaving them behind. But this is giving some space and distance and separation so everybody, all the dogs, all the cats will be happier. Just a note.

Commissioner Nowosad speaks:
Being a person who adopted a cat, and I have the scars to prove it, this cat has turned out to be a real plus thing in our lives. We have a Shih Tzu dog, and they're almost all like this all the time, not doing any harm. But thank goodness for the cat folks out there.

Chairman Rice speaks:
All right, if that's all of the cat comments from the Board, this is an action item, so if anybody has any Public Comment to make, we will take it at this time.

PUBLIC COMMENT

Kathryn Dodge speaks:
Greetings, Board. I am the President of Douglas Animal Welfare Group, otherwise known as DAWG, and we are a 501(c)3 committed to helping to bettering the lives of Douglas County animals. And one of the ways that we look forward to doing that is through helping create a new cat facility at the shelter. One that provides space, better space for meet and greet, better space for cats, better quarantine and as you say, allows the dogs to have a cat free zone to live in. So, thank you again for supporting this project. Your initial infusion of $40,000 has leveraged into another $500,000 in private donations. I think that's a heck of a good payback. And I want to thank you for your confidence and your support in helping us get here. This has allowed, this will allow the County to replace a decrepit, temporary cat cottage with a new quality cat cottage. I want to especially thank Commissioners Gardner and Tarkanian for their leadership in helping kick start this, DAWG member Bill Iverson, who donated over $5,000 in labor designing the floor plan and elevation that allowed Scott Morgan to recruit a project manager. And we want to thank Scott and Brook for shepherding this project up to this point, CORE West for stepping forward to manage the project, and RSK Engineering to build on Bill's work and complete the design drawings. I also want to thank the DAWG members that have committed to coming up with $100,000 to help purchase the materials needed to build this cat cottage. What an incredible team and what an incredible community we have here in Douglas County. Thank you. I appreciate it. And I want to say thank you for all the DAWG members. We deeply appreciate this.

Chairman Rice speaks:
Thank you. Is there any further Public Comment? Seeing none, I will close Public Comment and I'll bring it back to the Board for a motion. Commissioner.

UNAPPROVED

Commissioner Gardner speaks:
I only feel like it's appropriate for Commissioner Tarkanian to make this motion, so I will…

Chairman Rice speaks:
Commissioner Tarkanian.

Commissioner Tarkanian speaks:
I appreciate that, Commissioner Gardner. We both have been very much involved in this. I am dropping my son off at school, so I don't have it written in front of me what I am supposed to make a motion to say except that I want to approve the funds, the $40,000 for the cat cottage. But I'm sure it has to be more elegant than that. So maybe if you can read off what the motion should be, I can second it.

Commissioner Gardner speaks:
I'll read it off, and then you can make that motion and I'll second it for you. Okay. So motion to one, authorize the Douglas County Community Services Department to increase the budget for the Cat Cottage project from $40,000 to $140,000, which will be funded from private donations and two, authorize County Manager to approve the additional expenses of up to $48,000, which will be funded with funds from Animal Services donations, and three, authorize the County Manager to sign the contract with CORE West, Incorporated, for project management and site supervision, motion by on behalf of Commissioner Tarkanian. And I will then second that. How's that?

Commissioner Tarkanian speaks:
Sounds good.

Chairman Rice speaks:
All right. We have a motion and a second, and without further discussion, all those in favor say aye. Any opposed? Motion carries 5-0.

MOTION TO: Authorize the Douglas County Community Services Department to increase the budget for the Cat Cottage project from $40,000 to $140,000, using private donations; authorize the County Manager to approve additional expenses of up to $48,000 using funds from Animal Services Donations; and authorize the County Manager to sign the contract with CORE West, Inc. for project management and site supervision; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Danny Tarkanian, Commissioner
SECONDER:	Mark Gardner, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

4. For presentation only. Presentation of Proclamation 2024P-141 recognizing Core Construction for its generous donation of services towards the construction of the new Cat Cottage Facility at the Douglas County Animal Shelter. (Geoff Bonar)

Chairman Rice read the agenda item into the record.

Jenifer Davidson, County Manager, read the proclamation into the record.

To review the full proclamation please see the Agenda Packet material.

Applause was heard.

APPROVED

Andrew Thiel, CORE Construction, Director of Client Services and Community Engagement, speaks:
Real quick, I just wanted to say thank you for having us here today. This proclamation is a little bit hard to follow up from Commissioner Nowosad's but really thankful for it. Going back, you know, for the storied history of our Northern Nevada company, I just wanted to express our sincere gratitude to the community. We wouldn't be here without you today if it wasn't for you guys back about ten, 15 years ago, so thank you all. And one other thing, when I talk to, you know, the president of our company, Seth, Douglas County is one of the most treasured communities that we get to serve across the entire state. And don't tell my colleagues down in Las Vegas, but this is probably the most treasured. So, thank you for having me today. Thank you for putting your trust in our company to build not only your new Justice Center, but also the cat cottage. So, thank you and look forward to serving you for the years to come.

Applause was heard.

Brook Adie, Community Services Director, speaks:
Thank you. What I had wanted to say at the table, which I didn't articulate it very well, I really wanted to emphasize how grateful we are as an organization to have companies like this in our area that want to partner with us. When we started having this discussion about building the cat cottage, we knew that our funds were limited and we would need a really big supporter to come forward to help us get to the finish line. When Scott Morgan, our Assistant County Manager, approached CORE with sort of this wild idea of like, hey, let's partner for building this cat cottage, and by the way, we'd like you to donate your time. They did so without hesitation because they do value this community, and they love being a part of the projects that we have because the projects that we do are so impactful. So, thank you, thank you, thank you CORE. We really appreciate it.

Ms. Davidson speaks:
I'll ask Animal Services staff members to come join us for a presentation. And members of DAWG, if you also want to join us in recognizing CORE so we can capture this momentous donation by them.

Photos were taken.

RESULT:	**PRESENTATION HELD.**

5. For presentation only. Presentation of Proclamation 2024P-140 recognizing TSK Architects for its generous donation of services towards the design of the new Cat Cottage Facility at the Douglas County Animal Shelter. (Geoff Bonar)

Chairman Rice read the agenda item into the record.

Brook Adie, Community Services Director, read the proclamation into the record.

To review the full proclamation please see the Agenda Packet material.

Phil O'Keefe, TSK Architects, Principal, speaks:
Thank you. I'm going to be brief because I didn't know I was going to be up here speaking with anyone, but I'll just say it's always a privilege to partner with CORE Construction. They're a great team partner with TSK. We have a long history going back several years. We understand that, you know, you have to give back. It's you have to give and receive, right? And that's just the way life is. And that's what makes people happy. And so that's why CORE Construction and TSK, we appreciate opportunities to just do a little bit of help. It's a small project and we can manage that without too much strife, but it's still helping

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out at a myriad level. So, I just appreciate the opportunity to serve and I look forward to a great, I'm going to say it, looking forward to an awesome cat house.

Laughter was heard.

Applause was heard.

Jenifer Davidson, County Manager, speaks:
Since Brooke did get to read the proclamation, I just did want to publicly thank TSK. So much patience from your team in dealing with us. We are a demanding County with high expectations, and you just have worked brilliantly with us and with CORE on everything we've asked you to do, and now the latest, the cat cottage. So, we're super excited. Merry Christmas to Douglas County. This is an awesome day and thank you to our wonderful business partners. We could not do this without you. Thank you. We were super-efficient, TSK and CORE, speaking of being on time and under budget, we got one picture that accomplished both things, so I don't think we need to go back for a second one, but thank you for that.

Chairman Rice speaks:
All right. And we thank you DAWG and cat people. That's D-A-W-G.

RESULT: PRESENTATION HELD.

6. For possible action. Discussion to approve the 2024 Zephyr Cove/Warrior Way Paid Parking Feasibility Plan. (Brook Adie)

Chairman Rice read the agenda item into the record.

Brook Adie, Community Services Director, speaks:
Good morning. Thank you for allowing me the opportunity to talk about parking now. I'm here with members of Dixon Resources Unlimited to talk about a paid parking feasibility study that was completed. I'm going to introduce them. I'll move out of the way so Jennifer can come up to the table. I wanted to talk a little bit about how we got to where we are today. In 2023, during the 4th of July holiday, there was extensive use at the Zephyr Cove Beach area. We made national news with the amount of tourists that came to the facility, all of the garbage and the waste and really, the overcrowding at the beach. And a lot of that had to do with parking around in the area. And so, what we did is we acted very quickly, and we established a temporary paid parking program up at Warrior Way in partnership with the Douglas County School District and a couple parent groups. During the summer of 2024, our parking program was very, very successful. We had a parking ambassador on site who was there on the weekends during the busy times, making sure that people were paying for parking. We had 2,661 cars that paid for parking during our summer season, and about 465 of them are Douglas County residents.

We had 261 hours by volunteers from the Zephyr Cove Parents Group and the George Whittell Booster Group. They were there on the 4th of July weekend, helping park cars and in other weekends throughout the summer picking up garbage, so they had a total of 261 volunteer hours. The revenue that we brought in and the expenses and the profit sharing that we had with the different groups, Dixon will get into a little bit, but I wanted to highlight that through our parking efforts, the parent group, so that's the Zephyr Cove Parent Group and the George Whittell Boosters, they got $30,000 in revenue for their efforts in this parking program. The Douglas County School District received $40,834.18, and Douglas County received $40,834.17. This program was very successful and it has provided a lot of opportunities for the future. We had a lot of lessons learned through the program that we had over the summer and in partnership with Dixon Unlimited Resources. I think that we've really been able to establish what a great

UNAPPROVED

program is going to look like going forward. This plan was taken before the Parks and Recreation Advisory Board, and they did recommend to bring it forward to the Board of County Commissioners for approval. So, with me, I have Julie Dixon with Dixon Unlimited Resources and Jennifer Liu.

Julie Dixon, Dixon Resources Unlimited, Principal Consultant, speaks:
Thank you, everyone, for having us today. We'll go through this brief presentation and be available for any questions. I'm joined by my colleague Jennifer and we are parking consultants. And one of the unique factors about our experience, too, is we've actually supported a number of projects throughout the Tahoe Basin. And so being able to take a lot of the lessons learned, that's something that we've been able to apply into this project. We also had a partner in this project, Wood Rogers, that provided some engineering support as well when it comes to what the project can look like moving forward. And we do tend to focus on tourist impacted communities. And so, we really tried to take that into account, especially when we talk about quality of life for our residents. So, when we do talk about a paid parking program, it's really important to establish the goals.

Ms. Dixon began the presentation and covered the following topics:

- Paid Parking Program Goals
  - Financial Sustainability
    - Operating costs should be covered by paid parking revenues.
  - User Experience
    - Simplified and smooth payment process for non-resident beachgoers, with minimal impact on residents and park/school users with free access.

Ms. Dixon speaks:
And this being a new launch this year, that's what Brook had shared, was there were several lessons learned and being able to incorporate some of those lessons learned into what we're proposing moving forward. It is also particularly important that we don't want to impact the school, the library, or the tennis club so that we can ensure that those patrons that are coming, maybe for a baseball tournament or something like that. So, it's a really difficult balance to ensure, again, that equitable access and making sure that everybody understands how it can all function.

Ms. Dixon continued the presentation and covered the following topic:

  - Efficiency
    - Streamlined program administration and maintenance.

Ms. Dixon speaks:
One of the things that we can all probably appreciate with those cell phone devices that we're all married to, we practically have to replace them on an annual basis at this point because that's how quickly technology is evolving. So that was really important. As we talked about the design of this infrastructure, there are still human beings involved that are often very distracted. They see that big, beautiful lake behind them, and all they can think about is getting that car parked and probably getting their family to that location. So, however we can design this as efficiently as possible was important.

Ms. Dixon continued the presentation and covered the following topic:

  - Adaptability
    - Ongoing monitoring of implementation outcomes and iterative changes to continue improve the program.

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Ms. Dixon speaks:
Knowing that we have certain peak events that do occur, especially in this region, as well as making sure that we can be adaptive for, again, if there's a big tournament or something like that, it's important that we're constantly being able to engage and monitor the program moving forward. So, for the area that we're talking about, you can actually see that bird's eye view of the locations. And you can see in the legend the number of actual parking spaces that are identified, and I think the one thing that the Commission noticed was the orange highlighted areas, which are defined as the overflow areas. And that's something that you could see those locations being utilized especially for a peak time, like a 4th of July weekend type of opportunity. But on a standard operating day, we're really talking about 293 parking spaces. It was also something important to recognize that, especially on the curvature of the roadway, I'm making sure that we have certain locations marked as no parking locations, because it's important that our emergency vehicles are also able to navigate that roadway, especially with the heliport location up there for emergencies. So, when we talk about the summer pilot program that operated this year, basically between July and August, it was really important to consider the collaboration between a multitude of agencies because as we're talking about US 50, the reality of being able to use the state highway resources when it comes to helping manage this was also very critical.

Ms. Dixon continued the presentation and covered the following topic:

- Summer 2024 Paid Parking Pilot (July-August)
  - Pilot Outcomes
    - Improved Safety: Reduced traffic conflicts and increased efficiency of clearing illegally parked vehicles on US-50 with fines and towing fees.

Ms. Dixon speaks:
This is something, again, because we support other programs in the basin, I was very excited for you all to be one of the first to launch this, as it needs to be supported all the way around the Lake, and you proved that this could be a successful solution, which we'll get into here in a moment.

Ms. Dixon continued the presentation and covered the following topics:

- Managed Beach Usage: Reduced overcrowding at Zephyr Cove beach and improved the overall beach experience.
- Improved Sanitation: Reduced trash and pollution around the beach area, contributing to 78% less trash lake-wide compared to Fourth of July 2023.
- Achieved Cost Recovery: Covered all operational costs with revenue.
- Improved Circulation: Improved traffic circulation with the help of signage and a Parking Ambassador.

Ms. Dixon speaks:
As we'll describe and get into the numbers, the program paid for itself and actually generated revenue, as Brook mentioned, with some of the monies being able to go to the volunteer groups and then also that improved circulation. One of the benefits that we had was having a parking ambassador located on site was a really big factor to help answer questions, direct folks, where's the lake? You would be surprised that they still ask that question even when they're standing right there at the traffic signal. But the reality of having that person there really made a really big impact.

Ms. Dixon continued the presentation and covered the following topics:

- Pilot Outcomes (continued)

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- Continued Free Parking: Douglas County resident beachgoers received free parking by entering their zip code into the paid parking system, while parking remained free for users of all other on-site facilities.
- Improved Parking Management: Illegal parking on private, school, park property, and US-50 was reduced with the use of License Plate Recognition (LPR) cameras and monitoring.
- Supported Fundraising: Paid parking generated revenue shared among the Douglas County School District, the County, and the Zephyr Cove Parents Club and George Whittell Boosters Club.

o Operational Successes
- Parking Ambassador: Effective in program education and encouraged compliance.
- Signage on US-50: Improved circulation by reducing the number of beachgoers who try to find free parking on Warrior Way.
- Parking Rates: Higher rates reduced beach parking during peak demand days and encouraged beachgoers to park at the Zephyr Cove Resort.

o Improvement Opportunities
- Decreasing transaction fees: Opportunities to contract with a vendor with lower transaction fees.
- Expanding payment methods: Increase access to payment by installing a pay station besides mobile payment methods.

Ms. Dixon speaks:
This could include an actual kiosk. If anybody visited the pilot location this past summer, it was all utilizing a mobile payment device, your cell phone. And so, we're looking forward to actually implementing a payment kiosk that would be located at the base of the roadway and making it easier for those customers that maybe don't have cellular phone devices that could actually engage that location. And yes, there are people that don't have cell phones, maybe few and far in between, but.

Ms. Dixon continued the presentation and covered the following topic:

- Reviewing the discount method: Consider a more effective method to validate County resident status instead of inputting zip codes.

Ms. Dixon speaks:
When we talk about the revenues and the financial impacts, we've actually identified the cost of the program along with the paid parking revenue, and mindful this was not the entire summer period, so overall, that net profit being just over $111,000. And when you actually look at that bottom left hand corner, our ability to leverage the number of paid parking sessions versus the number of free parking sessions and utilizing the LPR data was something that could also help us balance, you know, if there were cars that didn't take any action versus those cars, again, that engaged the system. And across the 4th of July holiday weekend, 90 percent of the parkers who registered were visitors who actually paid for parking. So, this is something that, again, when we talk about the utilization of our resources to have the folks that are using that pay for it is also a really big benefit to the County and to the community.

Ms. Dixon continued the presentation and covered the following topic:

o Program & Policy
- Extend the paid parking season to start from Memorial Day weekend. Retain other terms, such as paid parking rate structure, free parking for all park/school users, operating hours, etc.

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- Establish interlocal agreement with the Douglas County School District for an extended paid parking program.
- Discuss interlocal agreement with the Tahoe Douglas Senior Center to use spaces for ADA and special event parking.

Ms. Dixon speaks:
One of the things that was noticed was that the Senior Center is not utilized on most weekends, and especially on the holiday weekends, and because that is also a paved location, that we might be able to leverage those locations for better access for our ADA parking as well. So, the opportunity to tie them into this opportunity would be one that would be a benefit to the overall program.

Ms. Dixon continued the presentation and covered the following topic:

- Assess the implementation of a Parking Benefits Fund for distribution of County revenues.

Ms. Dixon speaks:
This is something that has become very prevalent in other managed parking programs, where the County has an opportunity to define how the revenues can be utilized. And this is something that has become a benefit for transportation and or mobility programs, that by designating monies that are generated from paid parking, to be able to put that into other transportation solutions or things like that, that can be definitely a win associated with the Parking Benefits Fund.

Ms. Dixon continued the presentation and covered the following topics:

- Conduct ongoing parking utilization analysis and annual rate reviews.

o Technology
- Create a payment zone at the entrance of Warrior Way and:
  - Install a pay station that accepts credit cards.
  - Station the Parking Ambassador at this location.
  - Ensure strong connectivity in the payment zone (leverage FirstNet and NDOT fiber internet lines).

Ms. Dixon speaks:
Having these locations in those high visibility locations will also detract from vandalism opportunities as well. So. these are all factors that we want to be mindful of. And the reality of a solution like this is that you don't need a number of those base stations. You really only need one.

Commissioner Gardner speaks:
I think this is a critical element of this simply because, you know, certainly myself, sometimes I have difficulty with a cell phone. And, you know, this happens when I go to concerts. Okay. They delivered my tickets via my phone, and then my phone won't operate when I go to check into the concert which is really troublesome.

Ms. Dixon speaks:
Mindboggling, yeah.

Commissioner Gardner speaks:
And so, with this, it doesn't give the individual the opportunity to say, well, I couldn't make contact with this, and that's why I didn't pay, sorry.

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Ms. Dixon speaks:
That's right.

Commissioner Gardner speaks:
This takes away that argument.

Ms. Dixon speaks:
Absolutely. And this is something too again, you all are not alone when it comes to signal strength, especially on a popular weekend anywhere around the Lake. And the opportunity is being able to bring in some of the solutioning that some of the other programs are also leveraging. But being able to also design that hotspot that's around this location, as well as kind of that before you leave Warrior Way to make sure you initiate your parking session.

Ms. Dixon continued the presentation and covered the following topic:

- Introduce driver's license scanning features.
  - County residents can use the pay station or mobile payment methods to scan the back of their driver's license to verify residency status and unlock 100% discount.

Ms. Dixon speaks:
Basically, our hope is through the proposed design, as there would be a little pullout area when you turn onto Warrior Way where that hotspot would be available, so that because as we climb up Warrior Way, the signal gets lessened and their ability to be able to scan their driver's license to be able to recognize they're a Douglas County resident and that would initiate their parking session. So that's a real win for the program. And it's a program that I have to tell you, I actually tested in Maui where you'd be surprised to know that in Maui, there is actually no paid parking yet. And we were just about to launch their paid parking solution and then unfortunately, the fires happened. But we had tested and vetted this. So, in their case, the County of Maui residents were going to receive a benefit. And the simple way to scan their driver's license made it really simple. And I want to reinforce to folks there's no retention of data associated with that driver's license. What the system is simply doing is recognizing in that barcode the zip code associated with that ID. So that's basically what gives you your initiation of your parking session. So, it's a real win and easy to use for customers and something that you'll be able to, again, use on your phone or at that kiosk as well.

Commissioner Gardner speaks:
So, this is driver's licenses, not license plates?

Ms. Dixon speaks:
Separate. And that's what I'm going to…

Commissioner Gardner speaks:
That's a whole other….

Ms. Dixon speaks:
I'm going to talk about that one too. But this is so that your county residents can receive their free parking benefit and it's another way to limit fraudulent activities. This last year it was if you had the zip code, all you had to do is enter the zip code and you got the parking benefit, which was, you know, to launch the program as quickly as the County did, that's what we did to make it work. And so, this basically ensures that you have to have a driver's license, Douglas County, a zip code in order to get the parking benefits. So, it'll minimize folks that are trying to take advantage of the system when they aren't actually community members. And then the ongoing communication and evaluation of the technology providers

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so that we can do the barcode scanning on the driver's license. We can also utilize not only mobile payment opportunities, but also being able to text to pay. That's another really big win in communities when you can offer the ease of not having to use any kind of app, but just initiate your parking session by text. It also requires less bandwidth on your cell phone. So, these are all ways again, to just add features to the system.

Then it gets into the license plate recognition technology. What's important is, and this is where to really make it clear, you have your driver's license, which gives you your county benefit, and then the license plate reader is basically helping us keep track of this car paid or didn't pay. They initiated their parking session or they didn't initiate their parking session. So that's an important factor of everything in this system is designed around the license plate of the car. It's important to recognize that when Jennifer pulls into this area and her license plate is ABC123, I have no lookup capabilities to know that that car belongs to Jennifer at all. It's just that when we go to monitor the system, we can see either Jennifer's car, ABC123 is valid to park or Jennifer's car is not valid to park. And so that's really how simple the checks and balances work. And it's the way that we basically can collect the data to ensure that we have compliance, and to look at ways that we may need to be more efficient with the system. It's really critical for folks to understand that when we talk about this type of technology, we're not looking up any DMV information. I don't see any registered owner information. It literally is a scan of a driver's license to say your zip code gets you to park for free, and your license plate is basically how we keep track of paid, not paid. And it's as simple as that. It's a lot of technology for a simple action like that. But it's what allows you to be as efficient as you possibly can, requiring less personnel. And to really, again, simplify the way that the methodology works.

So, when we do talk about the recommendations moving forward, again, looking at that location, one of the areas that I mentioned was having that pull out zone so that when you basically come off the highway, there in the bottom right hand corner is the example of where that hotspot could be live, so that I can pull over in that location to initiate my session. Your parking ambassador would be there as well. This might be the place where I'm coming for a baseball tournament, and I've got kids in the back seat, everybody's, you know, ready to get to the baseball tournament and the ambassador would also be there to speak to you or answer any questions as well. And this was, again, one of those safeguards because we knew that the communication signals being what they are.

Ms. Dixon continued the presentation and covered the following topic:

- Compliance
  - Leverage the County Parking Ambassador for compliance.
    - Equip County Parking Ambassador with iPad with real-time parking payments reporting.
    - Station at minimum on peak demand days.
  - Coordinate volunteer Parking Ambassadors with the Whittell Boosters Club and the Zephyr Cove Elementary School Parents Club.
    - Volunteers should supplement on peak demand days and can substitute for the County Parking Ambassador on quieter days.
  - Evaluate the use of windshield immobilization devices on US-50.
  - Assess tow and impound fees.

Ms. Dixon speaks:
The towing to continue on US 50 is something that again there was a separate impound lot. I didn't really speak to that, but that was also a real win for the program because there was a temporary impound lot that was set up there right behind the library and our intentions of continuing to use that, especially for peak weekends. And what you see here on the right side is actually a supplement to the towing resources. What

UNAPPROVED

you see there on the right side is something that's called a windshield immobilization device. And what this does is it allows for you to actually immobilize the vehicle while the tow trucks are taking care of other cars in case we have stacked up vehicles on there. This is a temporary tool that can be used while the towing is in action. And this is a device too that you can see there's actually a number pad, a keypad in the upper right-hand corner that actually allows for self-release after you've actually paid your fees as well. We didn't utilize this this year, but it could be something that again, depending on demand as we expand the program throughout the entire summer months, it's just another supplement to the enforcement and impoundment process.

Vice Chairwoman Hales speaks:
I just want to know how does it stay on there?

Ms. Dixon speaks:
Sure. So, this specific device is called the barnacle. And it basically has two industrial sized suction cups on the rear side of that yellow device. And the device can be branded as well, which is really neat for some agencies. And it literally, if you remember those old Reebok pump shoes, it literally has a pump that when it gets laid onto the windshield, it pumps up and it adheres to the windshield. So, if somebody tried to manipulate it off of their car, it will do damage to their car. When you hit the button with the appropriate access code, that's when the suction releases. And what's particularly important because interestingly, in the parking industry, there hasn't really been a lot of innovation over the years. You know, we've had a few things like meters where you could put in your credit card and such. This came along about ten years ago because traditionally we used to have the boot, you know. And that's actually a really dangerous resource because the person usually has to bend over in traffic with cars coming behind them. And so, this was actually brought in as an officer safety solution to help mitigate officer safety concerns. Another neat little thing about this particular device, we're technology agnostic, but something that really stands out is that technically the user, the customer that releases this from their car, it's a self-release tool, once you pay, you actually have to return it to a designated location. If you don't return it within a designated amount of time, you're then subsequently charged $500, whatever the number is, and you agree to those terms when you basically pay your release fee as well. So, this has been really effective in really high profile communities that have had a really big tow impact, especially when you talk about volumes. And again, this would be a supplement to the towing, but this is just another tool in the toolbox that I like to describe that when you talk about managing parking, this is really intended to help us be more efficient and more effective in the field. And that's also why we want to make sure that we assess the tow and impound fees to make sure you know the crime fits the time type of thing. And that's like just with the rates. Something that happens in a lot of communities is that folks will say, I'll just eat the ticket, or I'll just eat the fees, because that's how much it would cost me to entertain my family for the day. And so that's something that we want to be mindful of, is that you want to make sure, it's like parking in a disabled parking space. When you see that sign that says $300 plus or $500 plus, that's meant to be a deterrent to encourage you not to park in those locations. The same concept should come here. If I'm going to choose to park on Highway 50, I need to understand that the penalty is substantial enough and probably not something that I want to consider.

Commissioner Nowosad speaks:
Mr. Chairman?

Chairman Rice speaks:
Yes.

Commissioner Nowosad speaks:
The trigger. Thumbs up, thumbs down. How often do you check what you have to determine whether you're going to tow? I mean, I would imagine you want to do that on an hourly basis.

UNAPPROVED

Ms. Dixon speaks:
That's a great question. So, the trigger that I was describing was once you've entered Warrior Way, so we'll have fixed mount LPR cameras there that are basically monitoring the license plates of the cars. And so, then you give a courtesy period of 15-20 minutes so that your parking ambassador can actually look at the tablet and see that of the 100 cars that have entered, I can see that there's two that haven't initiated a parking session. For the highway, this really comes down to the monitoring of the highway and the reality of the resources that are available, especially from the Highway Patrol as well as the support from the Sheriff's Department.

Commissioner Nowosad speaks:
What I was thinking is you have a record of all the license plates. I assume you're patrolling the area that the parking is taking place.

Ms. Dixon speaks:
So, along Warrior Way.

Commissioner Nowosad speaks:
Then you get the license plate from the "violator", and then you go to check, see if the license plate is in the database.

Ms. Dixon speaks:
Yes. So, what will happen is when the car enters Warrior Way, I'm just going to show here. So, if you look at this particular location, they've turned off of the highway and they've come right here. As they bypass this location, this is basically where the license plate recognition cameras are. So, then when they proceed on into the parked area, these locations, the cameras are basically recording that plate. And so, I'll be able to look at, as a parking ambassador, look at the list of plates that have entered and then it'll cross check it with the managed parking system to say, of that 100 cars, two have not initiated a session.

Commissioner Nowosad speaks:
Thank you.

Ms. Adie speaks:
Do you mind if I jump in real quick? I do want to remind everybody that the parking fees are for beach goers only. Individuals that are coming to the area that are participating in activities at the park, the library, the tennis club, or with the school will not have to pay for parking and they won't have to register for a parking session also. So, our best course of enforcement is catching people after they park on their way to the beach where our ambassador is there checking receipts on phones to say yes, you paid, no, you didn't pay. The license plate readers are another tool as part of our enforcement but the ambassador is really the key to making sure that everybody's paying.

Ms. Dixon speaks:
And different than on the highway with the towing, because that's really for the vehicles that are parked illegally on the highway. The parking ambassador is not engaged with that part of the process.

Commissioner Gardner speaks:
Yeah. First of all, I want to thank our Community Services Department for bringing this process forward last year and obviously it was a very good program to institute, and I'm glad that we're looking at going on with it next year, even though it was a pilot program then. And I hope that we can take the pilot off of that and go forward with the program. I just had two questions really and this windshield immobilization device is really an interesting concept. So, two questions I have in that regard is, number one, who has

UNAPPROVED

authorization to actually put these devices on a car? That's number one. And number two, do we have any jurisdiction on US 50?

Ms. Adie speaks:
The idea of the barnacle would be a tool that would be used by the Sheriff's Department or NDOT as an alternative or a second option versus towing. So, they would be able to go up and down the highway and if there were people that were violating the parking laws, they could use the barnacle to stop them without having, until a tow truck could be there. Not ours. It would be the Sheriff's Department and NDOT. They are the ones that monitor the parking along Highway 50. Not our department or our parking ambassador.

Commissioner Gardner speaks:
Okay. Because I don't want to have us and volunteers or ambassadors getting into fights with residents or people trying to park. Yeah, that could get ugly, right? We would need a Sheriff for a whole different reason, right?

Ms. Dixon speaks:
Right. And that's one of the reasons why we really are focused on compliance. And that's why when you hear us talking about the parking ambassador, the level of engagement, and you can see the amount of compliance that you had this last year had a lot to do with that proactive nature of just providing a customer support level to make sure that everyone understood what the rules are because this next slide, this is another part that's really important is signage. It's to make sure that folks understand that, again, this is something that's different. There's people that have been coming here for a long time and trust me, she had to explain the rules to a lot of people, and I'm sure she felt like a broken record at certain points, but the messaging to make sure that folks understood that the rules have changed, and in order to be able to park in this location, you have to pay. And so that's really important when we talk about being able to really establish this as an established program next year is to make sure that we're addressing the signage and make sure that everyone understands that if you do park along the highway, you are subject to penalty and tow as well.

Ms. Dixon continued the presentation and covered the following topic:

- Summer 2025 Paid Parking Recommendations
  - Additional Long-Term Strategies
    - Add sidewalk at the payment zone to offer users a safe place to stand.
    - Formalize on-street parking spaces to clarify travel versus parking lanes.

Ms. Dixon speaks:
One of the things that I'm sure we can all appreciate is they try to shove the car in every nook and cranny possible. So, when you start to have delineated lines or markings like that, it does really help for a more effective and efficient parking experience in the future as well. But that, again, is more for the long term as we talk about maybe next year, looking at managing the program through the entire summer and then looking at ways that we can make those investments in the future so that when we do look at those projections from the seasonality of it, from the actuals, from this year and moving forward, this is the opportunity where we're looking at, again, a continued net gain. And with those interlocal agreements, you'd also have that revenue share associated with that. This does include the staffing costs as well as the infrastructure that I had mentioned, including the kiosk and being able to support the signage associated with this program. And so, this is something I really have to reinforce. I do this across the country and most programs are lucky to break even when it comes to managed parking solutions. So, this is something that is obviously a real positive for the County. And it's something that as you talk about moving forward, your opportunity to really maximize those demand rates and really looking at how to set your rates to really benefit the program in the long run is a real opportunity for you all.

UNAPPROVED

Ms. Dixon continued the presentation and covered the following topic:

- Next Steps
  - Program & Policy
    - Establish interlocal agreements for the extended paid parking program
    - Assess a parking benefits fund
    - Set and announce the 2025 paid parking program

Ms. Dixon speaks:
We like to describe, there should be no secrets when we talk about managed parking. We want everybody to follow the rules so the earlier you can get the word out there, they can plan accordingly, and know what the expectations are.

Ms. Dixon continued the presentation and covered the following topics:

  - Technology
    - Evaluate paid parking vendor options
  - Compliance
    - Evaluate the use of windshield immobilization devices.
    - Research tow and impound fees.

Ms. Dixon speaks:
And then with that, we just really appreciate the opportunity to be here. And myself and Jennifer are here to answer any additional questions.

To review Ms. Dixon and Ms. Liu's full presentation please see the Agenda Packet material.

Commissioner Gardner speaks:
I just had one additional question. I know that last year when we initiated this pilot program, we gave the Community Services Manager, Brook Adie, the opportunity to on site or as we go, the opportunity to adjust those parking rates up or down, depending upon activities and whether or not we were exceeding the number of cars or not to maximize the parking. Did you ever have to do that function, Ms. Adie?

Ms. Adie speaks:
The rate structure that we had in place for last summer worked very well to manage the parking. I was on call for 4th of July weekend if I needed to go in the back office for our mobile device company that we worked with to change it, but with the parking ambassadors and the volunteer groups, they were able to manage the parking so well that the rates really did suit where we were with the number of people that were coming. I continue to have that ability if it comes up, but we monitor it every weekend.

Chairman Rice speaks:
Vice Chairwoman Hales.

Vice Chairwoman Hales speaks:
I don't have a question, I have a comment, a couple. I just feel this is really well done. Your presentation was excellent, and this is solving a lot of things, and it's just great. But one suggestion or consideration, and that is I've been to places that use parking like this. I haven't used it at the Lake. And as a user, I don't have any problem paying for the ability to park. What I do have a problem with is if they make it hard for me. If I have to stand in line, if I can't connect on my phone. And I think, because we are charging top rates, we need to provide the infrastructure that supports this. Pay stations, connectivity, sidewalks to

UNAPPROVED

make it safe to have a space so that as a visitor, I don't have to take part of my day to stand in line at the only pay station to pay top dollar to park. So, full support. Very pleased with the presentation, very pleased with the program. Going forward, I would say let's take some of that 100 plus thousand that we're making and make sure that we are providing an efficient, pleasant experience for those who are using our system.

Chairman Rice speaks:
Any further comments from the Board? Commissioner Tarkanian, do you have anything to add? Doesn't sound like he does. Okay, I'm going to throw my two cents in. Being a resident in the area, every time we come down Highway 50, your heart's in your throat, and you hope that that thump that you just heard wasn't somebody's kid. And this has really resolved the problems at Zephyr Cove and I anticipate seeing the parking enforcement going all the way to, at least to Nevada Beach in the future. It's imperative that when we take parking spaces off the street that we provide other available parking spaces for the people that come here to visit. And I also noticed that the beaches were much cleaner and the party hardy folks went to… can I say that, went to California where they can party hardy. It's relieved a lot of stress and anxiety for our citizens who enjoy using our beaches. And I am so thrilled that Scott Morgan, Mr. Morgan sitting there, took this baby by the horns and ran it through. And we are now in a much better place than we were before. Thank you, Mr. Morgan. And thank you for what you've done. And this is an action item, so I will open to Public Comment. One thing I do want to stress is that Douglas County residents are able to park there without having to worry about the parking fees. And this is a benefit to our people. And I'm so glad to see that some of our people actually get to use our own beaches. So, thank you. Public Comment is now open.

PUBLIC COMMENT

Jim Jackson speaks:
First, I want to say that to Commissioner Nowosad, we will miss you on the Board. You have been a voice of reason and common sense through all the times I've sat here over the past three, three and a half years. You've always shown concern for the residents of the Valley and of the county, and we appreciate that. And we thank you and we will miss you. I think this parking program, I've listened to it from its inception and all the way through, is a very admirable thing that you've done up at the Lake. You have taken a problem and fixed it, and it looks like you have future plans to fix it even more. Sounds like you've been very concerned, and now here comes the kicker, for the safety of the people up there. I wish you had taken the same amount of concern for the people in Johnson Lane's area, and the safety of us and our well-being. Thank you.

Jan Heaton speaks:
I'm a Douglas County resident and my husband is handicapped, so I don't know if I missed it, but I'm wondering what handicap spaces are going to be available for those that are handicapped and can't wait and stand in line and do all the stuff that a very healthy person is.

Michelle Pablo, Senior Deputy Clerk, speaks:
Ma'am, can you state your name for the record, please?

Ms. Heaton speaks:
Jan Heaton.

Ms. Pablo speaks:
Thank you.

Chairman Rice speaks:
Any further Public Comment? Seeing no further Public Comment, I will bring it back to the Board.

UNAPPROVED

Commissioner Nowosad speaks:
Mr. Chairman?

Chairman Rice speaks:
Commissioner Nowosad.

Commissioner Nowosad speaks:
I move that we approve the 2024 Zephyr Cove/Warrior Way paid parking feasibility plan, as presented.

Chairman Rice speaks:
Do I have a second?

Commissioner Gardner speaks:
I will second that.

Commissioner Tarkanian speaks:
Second. I was letting you guys go, but nobody spoke up. Go ahead.

Commissioner Gardner speaks:
Yes, I'll second that. Thank you.

Chairman Rice speaks:
All right. We have a motion on the floor. And a second. All those in favor say aye. Any opposed? Motion carries 5-0.

Vice Chairwoman Hales speaks:
Before we leave this, could we just, I think that's a good question. Could you just briefly…

Ms. Dixon speaks:
Absolutely. I was just going to highlight that was one of the reasons for the interlocal with the Senior Center is that because it's a paved location, it's ideal for the disabled parking.

Scott Morgan, Assistant County Manager, speaks:
Mr. Chairman, Members of the Board, as they've indicated on the site plan, we are having additional handicapped ADA parking at the old Senior Center, the Tahoe Douglas Senior Center site. But it's not beach parking. It's not close. If you are disabled, you still got to cross the highway. You still got to traverse. So, we recognize on the property we're dealing with, it is the most convenient, most accessible parking. But we still need to mention that there is accessible parking at the Zephyr Cove Lodge as administered through Aramark at significantly lower rates. So, part of this plan and why it works so well is we are still encouraging people, if you want to get a value parking spot, get there early, wait in line, park at Aramark on the beach. You can literally park near the beach if you want handicapped accessible parking. Our parking is merely overflow parking, but we do have a handicapped accessible unit and we do have value-based parking if you get there early. Even on slow days, we are higher priced than Aramark and Zephyr Cove Resort, and that is by plan and by design.

Commissioner Nowosad speaks:
Mr. Chairman?

Chairman Rice speaks:
Thank you, sir. Yes, sir?

UNAPPROVED

Commissioner Nowosad speaks:
Just before we break, the lady who came forward and identified herself as the previous protector of my cat, that's you. Okay, please don't go away.

Commissioner Gardner speaks:
So, I did have a follow up question then. So, if a handicapped individual gets down to there and finds that there's no available parking, they can drop off their individual that needs that assistance, right? And then go up to this new parking area that we're going to establish, hopefully with the Senior Center and park their car there. There's still, that's legal, right? To drop it off and...

Ms. Dixon speaks:
There's a pullout area.

Commissioner Gardner speaks:
Okay. Just in case so they don't have to try to get from there down to the beach. Yeah. Okay. Thank you.

Chairman Rice speaks:
Thank you.

MOTION TO: Approve the 2024 Zephyr Cove/Warrior Way Paid Parking Feasibility Plan; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Walt Nowosad, Commissioner
SECONDER:	Mark Gardner, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

Chairman Rice speaks:
Question. Is there anyone here for Item 7?

Jenifer Davidson, County Manager, speaks:
Yes.

Chairman Rice speaks:
There are. Okay. We will go on through Item 7.

7. For possible action. Discussion of the activities of the Douglas County Public Administrator pursuant to NRS 253.091 including the late quarterly report for July 1, 2024, through September 30, 2024; and the current status of estates being investigated or administered by the Public Administrator including, without limitation, the estate of Rene Torrez and the estate of Robert Peart. The character, alleged misconduct or professional competence of the Public Administrator may be discussed during this review and direction may be provided to staff, including possible future revisions to the Douglas County Code. (Jenifer Davidson)

Chairman Rice read the agenda item into the record.

Jenifer Davidson, County Manager, speaks:
Thank you, Mr. Chairman, Members of the Commission. This item appears before the County Commission today as a result of a request by this Commission to receive regular reporting from the Public Administrator. Beginning towards the end of October, my office reached out to Mr. Walsh to schedule

UNAPPROVED

his next quarterly report to this County Commission. We were unable to reach him and I continued to try to touch base with him in the beginning of November and had a phone call conversation with him in which he indicated a personal matter was preventing him from being able to prepare his quarterly report for you. He asked for me to move that quarterly report to the subsequent Board meeting in November. My office reached out to him, attempted to follow up. We were unable to get that scheduled and he was non-responsive and remained non-responsive. Subsequent to our second meeting in November, I received a written complaint from the family of Robert Peart regarding Mr. Peart's estate. Also, my office learned of a report, a complaint received from the family of Rene Torrez related to the Torrez estate. Both the information on both of those estates has been provided and the complaints my office received have been provided as backup to the agenda item today. After conferring with legal counsel, I made the decision to place this item on the agenda and provided Mr. Walsh with public notice of our intent to discuss his competence and character today. As a result of that, and a meeting that he had with myself yesterday, and a subsequent conversation he had with the District Attorney, he has tendered his resignation, and I'll read that into the record today. This is dated December 19th, 2024. Subject, resignation from the position of Douglas County Public Administrator. I will submit this to the Clerk to be part of the record. Dear Mrs. Davidson and Commissioners, I am writing to formally resign from my position as the Douglas County Public Administrator, effective immediately. While it is a difficult decision, it has become evident through my discussions with the County Manager, phone conversations with one of the Commissioners and the District Attorney that this is the most appropriate course of action. Please know that I am committed to assisting with the transition in any way I can. I will gladly share all relevant information concerning the cases under my purview to ensure a smooth handover. My goal is to make the transition as seamless as possible for my successor, and to help them succeed from day one. Above all, I want what is best for Douglas County and the clients served by the Administrator's office. It has been a privilege and an honor to serve this community, and I remain dedicated to supporting it however I can in the future. Thank you for the opportunity to serve Douglas County and its residents. Sincerely, Steve L. Walsh.

With that, Mr. Chairman, I do want to advise the Commission that there are members of the family in attendance today who do wish to speak regarding this agenda item, and I know you will afford them that opportunity. I'm sure the public has a lot of questions about where we go from here. Unfortunately, we can't exactly answer those questions because this is going to require subsequent Board direction and action at a future meeting of the County Commission. I will just advise the members of the public that my office will work quickly to ensure the smooth transition and to assist members of the public who currently receive services from the Public Administrator's Office to the best of our ability. If they have any questions or concerns, I encourage them to contact my office and I will make myself available to them. With that, I turn it over to the County Commission for any questions that you may have.

To review Mr. Walsh's full resignation letter please see the Supplemental Meeting Materials.

Chairman Rice speaks:
Thank you. I believe that the Board of Commissioners is well informed as to this matter, and I would very much like to invite the heirs to come up and say anything that you would like to say. And I would like to apologize to these families. This is egregious and I wish that I could say more than that, but I understand what you're going through. I've been there and welcome.

PUBLIC COMMENT

Michelle Damante, daughter and heir of Robert Peart's estate, speaks:
Thank you. I am here on behalf of my father, Robert Peart, who passed away August of 2023. Sorry. I didn't expect to get a little emotional, but when we met Mr. Walsh, he made us believe that he was serving the residents of Douglas County. I'm not a member of Douglas County, but I have a lot of respect for the people here. And, you know, my father loved it here. He told us he would help us through the probate

UNAPPROVED

process and it was his priority. None of those things actually happened. We believe Mr. Walsh acted negligently in his position without regard to the families that he was elected to serve. He ignored attempted communications from myself and my family for going on 15 months, did little to investigate my father's assets, and at some point during all this, he just didn't do anything. I reached out to an attorney just for some advice, and this attorney spoke to Mr. Walsh, and he told him it just wasn't worth it. So instead of following up and giving us next steps, he just completely disappeared on us. So, we're still sitting here waiting for an update. No idea what's going on. I made many attempts to contact him and all of those contacts failed. My sister finally got ahold of him back in September, and he said the estate was close to being finalized and that he was just waiting on one more document from the court, which clearly was not true because nothing has ever been filed.

He also told my brother a month after that that he was working on the case, and that we could do what we liked with my father's items that he had in storage. Again, how is that true if nothing has ever been filed. In the days after my father passed, he took possession of his car and some electronics, which we still don't have possession of to date. After 15 months, the car is still in Mr. Walsh's possession. Payments have continued to be made despite the fact that Mr. Walsh has alleged that there is no more assets and there's nothing worth following up on. Mr. Walsh has cost my family a lot of time and money, and if you count just storage of my father's items, which we were waiting on, and the car that's close to $7,000 and we don't know if there's any other assets out there and what else is going on. We don't know why he disappeared, why he didn't surrender the car, why he didn't act as he was elected to act. So, I'm here today just for public record to say that, you know, my first concern is closing out my father's estate so we can move on. We can inter his ashes, excuse me, but I did want to state on public record that I don't believe that Mr. Walsh is fit to serve. I know that's not really on the agenda anymore, but I don't believe he's fit now or in the future. Thank you.

Chairman Rice speaks:
Thank you. Is there anyone else that would like to speak? Ms. Davidson, I return it to you.

Ms. Davidson speaks:
Thank you, Mr. Chairman. If there is no further Public Comment at this time, I don't believe there is any action required of the Board at this time. I will be bringing this agenda item back for direction from the Board. There are options for this Commission to consider and we will weigh those options at a future meeting. With that, Mr. Chairman, I don't recommend anything further.

Chairman Rice speaks:
Thank you. Any comments from the Board?

Commissioner Gardner speaks:
I had one question. Without a Public Administrator, as we have individuals who encounter this issue going forward until we take other action by this Board, what is the process? What happens?

Chairman Rice speaks:
Mr. Richie?

Doug Richie, Chief Civil Deputy District Attorney, speaks:
Whenever there's a death, the Coroner's report goes to the District Attorney and then the Public Administrator receives notice as well. What we can do is contact Sheriff Coverley and have a point of contact so those reports can continue to go either to the District Attorney's Office for the Public Administrator portion of a decedent's estate or to the County Manager's Office, but at some point of contact. The next thing the Board will need to do is select a replacement, which the Board is authorized

UNAPPROVED

to do. And then also the Board can have further discussion about if they want it to continue to be an elected office, there are a number of options available to the Board.

Ms. Davidson speaks:
Mr. Chairman, if I may add? Additionally, I understand there is a period of transition here where we don't have answers. And what I will say is we are aware that Mr. Walsh is in control of certain assets. I've spoken to him. We will coordinate those assets being handed over to the County to the best of our ability and securing those assets. We will properly inventory those and have a good understanding of exactly what he had. And then, with that being said, of course we'll need to work with the next individual who will act in that capacity. Does that answer your question, Commissioner Gardner? Okay.

Chairman Rice speaks:
I can safely assume that you will be in contact with the families and that they won't be left hanging out to dry.

Ms. Davidson speaks:
Mr. Chairman, yes. It is the intent of my office to identify those estates that are pending currently and to make contact and provide information to those families.

Chairman Rice speaks:
Thank you. Vice Chairwoman Hales.

Vice Chairwoman Hales speaks:
That was one of my two comments, would be that even if we can't tell them exactly how we're moving forward, at least to let them know that there's been a resignation and that we're moving forward as fast as we can, would bring them some level of assurance. And the second thing I wanted to state is that I'm very pleased with this resignation. This Board has always showed great concern for families who are in this situation. And now it's going to be good to be able to take action on that concern. And finally, I wanted to say to Ms., I'm sorry, I should have caught your name; is it Peart? Damante. Okay. I just wanted to thank you because coming forward with the information that you shared was helpful to us. So, thank you for that. Yeah.

Ms. Damante speaks:
My sister did a lot.

Vice Chairwoman Hales speaks:
Yeah, to the family. Would you pass that on? Thank you.

Chairman Rice speaks:
All right. I believe that there is no further action available to the Board at this time.

RESULT:	**DISCUSSION HELD.**

Chairman Rice speaks:
In that case, we will break for lunch. Darn near dinner. We will return at 2:30 PM.

A lunch break was held.

UNAPPROVED

Chairman Rice speaks:
All right. It's now 2:30 in the afternoon. I hope everybody enjoyed their late lunch. The morning went a little bit long. Commissioner Tarkanian, are you with us? I don't see him. We have a quorum, so we will go ahead and get started. We would like to get out of here before the sun sets.

8. For possible action. Discussion to adopt Ordinance 2024-1639, an ordinance amending Douglas County Code, Title 10, Chapter 10.08 (Control Devices), to establish vehicle restrictions prohibiting truck traffic on portions of Wildhorse Lane, Vicky Lane, Clapham Lane, Kayne Avenue, Gordon Avenue, Fuller Avenue, and East Valley Road. Second Reading. (Jon Erb)

Chairman Rice read the agenda item into the record.

Jenifer Davidson, County Manager, speaks:
Thank you, Mr. Chairman, Members of the Commission. Before we proceed with the item, I have a disclosure to make; my family, specifically my dad, and my aunt and uncle, live on Kayne Avenue, which is one of the roads being discussed by the County Commission today. I did not assist staff in the preparation of this ordinance, this agenda item was brought forward at the request of the County Commission and I have made no recommendations. Thank you.

Chairman Rice speaks:
Thank you. Now, Mr. Erb.

Jon Erb, Transportation Engineering Manager, speaks:
Thank you, Mr. Chairman, Members of the Board, good afternoon. This Ordinance 2024-1639, as requested, is to prohibit truck traffic from crossing from Johnson Lane over to Stephanie Lane, to gain access to 395, or in return, coming back. The streets I have on here that are mentioned in the ordinance are the streets that have direct connection all the way across from Johnson Lane to Stephanie Way. And with that, I'll take any questions.

Chairman Rice speaks:
Any questions from the Board? Seeing none, this is an action item so we will open for Public Comment. Is there any Public Comment on Item 8?

PUBLIC COMMENT

Jim Jackson speaks:
Of course we're going to comment on this one. Closing off those roads are okay, that's fine to do, but I think it's flawed. You did not count on Fremont, East Valley going south off of Johnson Lane, none of those roads were set up for the kind of traffic that's going on them right now. Also, I had requested a stop sign at Johnson and Fremont for safety issues, we were turned down saying it doesn't qualify. I don't care if it qualifies by the book or not, it's a safety issue. There will be a problem there, you might as well get ahead of it now. Why you didn't include the other ones, I don't know if you're afraid of Knox and what they would say, but the agreement that you made with Knox is flawed and this is showing that it is flawed. Also, this is also a very good way to split the neighborhood up there, Stephanie Way from Johnson Lane, for whatever reasons you're thinking it's not going to work. Thank you.

Jan Heaton speaks:
Thank you, Jim. I live off of East Valley and on your 8, it doesn't say north of Johnson Lane, so this should include south of Johnson Lane also, even though I know you guys have made some kind of

UNAPPROVED

(*inaudible comment*) deals with them using Fremont and East Valley. But Fremont is a residential narrow street, it has dirt shoulders, it cannot handle that truck traffic. East Valley from Sandra Lane to Stockyard is only grindings off the old highways, it is not suitable for trucks. We have a lot of traffic between Sandra Lane and Stockyard with ATVs, horse riders, motorcycles, bicyclers, and that road is not just conducive to truck traffic. And I'm interested to know what exactly is local traffic? If you're going to use Fremont and East Valley, does that mean you have to turn on Buckeye? Does that mean you have to turn on Toler? How far do you get to go? Do you get to jog on East Valley at Toler and go out to Pinenut Road? What are the restrictions on local traffic? If you're going to go south, you're going to come back and go north, so you're going to be tearing that road up both directions. And I like that sign over here, but I guess it's regarding 2025; what happens to enhancement of residential quality of life? So us residents have no more quality of life in '25 because you're going to let all this traffic go back and forth, back and forth on East Valley? What happens when Fremont and East Valley at Sandra Lane is flooded and there's no sign at Johnson Lane and Fremont to tell those trucks they can't get through? Where are they going to turn, are they going to go up, Kincaid? What are they going to do? I have a problem with trucks going down Fremont and finding out they can't go any further once they hit Sandra Lane because it's flooded. I have a lot on my mind, but I'm going to give up right now because I'm just so frustrated. Thank you for your time.

Chairman Rice speaks:
Thank you. Next.

Tracy Lutes speaks:
Yeah, hi, I live in Skyline Ranch, a part of Johnson Lane. And I agree with their comments relative to Fremont, but I just want to point out that Fremont actually extends into Skyline Ranch. If you're coming from the south and you come up to Johnson Lane on Fremont, you can go across into Skyline Ranch. And actually, a truck, if it wanted to, could take Fremont to Chiquita and drop over the top back onto Stephanie and they would have access that way. So if you, as a minimum, you should be excluding that section of Fremont to preclude them from going into our neighborhood in addition to the other streets that you've listed. Thank you.

Chairman Rice speaks:
Thank you.

Ron Conway speaks:
Hello. Johnson Lane, I am part of the Protect Johnson Lane, Inc. I have a couple questions on this ordinance, which falls way short of where it should. First, the question was asked last time it was read, why wasn't Fremont included? I listened to the answer and it was because it was in the agreement, I would like to know as clarification if that is in fact why it can't be included. And then the other question is, how are you going to enforce it? Sheriff's Department, they're not going to be out there all the time. The other question is, what good is it going to do? I'll tell you because I have been checking all the trucks, we get emails from people who see trucks on side streets and they're all doing deliveries. It's not going to do any good, it's not going to do any good for trucks because they're not using them, they're using Johnson and you won't stop them from using Fremont. So what's going to happen? This is what's going to happen; come springtime when the amount of trucks doubles and triples, and they go back to not covering their loads and this stuff's flying off the truck, all those cars are going to go over to Stephanie. You're going to have double and triple the amount of cars over on Stephanie because you're not doing anything to slow the amount of trucks down. I watched two Tesla trucks yesterday morning, two Tesla trucks the morning before come out through Fremont, turn down Johnson Lane. Yesterday's first truck ran the stop sign, didn't even slow down. Now Knox is using a different route as of today supplying your Judicial Center. They're loaded coming down Johnson, they dump, they come back up Buckeye, turn left on East Valley,

UNAPPROVED

and go up to Fremont, and turn right on Johnson. Thanks. There's nothing stopping them and if there is, would be great, but you're letting every other truck in the country use them. Stop letting the trucks use Fremont, it's not built for it, it's narrow. I watched on the way back here, I went down East Valley to Buckeye to get here, two cars passed a semi across the double yellow line going down East Valley. You're asking for a world of trouble, you have to include all the streets; Fremont, South East Valley, Stephanie, you have to or you're not protecting nobody.

Stacie Clark speaks:
Hi again. I'm a member of the nonprofit Protect Johnson Lane. We formed for health and safety of our community. I just heard a bunch of you talk about the health and safety up there at the Lake; it's really an important deal, safety, safety, safety. Hundreds of cars parked on Highway 50, you guys made a parking lot; I hope and I think it will help that issue. But you have thousands of cars that live and work out of Johnson Lane. My concern with this ordinance, like everybody has already said and I said the first time, is that it's flawed in the fact that you have, and Mr. Richie, you said that the reason why Fremont was not included was because it was in this Knox document. And Ms. Hales, you had mentioned, hey, I need to review that document, well I brought it and I'm going to tell you exactly where it says that Knox can use that road. On section 3.1, says Johnson Lane, and this is referring to how it will be accessed at the mine, will then use the mine site to County maintain roads. Operators and its affiliates and its customers will only access and utilize Sunrise Pass to Fremont and then to Johnson Lane to access the mine site only in the event of an emergency or if Johnson Lane is closed. Now that doesn't say go to Fremont and access the road to the mine if you need to come from Buckeye, that says only in a point of delivery or road closure. It doesn't say avoid using 395 because it adds minutes to your haul route and that's exactly what's happening and we're seeing Sunrise Pass being used. And if you don't have any sort of monitoring, mitigation, and enforcement in place on Sunrise, everyone's going to go to Sunrise or Fremont like it's happening now. And I'm not just talking about Knox, I'm talking about all the trucks. The concern I have is that Fremont loops around and connects with East Valley south of Johnson Lane, and that needs to be included in this ordinance. I'm asking you to pause on voting on this ordinance, take another look at the roads, take another look at this agreement and really make sure you're doing the community a due justice, please. There's already been a girl who has been very badly hurt on Fremont riding her horse, which is common in that neighborhood. She was hauled away by an ambulance because her horse spooked because of truck traffic and car traffic on that road. My concern is that your agreement says to comply with federal and state laws, but already there are no permits listed and we can't get the permits. You have asked for compliance, but who gets to serve liquor if they don't have a license? So why is the mine in operation without verification that there's permits in place there? An email from Ms. Davidson saying she has not seen a lot of these permits. Please take a step back and make sure you are doing the constituents of your community a service. Thank you.

Chairman Rice speaks:
Thank you.

Chuck Heffernan speaks:
Johnson Lane, I live on Johnson Lane. Thank you for this opportunity to speak to you today, I believe in bottom line up front. I believe that the residents of Johnson Lane and possibly the County were sold out by the last decision to not prevent traffic on Johnson Lane. It's frustrating to feel like a citizen and you have no voice in this constitutional republic that we have. Now, moving on to this ordinance, it seems that this thing was thrown together and it was a cynical, it seems like it was a cynical opportunity to pacify one part of the community in an attempt to divide the two parts of the community in Johnson Lane. Pacify the people north of Johnson Lane and not do anything for the people south of Johnson Lane, that is Fremont particularly, and others. There is no logic or continuity for this decision, not just for Johnson Lane, but also across the county. The Douglas County Transportation Plan has functional characteristics,

UNAPPROVED

there's four or five of them if you include local roadways. Principal arterial, that would be 395 and 88, minor arterial, Waterloo, Kingsbury Grade, major collector, Dresslerville, Riverview, Vicky, Stephanie. Believe it or not, Vicky and Stephanie are both major collectors. Johnson Lane, minor collectors would be Pinenut Road. Now the current ordinance the way it reads, Riverview, it's a 25 mile an hour street, but it is a major collector and there are no truck signs on that street. There's no, like I said, there's no continuity for this. Waterloo, Dresslerville, 35 miles an hour and it's also a major collector with no trucks, part of the, it's in the ordinance as no trucks. This needs a thorough review, you need to modify the ordinance to include Fremont, Sunrise Pass Road, Johnson Lane, east of Fremont, at least, and possibly Fremont north of Johnson Lane. It needs to be looked at, the Staff Report did not say why certain streets were left out, there's no mention at all. So it also says that they want to keep trucks on the most suitable roadways, well, I think that this, the way this is read, it fails in that respect. So it really needs to go back to the drawing board and take another look at this because it is not consistent across the county and it's not correct. Thank you.

Chairman Rice speaks:
Thank you. Any further Public Comment? Seeing none, I will close Public Comment, bring it back to the Board.

Commissioner Tarkanian speaks:
I got some questions, should I bring them up now?

Chairman Rice speaks:
Go ahead, sir.

Commissioner Tarkanian speaks:
Okay. So some of the emails I've been getting, so it's my understanding that Fremont, part of the agreement was to allow trucks to go down Fremont that were delivering to Douglas County residents. Is that a correct understanding?

Chairman Rice speaks:
Mr. Erb?

Mr. Erb speaks:
Yes, I believe so.

Commissioner Tarkanian speaks:
So if they're not delivering directly to Douglas County residents, then they're not supposed to use Fremont; correct?

Mr. Erb speaks:
Correct.

Commissioner Tarkanian speaks:
Okay. So how do we enforce that?

Mr. Erb speaks:
That would be up to the Sheriff's Office to enforce, to see what their load ticket is and where they're heading.

UNAPPROVED

Commissioner Gardner speaks:
Commissioner Tarkanian, I want to, if you don't mind me, something was said here that I didn't understand and I'd like clarification.

Commissioner Tarkanian speaks:
Of course.

Commissioner Gardner speaks:
When you said delivery to residents, is it strictly to residents? Because I thought it was any local deliveries, so that could be a business or other entity that needs that product. So Commissioner Tarkanian said residents and you said yes, and so is that restricted to residents or is it local deliveries to any other? And would that be just the delivery to but does it not include the return of those vehicles that make those deliveries?

Mr. Erb speaks:
Thank you, Commissioner Gardner, that's a good question. The way the agreement reads, you're right, it's local delivery to the delivery location.

Commissioner Nowosad speaks:
Would that include the big trucks, the triplers?

Mr. Erb speaks:
I didn't understand what you asked.

Commissioner Nowosad speaks:
I would say if it's just delivery to the house, that could very well be a load of gravel, couldn't it?

Mr. Erb speaks:
Yes, it could be any type of delivery.

Commissioner Tarkanian speaks:
I think what Commissioner Nowosad was saying is they would be smaller deliveries if it was only going to one house, but you're saying it could also go to businesses or developments that are using the product. So there could be bigger trucks with regards to those deliveries? I don't want to speak for you, but is that correct, Mr. Erb?

Mr. Erb speaks:
Yes, that's correct.

Commissioner Tarkanian speaks:
Okay. But there's really no mechanism to determine where those trucks are going once they're on that route. You're not going to get the police, the Sheriff's Department to pull over trucks and ask them preemptively where they're going, so we really have no enforcement of that. So the other question is that I've been getting from people, there's a lot of trucks going down Stephanie, how would they get to Stephanie through Fremont the other way? Are there any businesses or is there any reason why they would go one mile to the north on Fremont?

UNAPPROVED

Mr. Erb speaks:
Trucks that are going down Stephanie, there are residents that order from say, Cinderlite for gravel on their properties, so that could be a reason for a truck. There are deliveries made, even full semi-trucks will deliver to a house depending on what the product is.

Commissioner Tarkanian speaks:
But basically, they would be…

Mr. Erb speaks:
Or the truck driver lives in there, there's residents that are truck drivers that take their trucks home.

Commissioner Tarkanian speaks:
So if there are, there's no businesses like that would have big developments, or big gravel businesses that would require those big three trailer trucks going down Stephanie would be for just individual homes, or you're saying possibly somebody who operates a truck, maybe a three wheelers coming down there? So again, it's really hard to enforce that too, so we really have no enforcement there. We're getting so many complaints and I haven't seen them, I've just heard the testimony today from some of the people in their opening comments and then also in the emails that we've had about how many this violations we're having, or why we're not doing anything to enforce it. If we put them in this really bad situation where they have to have trucks going down different streets and supposedly primarily be using Johnson, we need to do some type of a job to at least mitigate people that violate those provisions and I guess that's for another day. So these other streets that we're talking about them not going down, are they all just to the north or like Wildhorse and Vicky? I don't know how much they can go to the south, but is there any reason why trucks would be going on those streets if we ban them? And are there any residential people that need the trucks to go on there? How do you distinguish between that and some of these other streets we're talking about?

Mr. Erb speaks:
If trucks are using these streets to save time, that's the reason for this ordinance, but if they're going to be zigzagging through the residential areas, they're still going to end up on one of these streets that are in this ordinance. And so they'll be in violation once they get on that street if their intent is to cut across to Stephanie and reach 395 or come back that way.

Commissioner Tarkanian speaks:
So the intent of the ordinance here, which I've been all in favor of, is trying to keep these trucks off those smaller streets like that that they're not supposed to be on. But we have no way to prevent them from going down East Valley to Stephanie or East Valley south in violation of what their limited purposes are because there's no way to enforce that. But that doesn't really have anything to do with what the ordinance we're trying to do now, is to protect some of those other streets. So even though there are valid concerns of that, I don't know if this would be a reason not to approve this type of an ordinance. I had one other question, I'm trying to remember what it was before I stepped down. I can't remember what it is right now, so if somebody else has some questions, if I could remember before we take a vote, I will, if not, we'll just go from there. But thank you.

Commissioner Gardner speaks:
Are you going to go?

Commissioner Tarkanian speaks:
Oh, I know, I'm sorry. A very most important one and that's the street. Oh, my goodness, I'm running a blank on, Sunset Pass, is that correct?

UNAPPROVED

Mr. Erb speaks:
Sunrise Pass.

Commissioner Tarkanian speaks:
Sunrise Pass. So Sunrise Pass, it was supposed to be where the trucks can only go down there if the primary route was not available because of an emergency. And then we as a Board, three of us did at least, voted that they can add to that if Johnson Lane is closed, but neither one of those two have occurred yet. Why would any trucks be going down Sunrise Pass at this time?

Mr. Erb speaks:
I would not know why they're using Sunrise Pass at this time.

Commissioner Tarkanian speaks:
So we do know if they are on Sunrise Pass and that there is evidence that they're doing that, then they are in violation of this agreement. And if the violation of this agreement, my understanding from Vice Chairwoman Hales, is that we can call Knox up on that and tell them they can't use these roads. So I think that's a good way if your residents want to prove that they violated, it's hard to prove the trucks on East Valley and Stephanie, but you certainly can on Sunrise Pass. And I'm sure that our County staff would love to see that information; if not, I certainly would.

Chairman Rice speaks:
County Manager Davidson.

Ms. Davidson speaks:
Thank you, Mr. Chairman. I'm only joining the conversation on this particular agenda item because I do have information relevant to the question Commissioner Tarkanian is asking. So it is my understanding in my review of the environmental analysis document, the EA document that was prepared for this project, there were going to be specific conditions placed on the permit by BLM that required certain improvements to be made to Sunrise Pass Road. And I have not had an opportunity to speak with Mr. Knox or representatives from Painted Rock Mine regarding the specific traffic and equipment on Sunrise Pass, it is our intent to follow up with him to determine if that is related to work that is required to be completed under their permit. Additionally, we did speak to Mr. Knox regarding the requirement to post his permits and we were told that every time he posts a permit, it gets ripped down or a fence gets run over. And so he was in the process of installing concrete fence posts that would allow for permanent placement of permits as he is required to, as a condition under this agreement. Additionally, I have asked for electronic copies and am planning to post the permits electronically on our website in case, I'm going to call it, alleged vandalism continues to occur at the mine.

Commissioner Tarkanian speaks:
Ms. Davidson, I apologize, but my computer was disconnected when you were talking about Knox's use of Sunrise Pass according to the EA. Can you just rephrase that quickly for me, please?

Ms. Davidson speaks:
Yes, Commissioner Tarkanian. What I stated and what I shared was that it's my understanding in the EA that they were required as a condition of the permit issued by BLM and BIA to make improvements to Sunrise Pass Road. I have not been able to verify whether or not the traffic and equipment on that road is related to those requirements of their permit, it is one of the outstanding questions we have into Mr. Knox. As these concerns are raised with County staff, we will continue to have conversations with Mr. Knox to validate. We will accept any information the public wants to provide and if we become concerned that they are violating a condition of the agreement, we will bring it to this Board's attention.

UNAPPROVED

Commissioner Tarkanian speaks:
Thank you.

Chairman Rice speaks:
Any further questions? Commissioner Gardner.

Vice Chairwoman Hales speaks:
I'll jump in. I guess I don't have questions, I guess I do have one question; was Fremont built to handle trucks?

Mr. Erb speaks:
Fremont is a paved road and then when it gets down past Sunrise Pass Road, it does turn into a road base that's made out of recycled asphalt grindings. So as far as Fremont goes, yes, it was built to a standard for that street section for a collector, but when you get south of Sunrise Pass, it does turn into a grinding road for East Valley.

Vice Chairwoman Hales speaks:
So it was built as a collector north of East Valley?

Mr. Erb speaks:
I have to pull up the plans on that, but it is classified as a minor collector.

Vice Chairwoman Hales speaks:
Minor collector, okay. And can the road with grindings handle trucks?

Mr. Erb speaks:
The grindings roads, they've been there a long time, they've handled traffic very well. They're becoming an issue in certain areas and the heavier traffic definitely degrades the road faster, yes, in that sense. Can it handle traffic? Truck traffic to a certain point and then it's going to start unraveling on us.

Vice Chairwoman Hales speaks:
Okay. Thanks, that's helpful. I don't have questions, I have comments. Do you want those now or later? Okay, my comments are we haven't had a single person who, in Public Comment, who has supported passing this ordinance from what I could hear and I didn't get any email to that effect. And unless my colleagues on the Commission help me see it a different way, I don't feel a need to pass something that the residents are not in support of. Having said that, I want to note that I think some of them would be in favor of it if it included Fremont to the south, but we are contractually obligated to allow local deliveries on Fremont. And there are some good reasons to do that; less truck miles overall, we don't have good information right now on the trucks that are using Fremont. If this ever comes back to us, I would like better information on what trucks are actually using Fremont. And finally, I would say I am concerned that we have some evidence of trucks on Sunrise Pass and I would like, that's not the subject of today's agenda item. But I will follow up with the County Manager to learn more about that and to discuss what can be done about that because the contract with Knox does say only in emergency and unless they're using it to actually fulfill their obligations under there, then they shouldn't be on there because there haven't been any emergencies. So good point and I'll follow up with that.

Chairman Rice speaks:
Commissioner Gardner.

UNAPPROVED

Commissioner Gardner speaks:
Thank you, Mr. Chair. To me, it's disappointing that members of the public think that we brought this forward for nefarious reasons, that's disappointing to me. There was no nefarious reasons for bringing this forward. As I understand it, the whole reason for this even coming before us or even being designed was our attempts to address concerns of residents that have been expressed to us over the last year in regards to Painted Rock Mine and Knox Excavating. And residents that live on these streets expressed a concern that Knox Excavating would use these streets in order to transport product out of the Painted Rock Mine and across those residential neighborhoods over to Stephanie and use Stephanie. So that's why this is before us today, is because the residents asked us to design this ordinance, not because we thought that it was something that was needed. We don't know whether it's needed or not because in our discussions with Knox, they have indicated that they have no reasons to go through residential neighborhoods. The fastest and easiest route is from Painted Rock Mine, as expressed in the EA and approved by BLM and BIA, is to use Johnson Lane as the most accessible route to 395. Now we are allowing local truck traffic for local deliveries and that includes County projects that have been contracted out to other people and so those are not residents that are using that product, it's our contractors that are using that product. And the only thing that troubles me is, as has been expressed, is whether or not in their return efforts, I do know that they're taking product out of there. They're going down Johnson Lane, they're accessing 395, they're turning left on Buckeye out to the Justice Center dropping off product, and then returning and continuing east on Buckeye to East Valley unloaded and returning to the mine.

Now, the thing that troubles me there is if they're using Sunrise Pass Road to get back up to the mine, that is not an emergency, that is not an emergency access. And that's what we, and I would ask staff to determine is, if they're using that as a route to get back up to the Painted Rock Mine, that is an inappropriate use to, in my estimation, of the use of Sunrise Pass Road. They should be going in and out down Johnson Lane in that section of Johnson Lane that connects to Fremont from the BLM property, in and out, not using Sunrise Pass Road. We don't know that that's a fact, I don't know and I wasn't given any indication when I spoke with the Robinsons a couple of weeks ago, I wasn't given any indication. That's their whole purpose, to get product out there. And recognizing that they're not, I suppose what they could do is because it's local delivery, could they not go down Johnson Lane to Fremont and go down? We don't have any weight restrictions on, to my understanding, of Johnson Lane or East Valley, is that a fair statement? Is that a correct statement? Do we have weight limits on those?

Mr. Erb speaks:
No, we don't.

Commissioner Gardner speaks:
No, we don't, okay. So in order for us to try to do that, that would be preemptive. I don't know that we would be able to legally do that now and that would limit all truck traffic. And I have heard stories of, so I don't know that it's appropriate for them to take the product and I don't know that we want that product coming down Johnson Lane, turning left on Fremont, going down East Valley to Buckeye and then delivering that product. So I guess I would ask that we do look at whether or not they're using Sunrise Pass Road to return those trucks. I have heard stories of Tesla trucks, not necessarily owned by Tesla, but Tesla delivery trucks using East Valley recently and I don't know how we can restrict that. I don't know if that's local truck traffic or not, do we currently limit truck traffic on East Valley?

Mr. Erb speaks:
Currently, no.

UNAPPROVED

Commissioner Gardner speaks:
Currently, no. So it's not like we can go back in and decide, well, we don't want truck traffic there now, when they can say, well, we've been using it. If a desire of this Board is not to do this right now, but once again, we were asked by the residents to do this and that's why it's even before us today. If the feeling is, is that we don't want to do this at this point in time, I can accept that as well, we were just trying to react to residents' concerns about cutting through from Johnson Lane north to Stephanie Lane to make deliveries, that's what we were trying to do. And it's frustrating and this is a conversation, quite frankly, that I had with Commissioner Tarkanian a couple of weeks ago when we even had the introduction of this is it's frustrating when we try to listen to our residents. We do try to listen to our residents and react to them and when they ask us for these kind of things, we bring them forward and now we have residents that are upset with us about it. So it's like, damned if you do, damned if you don't, pardon the language, folks, but that's the facts. And it is frustrating for us as Commissioners when we sit up here and try to listen to you and react to you and now it's not acceptable. So I don't know what to tell you what we should do.

Commissioner Tarkanian speaks:
Mr. Chairman, can I follow up with a quick statement from what Chairman Gardner and Chairman Rice had just stated? Did I say Chairman Gardner? Commissioner Gardner.

Chairman Rice speaks:
Go ahead.

Commissioner Tarkanian speaks:
So I know that there hasn't been anybody that's gone up in Public Comment and said they're in favor of this ordinance. I've had many people that had emailed me since our ordinance was passed that asked about stopping trucks coming through these small areas. There are a lot of people that have been concerned with it, my feeling is they probably felt that this was a no brainer, it was going to pass and didn't need to come here and argue on its behalf. It's sort of hard for me to understand, as Commissioner Gardner stated, how some of these people that are upset about the trucks going down Johnson Lane want to continue to allow them to go down some of these other smaller roads that are even worse case scenario. It seems like we should be trying to figure out what's the best way to manage an unpleasant situation and do it across the board, and if there's more that needs to be added later if there's something that can be done in East Valley or Stephanie, we can do so. But to say that we're not going to do anything to help those residents who live on these other roads now, I just think is an injustice to them.

Chairman Rice speaks:
Any further comments by the Board? Alright, let me throw in my two cents worth. We have been dealt a hand that's very difficult to play; we are trying to respond bit by bit, complaint by complaint. And this ordinance is one bite out of the apple; this is not our final word, this is a response to complaints that we've had. We will have further complaints and we will have further ordinances that we'll be bringing forward in the future as we find out what the complaints are and what the problems are. So I am in favor of passing this ordinance; I understand it's a Band-Aid, but right now we're trying to stop the flow of the blood. So anything that will try to get us to where we want to be in the future is a step forward. So with that, we have already had Public Comment and I would ask if there is a motion from the Board.

Commissioner Tarkanian speaks:
I would make a motion to pass this, but I can't get my computer open, I'm only on my phone. So my feeling is the same as Chairman Rice, if somebody makes a motion, that's how I'm going to support it.

UNAPPROVED

Commissioner Gardner speaks:
Okay, then I will make a motion, Commissioner. I move to adopt Ordinance 2024-1639, an ordinance amending Douglas County Code Chapter 10.08, Control Devices to establish vehicle restrictions prohibiting truck traffic on portions of Wildhorse Lane, Vicky Lane, Clapham Lane, Kayne Avenue, Gordon Avenue, Fuller Avenue, and East Valley Road, as presented.

Commissioner Tarkanian speaks:
Second.

Chairman Rice speaks:
It's been first and seconded. Any further discussion?

Vice Chairwoman Hales speaks:
Yes.

Chairman Rice speaks:
Yes.

Vice Chairwoman Hales speaks:
So I guess to get more specific, in the Public Comment I didn't hear anyone speak against prohibiting trucks on these roads. What I heard was comments against this ordinance because it didn't address Fremont/East Valley and it didn't address Sunrise. So I appreciate what Chairman Rice has said and that is, this isn't the end of our conversation. I also appreciate the fact that maybe we can thread a needle on Fremont with some weight restrictions that still allow some trucks, I don't know. I don't know, we can work with Knox potentially, I don't know, and we definitely need to address Sunrise. So I'm getting lots of head nods and so this makes sense to me. With that explanation, it doesn't seem like we're going against what residents want, we're just taking it piecemeal. Although I have to say, I don't think we're ever going to prohibit all trucks on Fremont and East Valley, that doesn't seem to be in the cards. So with that explanation, I feel that I can vote in favor of this.

Commissioner Nowosad speaks:
Mr. Chairman?

Chairman Rice speaks:
Commissioner Nowosad.

Commissioner Nowosad speaks:
Mr. Erb, was Fremont ever considered as part of this? Was it taken into consideration for this ordinance?

Mr. Erb speaks:
Due to the agreement that the Board approved, it was not.

Commissioner Nowosad speaks:
You're talking about the previous agreement that was...

Mr. Erb speaks:
Yes, sir.

Commissioner Nowosad speaks:
…hammered out by us and them? Okay, thank you.

UNAPPROVED

Chairman Rice speaks:
Any further discussion? Then I call the vote. All those in favor of the motion say aye. Any opposed? The motion passes 5-0.

MOTION TO: Adopt Ordinance 2024-1639, an ordinance amending Douglas County Code, Title 10, Chapter 10.08 (Control Devices), to establish vehicle restrictions prohibiting truck traffic on portions of Wildhorse Lane, Vicky Lane, Clapham Lane, Kayne Avenue, Gordon Avenue, Fuller Avenue, and East Valley Road; carried.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

9. For presentation only. Introduction of Ordinance 2024-1645, an Ordinance amending various chapters of Title 20 of the Douglas County Code in order to implement the requirements of NRS 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit. First Reading. (Kate Moroles-O'Neil)

Chairman Rice read the agenda item into the record.

Kate Moroles-O'Neil, Principal Planner, speaks:
Good afternoon, Chairman Rice, brilliant.

Commissioner Nowosad speaks:
Before we go on, Mr. Chairman?

Ms. Moroles-O'Neil speaks:
Chairman Rice, I feel sorry for the next Chairman in the future because you've set such a high bar. So I appreciate that.

Commissioner Nowosad speaks:
Mr. Chairman, given that this item has been dictated by NRS, I wonder why we're even considering it.

Ms. Moroles-O'Neil speaks:
Commissioner Nowosad, that's a good question. Per NRS, we do have to still implement it into our code. Tiny houses are not part of our Title 20 right now and in order to implement that into our code, we're required to do an ordinance.

Commissioner Nowosad speaks:
My question still stands. Let's face it, the NRS has given us the nuts and bolts of how to do it and we know that we've got to change the code, so let's get down to it, let's not beat the dead horse.

Chairman Rice speaks:
Okay. No horses allowed, go for it.

UNAPPROVED

Ms. Moroles-O'Neil speaks:
Again, this is just the introduction of the ordinance, there's no presentation today. When we come back on the 16th, I will have a presentation. Obviously, no action is required at this time, but if you do have any specific questions for me today, I'm happy to answer them for you.

Chairman Rice speaks:
Any questions from the Board? Commissioner Gardner.

Commissioner Gardner speaks:
I don't have a question, I just have a comment. Ms. Moroles-O'Neil, how's that? It took me about a year to figure that out.

Ms. Moroles-O'Neil speaks:
Yeah, you have a lot of practice.

Commissioner Gardner speaks:
I'm getting better; yes, I've had a lot of practice.

Ms. Moroles-O'Neil speaks:
Yes, you should get it right by now.

Commissioner Gardner speaks:
Well, I kept bringing your items off of Consent to the Admin so that I could have practice on that.

Ms. Moroles-O'Neil speaks:
You do, you have quite a record with me, Commissioner Gardner.

Commissioner Gardner speaks:
All tongue in cheek, thank you. So I was very concerned when the State Legislature brought this requirement forward in NRS and I was very concerned about how it might impact Douglas County. And I like the idea in the financial impact here you say opportunity to develop more attainable housing will be available, we'll see how that develops. People also equate this with affordable housing and the cost of building is becoming so exponentially high that we'll see how that works. But anyways, after reviewing the code that you put together, I admire the way that you were able to integrate that into current code, and define that and massage that into our current code. So I appreciate your efforts in that regard and I appreciate the time you afforded me earlier this week to actually sit down and digest the code so that I have a little bit better understanding. And I can answer questions of constituents as they happen over the next month that we absorb this and try to take a look at where it can happen and how it can happen. So thank you very much. Otherwise, we'll wait for the code to come forward. Thank you.

Chairman Rice speaks:
Alright. Any further comments from the Board? Hearing none, this is for presentation only. And don't go anywhere, you're up for the next two.

RESULT:	**PRESENTATION HELD.**

UNAPPROVED

10. For presentation only. Introduction of Ordinance 2024-1642, a Zoning Text Amendment, amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, modifying height restrictions within the T-MU/TC Overlay zoning district, and updating references to the TRPA Code of Ordinances. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. (Kate Moroles-O'Neil)

Chairman Rice read the agenda item into the record.

Kate Moroles-O'Neil, Principal Planner, speaks:
Makes my name look really easy after reading that. I apologize, I've been working on this so long that I've gotten used to the acronym, so I'll revise that to spell out those acronyms for you.

Chairman Rice speaks:
That would be very helpful.

Ms. Moroles-O'Neil speaks:
I know it's a mouthful. So this item, this Zoning Text Amendment is associated with the next item, which is the Zoning Map Amendment ordinance. As we did at the Planning Commission, I'm hoping on January 16th they can be heard together because they are directly related. I do also want to note the owners of 2001 Manor Drive, they are the owners of the Kingsbury Mobile Home Park that is associated with the Zoning Map and the Zoning Text Amendments, they will be here on January 16th. So they will be available to answer any pertinent questions you may have and will also share some insight on the history of the parcel. So I think that would be really helpful for you to be able to meet that owner of that parcel. In addition, beginning on page 1,593 of your packet, attachment six is Resolution 2024-097. This will also be heard on January 16th, another associated item to the ZTA and the ZMA, but I wanted you to have time to review it as it does pertain and includes the new proposed version of the South Shore Area Plan document.

We did receive some Public Comments regarding spelling errors and suggested new language. Most of the errors I had already caught and then some of the suggestions either were just inaccurate or not relevant for changes to the document; however, there were a couple errors that were caught. So I do appreciate the public bringing those to my attention, I will probably find some more things prior to January 16th. Nothing that changes content, but right now you'll notice you have a red line version of that document because it's easier to me than the black and white. But I do have to change it to a black and white version for the resolution purposes, so I'm going back through the document again. And in your reading, if you find any errors please let me know because I've done many spell checks, but you never know. I had caught some mistakes I had made in the past. But again, these fixes are not going to be content related and will be minor corrections as I go through. And thank you, I know basically these three items in January 16th are, there's a lot to them. I will go through kind of an explanation process too at that time regarding TRPA and approval, and so on and so forth because I know it can be very convoluted and can be difficult to understand. But if you have any questions for me right now, I'm happy to answer them.

Chairman Rice speaks:
Thank you. Any questions from the Board?

UNAPPROVED

Vice Chairwoman Hales speaks:
Quick question. Did you work with members of the public who brought these things to your attention? Did you respond with what you did?

Ms. Moroles-O'Neil speaks:
I have worked many, many, many hours with members of the public regarding this document. I did see the most recent with some of, here's some errors that were done. Again, a lot of them have already been addressed because I'm going through this document on a daily basis. Some of the suggestions, there was a Public Comment made this morning that it's either incomplete or inaccurate regarding best management practices. That comment needs to be addressed because it's inaccurate as far as the comment that was made, so I think I need more information to understand what that was in relation to.

Vice Chairwoman Hales speaks:
Thank you for your many hours.

Chairman Rice speaks:
Any other questions from the Board? Seeing none, Commissioner Tarkanian, are you good?

Commissioner Tarkanian speaks:
I am good.

Chairman Rice speaks:
Thank you, sir.

RESULT:	**PRESENTATION HELD.**

11. For presentation only. Introduction of Ordinance 2024-1643, a Zoning Map Amendment, changing the zoning for a certain property within the South Shore Area Plan (SSAP) by classifying the entirety of the parcel at 201 Manor Drive (APN 1318-23-401-019), comprising approximately 4.54 acres, as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. (Kate Moroles-O'Neil)

Chairman Rice read the agenda item into the record.

Kate Moroles-O'Neil, Principal Planner, speaks:
Thank you, Chairman Rice. I will just say ditto to the previous item.

Chairman Rice speaks:
Well said. Any questions from the Board? Seeing none, your day is done.

Ms. Moroles-O'Neil speaks:
Thank you and happy holidays to all of you, have a safe and wonderful holiday season. Commissioner Nowosad, I'm going to miss you. You were always very challenging for me, but I love a challenge, I'm a very competitive person, so I'm going to miss that part. Hopefully the next person can fill your shoes and keep me on my toes. So best of luck to you in the future.

UNAPPROVED

Commissioner Nowosad speaks:
Thank you very much. As an aside, at one time I wanted to be an attorney.

Laughter was heard.

Commissioner Nowosad speaks:
However, I found out my parents were married.

Chairman Rice speaks:
Ooh, that's why you joined the Navy. Okay, thank you.

RESULT:	**PRESENTATION HELD.**

12. For possible action. Discussion to adopt Ordinance 2024-1644, an ordinance amending Douglas County Code Chapter 2.56, relative to the term length served by a member of the Water Conveyance Advisory Committee. Second reading. (Jeremy Hutchings)

Chairman Rice read the agenda item into the record.

Jeremy Hutchings, County Engineer, speaks:
Thank you, Mr. Chairman. Just one moment while I wrestle a quick presentation out of the computer. So, thank you, Mr. Chairman, Board. Still your County Engineer, believe it or not.

Mr. Hutchings began the presentation and covered the following topics:

- What- Amendment to Title 2.56
  - Amend code provisions related to term lengths served by members of the Water Conveyance Advisory Committee from 2 years to 4 years.
- Pros and Cons to Adopting Ordinance?
  - Better align term lengths with other County boards.
  - Increase efficiency for appointing board members.
  - More convenient for board members.
- Any Cons?
  - None identified.
- Support?
  - WCAC approved Ordinance 2024-1644 on October 29, 2024.
  - No public comment received to date.
- Recommended Motion
  - Adopt Ordinance 2024-1644 amending Douglas County Code Chapter 2.04 as presented.
- Questions?

To review Mr. Hutching's full presentation please see the Supplemental Meeting Materials.

Chairman Rice speaks:
Commissioner Gardner.

Commissioner Gardner speaks:
Thank you, Mr. Chair. I recognized this some time ago, actually, that we were appointing and reappointing members of this Water Conveyance Advisory Committee. They affectionately refer to themselves as the ditch committee, they're the ones responsible for moving water around the county

UNAPPROVED

according to the Alpine Decree. But having folks, such as them, on this committee is extremely important. As they say, whiskey is for drinking and water is for fighting, and these people fight for the water and they make sure it goes to the right places. So, when I looked at the other committees, I started to question, why are we appointing these people only for two year terms when all of our other committees, most of those terms are four years, staggered of course. And that's what would still happen with this, except that very rarely do we have anybody that leaves this committee, and rightfully so, quite frankly. So anyways, I thought unless this was regulated and spelled out in NRS that we should take a look at County code and bring this forward, and take a look at doing that. So, that's kind of the impetus of this and so that's why I'm in support of it.

Chairman Rice speaks:
Thank you. Any further comments from the Board? Commissioner Tarkanian, are you good?

Commissioner Tarkanian speaks:
I don't have any comments, I just follow Commissioner Gardner all the time.

Laughter was heard.

Chairman Rice speaks:
Okay, thank you. Alright, this is an action item and we are open to Public Comment.

PUBLIC COMMENT

Jim Jackson speaks:
You're not going to like what I'm going to say, but I think you ought to have term limits on everything of two years. Reason for that being now these aren't elected offices, I'm speaking more for the elected offices. That way, when we become very dissatisfied with what you're doing, we have a shorter length of time we have to put up with you. That's what Congress is, two years for the whole Congress and that was because the founders said we want it as close to the people as we possibly can have it. So that if we're not happy, we can do something about it and everything because that's just the way I'm believing, but they're appointed, so that's up to you guys. If you want to put up with them for four years, go right ahead, but I think two years is long enough because then if you're not happy with what they're doing, you don't have to wait another two years to remove them. Thank you.

Chairman Rice speaks:
Any further Public Comment? Seeing none, I'll bring it back to the Board for a motion.

Commissioner Nowosad speaks:
Mr. Chairman? A comment.

Chairman Rice speaks:
Sir.

Commissioner Nowosad speaks:
The limitation on two years in term is the House of Representatives, one third of the Senate is reelected every two years. Hopefully they're not reelected.

Chairman Rice speaks:
That didn't sound like a motion.

UNAPPROVED

Commissioner Gardner speaks:
I would like to make a motion. I will move for the adoption of Ordinance 2024-1644, as presented.

Vice Chairwoman Hales speaks:
Second.

Chairman Rice speaks:
It's been moved and seconded barring any further conversation. All those in favor say aye. Any opposed? The motion carries 5-0.

MOTION TO: Adopt Ordinance 2024-1644, an ordinance amending Douglas County Code Chapter 2.56, relative to the term length served by a member of the Water Conveyance Advisory Committee; carried.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Sharla Hales, Vice Chair
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

13. For possible action. Discussion to: (1) approve the purchase of a vacant 40-acre, unaddressed parcel along the Pine Nut Creek for $893,200, for use as a rural park and flood control; (2) authorize the County Manager to sign all documents necessary to acquire the property; and (3) authorize the County Manager to sign a separate contract with a consulting engineer, in an amount not to exceed $100,000, for final design and permitting efforts for the park and flood control facilities. The subject parcel (known commonly as the "Denmar Parcel") is located off of Sawmill Road, south of Fish Springs Road, in the East Valley Community Plan Area. It is identified in the Stormwater Master Plan as a proposed flood basin. APN 1220-02-001-003. (Courtney Walker and Jeremy Hutchings)

Chairman Rice read the agenda item into the record.

Jeremy Hutchings, County Engineer, speaks:
Thank you, Mr. Chair. Courtney Walker and Brook Adie, like the number 80, I don't see Brook, well maybe she'll come in later. So, agenda Item 13, page 1,705 in your packet. This is the Denmar acquisition and design for flood mitigation rural park. I've got a great quote; “this is our chance Goose and it's a big one.” This quote I dug out from Lieutenant Pete Mitchell, who served in the Navy from about 1988 to present, you might recall him. Unfortunately, right after this quote, Goose and Maverick went out to sea in a flat spin and Goose didn't make it, but it's still a great quote and I'll tie it into the agenda item later, I promise you. So where and what are we doing? This proposed project is located right here and here's Fish Springs Road as you're coming out of town, and here's actually Sawmill Road, and it's this red, generally, parcel right here. And what are we doing? We're trying to acquire it to do a rural park and flood control. And the rural park, one of the ideas that came from Brook and her department was potentially an archery course, of course, it's not really zoned for that now. If the project goes forward for acquisition, it would require some zone changing later, but that's not a part of this item, this is just for the acquisition and design of the of the facility. So what's the problem? Flooding. What's the solution? Hopefully, we can dig some holes. You may recall earlier in the year, this Board approved the acquisition of the Redhawk parcel just upstream of here. And this did see some significant flooding in the 2023 storms, I believe, which were not the one percent storm, or commonly referred to as the 100 year storm; however, the picture before was from that and you could see that this area does flood.

UNAPPROVED

Denmar Basin is conceptually drawn right here, you can see these darker lines or contours, it's just a real concept from the feasibility study performed by Kimley-Horn previously. So a little bit of background; so this is a nice picture of the Pine Nut Creek watershed, it's actually quite large, about 56 square miles, the red highlight is some of the parcels that we've identified in the Stormwater Master Plan as ideal for stormwater mitigation. And we are down lower in the watershed, right where I have the laser pointer, right there. The Pine Nut generates about 5,100 CFS and about 6,000 acre feet, so it's quite a significant watershed for the area. So the Stormwater Master Plan, Courtney obviously took the lead on the Stormwater Master Plan and we got that adopted in spring, I believe. Currently this parcel, which again, just for sake of orientation, we're located down here, it's priority 19 I believe, in the Stormwater Master Plan. And if you look at the Capital Improvement Plan, this is kind of where we are in the acquisition stage. Identify the problem was number one, feasibility study was number two, we're past that, now we're into acquisition, so you can see we're following the plan. And a shout out to Courtney's Stormwater crew, who has been actually working recently in the Redhawk Basin maintaining an easement that was unmaintained previously.

So costs and deal points; so what we're talking about today is the acquisition of the parcel, estimated here at about $993,000, but that's not what we'll be paying initially. So the purchase and sales agreement that's part of this agenda item is for $25,000 down payment to secure by the end of the year with the willing seller, close just after the new fiscal year turns. And we've confirmed the budgets with both Kathy Lewis and some funding from Community Services, so to my understanding, all the budgets are in place with these deal points. If you're curious, flood water is expensive, it's a commitment to construct the pond based on the feasibility study, it would be a $14 million lift. That's not part of this item, the item today is just the acquisition. Strategic Plan, I'm an Engineer, I'm more on the implementation side, but it's important to keep an eye on the Strategic Plan. So it checks some boxes, at least I think it does, helps with managing stormwater and roads. How does it help with roads? Let me back up a couple slides. So part of the acquisition you can see here is future right-of-way for Sawmill if Sawmill were to ever go through, so it helps with roads. Flip back to the Strategic Plan. Open space, so right now, it's zoned RA-5, potentially, it is in the floodplain, but a crafty developer might do the old what I call the fill and split where you fill the floodplain then you split it afterwards. So that would prevent that from happening and I think it would actually preserve rural character because it's more rural with less houses, I suppose you could make that argument. Serving community with quality services. So if we are able to turn it into some sort of archery park or rural park in the future, that's nice, I think it enhances quality of life. And cross-departmental communication, so Courtney's been working real hard with Brook and they come up with this idea. I'm not even sure why I'm making the presentation sometimes, I'm just window dressing it seems like. Outdoor recreation, yeah, that's a great place to recreate. If it's a public park rather than private parcels, it's more legal to be there and if it's archery park in the future, as well as flood control, I think it checks a lot of these boxes if that's important to you, which it is to me, very important. Teamwork is making the dream work, so what do we mean by that? So we've been working with the owner, we've got a willing owner, staff, all these departments and the staff have been working together and of course the Board, you guys are important because you make the final call. But I see this as working on the vision and making the Strategic Plan happen. Now I'm going to turn it over to Ms. Walker to talk about some Public Comment we received.

Courtney Walker, Stormwater Program Manager, speaks:
Good afternoon. I did notice some Public Comment came in on this item, it wasn't necessarily in regards to the acquisition of Denmar, but it was in regards to the Stormwater Master Plan being included as background information with the agenda item. And so I just wanted to address something in there really quickly because there was a statement made in terms of staff not following the direction that was given in the Board when the plan was adopted. And so I just wanted to say that my understanding was the direction was to remove the detention basin, the Grandview detention basin, from the Stormwater Master Plan, it was removed from the list of projects that were in the priority project list. I know that some

UNAPPROVED

members of the public wanted us to remove all reference of Grandview Basin from the plan. I do feel it's valuable to document the fact that the study was done, we do have other studies that are included in the plan that don't necessarily result in a project being done, but that's the purpose of doing a feasibility study. An engineer could come along in 20 years and decide, oh, this looks like a great place, we should study it, well, they should know it's already been studied. And I also just wanted to mention that the Stormwater Master Plan is a living document, I plan to update it periodically. Projects will move around in the list and I'm also happy to update any language in regards to that project if it's desired by the Board at that time. And then I just wanted to mention, Jeremy said that the Denmar parcel for flood control is number 19 in the Stormwater Master Plan currently; however, that's part of the reason why I need the plan to be updated periodically because as conditions change, projects will move around in the list. And who owns the land, if the County owns the land, that puts a project in a higher priority than if it's privately owned. There's other factors in terms of the level of impact, how frequently does it happen, etcetera; however, if the County does decide to acquire this parcel, it will change priority and probably go up. So with that, I just wanted to say that. Thank you.

Mr. Hutchings speaks:
Thank you, Courtney. So here's the recommended motion, but I did want to tie it back into the original quote about here's our chance, Goose and it's a big one. So, you don't often get a chance to acquire a parcel that fits so nicely in a Master Plan like this before the owner decides to develop it, so that's what I meant by it's a chance, it's a big one. There's a lot of volume that we could mitigate for flooding here and it would be a nice place for the park. Here's the motion, I'll flip back to it, but we are at the stage where we take questions from the Board.

To review Mr. Hutchings' full presentation please see the Supplemental Meeting Materials.

Chairman Rice speaks:
Thank you. Any questions from the Board? Commissioner Gardner.

Commissioner Gardner speaks:
Thank you. I always get called on because I guess I'm the furthest away and you can't touch me, so to speak, physically. So, Ms. Walker, I appreciate you addressing that question regarding Public Comment that we've received. I believe I was copied in on communications from public also regarding the reference to Grandview Estates in the document, the Stormwater Master Plan. And my feeling was, is without that statement, there would be no reason to look at the feasibility of looking at alternative locations, basically, to the east of Grandview Estates for flood mitigation. So, I think that was probably an item that was appropriate for this and that's how I responded to the constituents that reach out to me in that regard, is that we have identified that and basically taken that off the table. The other thing that's important for us to realize is that while we can get this property at a reasonable rate and will help us, obviously, our end goal here is looking further east and controlling these waters before they even reach this area. But this is also an important acquisition, in my mind, to help us and assist us before we get to that point down the road. It still requires, even though it's not a hole in the ground yet and so it's still going to require a substantial amount of money that we don't have, quite frankly, right now. I think if it was only 14 cents instead of $14 million, we still don't have 14 cents to do it. But hopefully as we own the property, acquire and own the property, then maybe we can get some other folks to assist us, and go in and create that basin that we need there to help us out and figure out a method of creating that without expense to the County if possible. So anyways, I think this is one more step, one more nail in that to try to get this done. Thank you.

Chairman Rice speaks:
Any further comments from the Board? Vice Chairwoman Hales.

UNAPPROVED

Vice Chairwoman Hales speaks:
Thank you for your work on this. I just want to note that we're using money from our parks account to acquire this property because besides being a stormwater tool, it's going to be a park as well. So it will become a stormwater tool when we dig a big hole in it, so I would just like more vision on that. How deep is this hole and how do you have a park that's in a big hole? And what are your thoughts on are there ways around spending $400 million to get this hole? Those are sort of related questions, if you could address those, that would be great.

Mr. Hutchings speaks:
Sure. $14 million, not $400.

Vice Chairwoman Hales speaks:
What did I say?

Mr. Hutchings speaks:
$400.

Vice Chairwoman Hales speaks:
Oh my goodness.

Mr. Hutchings speaks:
So I'm already…

Vice Chairwoman Hales speaks:
We've been going a little too long.

Mr. Hutchings speaks:
I'm already heading…I've already shaved off…

Vice Chairwoman Hales speaks:
$14 million.

Mr. Hutchings speaks:
…95 percent.

Vice Chairwoman Hales speaks:
$14 million, yes.

Mr. Hutchings speaks:
So here's just a concept of the hole and it could be 15 to 20 feet deep, maybe deeper, it's just a concept. It's showing 309 acre feet of volume, this is before we were working with the Parks Department about changing it into a rural park. So part of this item, Vice Chairwoman Hales, is to hire a consultant that would come up with a design, like a preliminary design for the flood control and the park, we don't have that yet. One of the ideas that was floated by the Parks Department was an archery course, it would be like a walking archery course where there's one on the east side of Carson City. You can see the little white dots up against the hillside where the archer would walk along and shoot at a target, actually. Some topography makes it pleasant for an archer, I think, but that idea isn't formalized yet in any type of a plan. But from an engineering perspective, obviously, the deeper the better, the more volume we could provide. But that design will be forthcoming, this is just from the feasibility study. I forget your, you had a third question, I think.

UNAPPROVED

Vice Chairwoman Hales speaks:
$14 million is obviously way out of reach in the foreseeable future, are there other plans? Are there other possibilities here to help us dig a big hole without 14 million?

Mr. Hutchings speaks:
Well, obviously, if you own the property, you can, a big part of a grant application, you could pursue grants. We have discussed the idea of potentially, when a developer, it would have to be a large developer, that would need fill, have them come in and take the fill, since we've done the design and the permitting of it, we'd have them excavate the material out of the hole we need. So that's another thought that I think is maybe more viable, but most viable is probably grants and working for the developer. Doing it just ourselves out of the General Fund is a heavy lift, I don't have an answer for you right there. And Courtney's whispering in my ear about parks having funding to maybe do a park in the interim, some interim plan perhaps. But again, that's part of the item, is to fund a plan or fund a consultant to go out and come up with a design as part of this item.

Vice Chairwoman Hales speaks:
And can you give us my last question? Some idea of how much impact this would have on our problem if we had a 309 acre foot hole on Denmar.

Mr. Hutchings speaks:
The real solution, as you can see from the volume on this slide right here, is 6,000 acre feet of water come out of the Pine Nuts. So you really need the dam to have a huge impact, this would be a small impact. This question often comes up, but unfortunately, the feasibility study we did with this, Vice Chairwoman Hales, it basically studied one thing, putting a dam in way up in the upper reaches. Just floating the name by for Hutchings High Dam, I guess is what Mr. Gardner called it, I think before, or maybe I called it that, I can't remember. But we did not have the money in the original feasibility study to do these what if scenarios, what if we just did Denmar? What if we just did Redhawk, what is the impact? That would be coming with the study that would be funded by this item, we could tell you, I don't know, about this time next year if the study is authorized. In July, it'll probably be about a six month deal, I could come back and give you a report of that impact. Courtney’s got something.

Ms. Walker speaks:
The other big impact I think that this project would have is that it would prohibit another parcel map from occurring in this area. If you go back to that picture that shows the whole parcel underwater, I think it's fine if it's underwater, if it's just a County owned vacant parcel it's not harming anyone to be like that. But if the sellers decide to divide it up and then sell it to others, then we'll have some future potential issues.

Commissioner Nowosad speaks:
So the proposed acreage on that plot is 309 acres?

Mr. Hutchings speaks:
No, the proposed acreage is about 40 acres, Commissioner Nowosad, the volume, once we excavate down, is about 309 acre feet.

Commissioner Nowosad speaks:
Okay, alright.

Chairman Rice speaks:
Any other questions? Commissioner Tarkanian, do you have any questions?

UNAPPROVED

Commissioner Tarkanian speaks:
Nope.

Chairman Rice speaks:
This is for possible action, so we will open it to Public Comment.

PUBLIC COMMENT

Jim Jackson speaks:
Here's another large amount of money that you want to spend on a piece of land that you have no money to develop, or to do what you want to do with it. One of the things I heard say was, it floods now, if the County owned it, then nobody could sue the County because it's County land that's flooding. But if they sold it to a developer and he developed it, well, if he's going to develop it in a floodplain, first off, why is he going to be allowed to do that? Shouldn't be, I mean, that's just plain old stupid. So you want to spend the money to buy the land and do nothing with it for how long? You said foreseeable future, well, foreseeable future could be 50 years. And the way that you have no money to work on the roads, you have no money to do anything else, but you do have money to do these kinds of projects. Doesn't make too much sense. And you ask why we get upset with you, that's why, it just doesn't make sense sometimes. And in the whole presentation, I was looking through it, safety, rural environment, lifestyle, all these different things come in that are very important for all these projects, these projects, not some other ones. So do what you want to do with it, if you want to buy the land so that nobody else can develop it, that's fine, or you can just say nobody can develop it, period because it's a floodplain. But do what you wish.

Mimi Moss speaks:
Thank you, Mr. Chairman, Members of the Board. As a prior Community Development Director and Floodplain Administrator for 11 years with Douglas County, I support the County's efforts in purchasing a vacant parcel for a combined park use and floodplain control facility. However, I will bring to your attention that merely purchasing a parcel does not give the County the right to develop the property outside the zoning regulations found in Title 20. For example, the Staff Report does not identify that the extraction of earth material needed for the flood basin is not allowed in the RA-5 Zoning District, the code defines this type of use as open or subsurface mining. Under Title 20, the only zoning district which allows extraction of material is a General Industrial Zone. Nor does the report identify that the only recreation use that is allowed in the RA-5 zone is a park or play field day use only, but it's subject to a Special Use Permit. In addition, a flood control basin isn't even identified as a permitted or type of use in Title 20, so how is it possible for the Board to allow this type of development without the proper zoning in place? My questions to the Board; will Community Development staff or the consulting engineer be considering the applicable code regulations? Such as one, the implications of developing in the primary flood zone, and what permits and approvals are necessary to meet the floodplain ordinance and FEMA regulations to the need for a Zoning Map Amendment and a Master Plan Amendment to General Industrial, along with a Special Use Permit for the mining operation. Three, applying for a Special Use Permit for park use, or four, amending the Development Code by first defining a flood basin and then allowing mining for a flood control basin in the Public Facilities Zoning District, the PF zone, which also allows park use. A change to PF Zoning District for this property is consistent with other County owned property and would not require a Master Plan Amendment. The PF zone change would be similar to the zone change the Board approved last year for the Dangberg Home Ranch, where Scott Morgan brought forward the change due to increase in the activities at the home ranch that weren't allowed in the A-19 Zoning District at the time. I will remind the Board that I brought forward this same issue several months ago with the Spring Creek PD. At that time, I also identified that Title 20 did not define or allow the extraction of material, which results in the construction of a flood control basin, nor does it define where a flood basin can be allowed. As a professional land use planner in the public sector for over 30 years, I believe the County would be better served by making changes to Title 20 before you move forward with

UNAPPROVED

developing this 40 acre property or any other regional flood control use. Please follow your adopted zoning regulations, direct staff to amend Title 20 by defining flood control basin facility use, allowing this use in the PF zone and then bringing forward a zone change to PF for the site. By doing so, you would afford an open and transparent process when implementing your Stormwater Management Program. Thank you.

Chairman Rice speaks:
Thank you. Any further Public Comment? Seeing none, I'll bring it back to the Board.

Vice Chairwoman Hales speaks:
I just want to make sure I'm understanding this right, $880,000 for acquisition is coming from funds that are restricted for use to parks and associated uses, is that right? Did I say the number right? Because…

Mr. Hutchings speaks:
Can you repeat that please?

Vice Chairwoman Hales speaks:
So $880,000 for the acquisition, wait, wait, wait, is coming from the Transient Occupancy Tax which has limited uses; parks, libraries and so forth. In other words, we couldn't use that 880,000 for roads?

Mr. Hutchings speaks:
As far as I know, that's correct.

Vice Chairwoman Hales speaks:
Thanks.

Chairman Rice speaks:
Any further questions? Any further discussion? I'm ready for a motion.

Vice Chairwoman Hales speaks:
I move that we approve the attached purchase agreement for real property to acquire the Denmar parcel, APN 1220-02-001-003 for $880,000, plus $13,200 in closing costs, for a total of $893,200; authorize the County Manager to sign all documents necessary to purchase the Denmar parcel and authorize the County Manager to sign a separate contract with a consulting engineer in an amount not to exceed $100,000 for the design of a park and flood control facilities on the Denmar parcel and the associated permitting efforts.

Commissioner Tarkanian speaks:
Second.

Chairman Rice speaks:
We have a motion and a second. Any further discussion? All those in favor say aye. Any opposed?

Commissioner Nowosad speaks:
No.

Chairman Rice speaks:
The motion passes 4-1.

Commissioner Gardner speaks:
Mr. Chair, in consideration of the Public Comments that have been made, I would ask staff to take a look and make sure that as we go through Title 20 that we make those necessary changes that would be

UNAPPROVED

appropriate to ensure that we are following our own code when we go forward with this, should we ever get to a point when we need to use it other than a park, or equestrian trails, or whatever else is designed. So, thank you.

Chairman Rice speaks:
Thank you.

MOTION TO: Approve the attached Purchase Agreement for Real Property to acquire the Denmar Parcel APN: 1220-02-001-003 for $880,000, plus $13,200 in closing costs, for a total of $893,200; authorize the County Manager to sign all documents necessary to purchase the Denmar Parcel; and authorize the County Manager to sign a separate contract with a consulting engineer, in an amount not to exceed $100,000, for the design of a park and flood control facilities on the Denmar Parcel, and the associated permitting efforts; carried.

RESULT:	**APPROVED**
MOVER:	Sharla Hales, Vice Chair
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian
NAYES:	Walt Nowosad

14. For possible action. Discussion to eliminate the Chief of Staff position (pay grade 206 - salary range of $102,731-$143,811) and create a Chief Operating Officer position (pay grade 212 - salary range of $170,665-$256,006) in the County Manager's Office. The new position will be funded for the remainder of FY 2024-25 utilizing salary savings created from the elimination of the Chief of Staff position and the retirement and promotion of key personnel. (Jenifer Davidson)

Chairman Rice read the agenda item into the record.

Jenifer Davidson, County Manager, speaks:
Thank you, Mr. Chairman, Members of the Commission. I apologize, I did have a presentation for you, but somehow when I uploaded it to my thumb drive, we had an issue with the file being corrupt. So, I'm going to refer to my presentation materials in front of me. Out of respect for your time, I won't break to try to get that technology issue solved, and my presentation materials will also be uploaded as part of the Supplemental, in case anyone wants to reference slides that I am referencing today. Since the time the County Manager's Office created the position of Assistant County Manager there have been a number of changes over the years in the County Manager's Office, specifically, since 2015. Several departments have been added under the span of control of the County Manager's Office, and multiple divisions have been added to departments that report to the County Manager's Office. Many Members of this Commission are very aware of these changes to the span of control of the County Manager, but for context for the public, I will just share that today. The Emergency Management Department was added as a new division of the County Manager's Office. That was work completed under contract previously by East Fork. We created that department and stood up that division recently. Also, the responsibility for oversight of China Spring Youth Camp came under the authority of the County Manager's Office, as well as Alternative Sentencing and Indigent Defense. Additionally, we added the divisions of Stormwater Management, the VHR program, the Public Guardian, and we assumed responsibility for operations at the Airport previously operated under a contract that was administered by the County Manager's Office, but contracted work by others. This Board is very much aware, in addition to the added responsibility of this office, and ultimately, in context of, in light of what has happened today, there is a possibility that the Public Administrator responsibilities, that is one of the options for this Board to look at in the future,

UNAPPROVED

potentially adding to the authority and/or responsibility of the County Manager's Office. I just want to add that as well.

This Board is very aware of the very, extremely, wonderfully ambitious plan that we have adopted in terms of our Strategic Plan, and the goals and visions that this Board has set up for the future of our community. When we talk about our Strategic Plan, we have a lot of work to do. Success in 2030 is defined in our Strategic Plan looks like this; managing growth and infrastructure, preserving natural beauty and rural character, enhancing public safety and related services, prioritizing community engagement, which we heard loud and clear from the public today, enhancing quality of life for our residents, ensuring responsible, transparent use of tax dollars, supporting youth and young families in our community, addressing our multiple transportation infrastructure needs and issues with traffic, supporting local businesses and focusing on long term economic sustainability, balancing affordable housing needs and overdevelopment, and that's just a start. We have only just begun to scratch the surface on our Strategic Plan, and we have a lot of work ahead of us to tackle these important issues, these critical needs for our community in the very near future. My office is running in several different directions at high speed constantly, as is the Board of County Commissioners. When I interviewed for the office of County Manager, I spoke to the Board about high performing organizations, something that I studied in my time in my Master's Degree program, and what I found were certain characteristics that high performing organizations do. Yes, they have a long term strategic orientation, but among the habits and behaviors that high performing organizations adopt is, in addition to having that long term strategic orientation, they also focus a lot of their time and attention on the organizational health and organizational capacity. Basically, the ability to accomplish the things that they have set out for themselves, the objectives they have set out for themselves. The analogy that I will use is we as an organization are driving 100 miles an hour on a racetrack to achieve our strategic objectives but, to quote Commissioner Gardner, we're on a bus, and no one's checking the engine light. No one's checking the tire pressure. No one's really focused on the capacity of this organization to get things done efficiently and effectively, and to operate at our highest levels when it's needed most to tackle these critical needs for our community.

With the creation of this Chief Operating Officer, I think we can do both, and I think we can do it well. I think we can divide our time and attention between both; between the objectives of this Board, the vision that you have set out in place, this very ambitious five year from now strategic outlook, the goals that we have defined for ourselves. But I am concerned that if we do not also focus our eyes internally on departments, such as Human Resources, IT, and our Finance Department, and pay attention to the long term fiscal planning and organizational capacity needs that our bus may break down eventually, that we're going to run out of our ability to move at this high rate of speed. The reason why I'm concerned about these things is because we have done a look at the health of this organization. We have done it through a risk needs assessment. It has identified a variety of things that we just don't have the time to currently get to. We have outdated policies. We have outdated practices. We have things that we can simply do better and should do better. With the retirement of key personnel and the promotion of other key personnel there has created a salary savings and an opportunity for us to address this. To add this position to this organization, at this point, we can do so without negatively impacting the General Fund. If we do not create this position, let me be clear and transparent with you, we would have somewhere between $50,000 to $60,000 in savings in the General Fund that this Board could prioritize for other purposes. I could just hire a Chief of Staff and move on. However, if we do create this position, we would still have $30,000 in savings in year one and $20,000 in savings in year two. Subsequent years I am committed to looking at the needs of this organization, and determining whether or not this position and this plan is still in the best interest of this organization moving forward. But I can tell you, based on my education and the research that I have done, that this is a private sector best practice and something that I am very much looking forward to having a conversation with this Board about. With that, Mr. Chairman, I turn it back over to the County Commission for any questions that you may have.

UNAPPROVED

To review Ms. Davidson's full presentation please see the Supplemental Meeting Materials.

Chairman Rice speaks:
Thank you. Any questions from the Board? Commissioner Gardner.

Commissioner Gardner speaks:
I don't really have any questions. When we started assessing the recent additions over the last five years, as long as I've been a Commissioner, the addition of, and it's illustrated here, and I appreciate it, the Indigent Defense, China Spring Youth Camp, which was absolutely critical, Alternative Sentencing, Emergency Management, bringing that into the County Manager's Office, the vacation home rental, as you're indicating, the assignment of the Minden Tahoe Airport, and Stormwater. I, when we had the resignation, well, even before we had the resignation of our previous Chief of Staff, Melissa Elges, who did a great job in that role, but I was questioning whether or not we needed to expand that role, and whether or not that was an appropriate title, quite frankly, for that role. So, as I questioned our County Manager in that regard, it became obvious that, and this County, when we hired Ms. Davidson into the role of County Manager a year and a half ago, I know that we talked about the previous processes that Douglas County has gone through since about 2000 to 2023 when we made her our County Manager. The changeover of County Managers, excessive; seven, eight changes in the process of 20 years. And for us to operate as a County, it just, that did not, it did not sit well because we're constantly, you know, and I'll use your analogy, we constantly have a flat tire and we have to replace the flat tire because it just burns out. One of my chief goals when we went to replace the County Manager was somebody that could be in this role for an extended period of time, but I don't want to have so much on that plate that we have a burnout, and so the distribution of responsibilities and this type of process. So, I really appreciate our County Manager looking long range, and seeing how we could reorganize our County Manager's Office to take all these things into account and plan for the future. And so, when we had the discussions regarding this possibility, I encouraged her to flesh it out and come forward with a proposal, and I think this is good and it doesn't… Of course, we always get the question, are you adding staff, are you adding staff? We're not adding any staff. We're neutral on FTEs and over the long range it may cost us a little bit more money. Right now, it's not going to, so that's a plus also. So anyways, I think this is certainly a move in the right direction to ensure that we have the proper staff to handle the tasks at hand and with the possibilities, as you're indicating, we may have to take on an additional responsibility in that office depending upon what this Board determines later on in the next month or so. So yeah, I'm there. I'm good.

Chairman Rice speaks:
Thank you. Vice Chairwoman Hales.

Vice Chairwoman Hales speaks:
I agree with those concerns. I'll share maybe a little different perspective as well. But I want to absolutely agree that County Manager turnover is not good, and we as a Board are picking up and doing some things that have been kicked down the road that are important, for instance, Stormwater, and the Justice Center was kicked down the road. And those things are a heavy lift, and we're doing those at the same time as has been noted that the County Manager's Office is picking up work on a lot of other things, China Spring, the Airport, etcetera. So, it seems to me that right now there is a heavy lift in the next year or two, a couple of years, maybe longer, so I very much appreciate your statement that you would plan on this for two years, maybe longer, but in two years you're going to look at it and say, is this still warranted? Because it could be in two, three years or after we get over this period of time when we're doing a lot, Muller Parkway, Justice Center, and taking over all of these really important pieces. It could be that in a period of time, two years, or four years, or who knows how long, they become what we do, and we're functioning well, and maybe we don't need this level of leadership, or maybe we do, but I would not want to become top heavy permanently without assessing periodically do we need this, is this the best use of our dollars? So, I'm very much in support of this because these things that we're lifting in the next couple of years are

UNAPPROVED

important, and I don't want to lose sight of the other important pieces in the Strategic Plan that we've listed as high priorities for us, and I definitely want you, the County Manager, to have the support that's required to be successful and sustainable. So yes, I'm definitely in favor.

Chairman Rice speaks:
Thank you. Commissioner Nowosad.

Commissioner Nowosad speaks:
Ditto.

Chairman Rice speaks:
I love it when we're succinct. Commissioner Tarkanian, would you like…

Commissioner Tarkanian speaks:
There is absolutely nothing I can add from all that was just said; jeez, Louise.

Chairman Rice speaks:
Thank you, sir. All right, this is for possible action, so we will open to Public Comment.

PUBLIC COMMENT

Jim Jackson speaks:
I like to talk. I agree she needs the position. To use the analogy of your bus, your bus is broken down and burning. She needs all the help she can get to get this back on track. I was listening to the lofty goals in the Strategic Plan. Several of them are already shot down in the Johnson Lane area, and you got some repair work to do there. So, I don't care if this would cost more money, not save money. It sounds like it's a position that is needed to get those goals back on track, and I think you folks need to do a lot of work to get them back on track also. Listen to the people out here. We've been complaining about a lot of different things, a lot of different things; there's a reason. So, I'm in favor of this position and I hope you get your bus fixed quickly.

Chairman Rice speaks:
Thank you, sir. Any further Public Comment? It sounds like we need a good mechanic.

Laughter was heard.

Ms. Davidson speaks:
Or a Chief Operating Officer.

Laughter was heard.

Chairman Rice speaks:
All right, this is for possible action. I'll bring it back to the Board.

Vice Chairwoman Hales speaks:
I move that we authorize the elimination of the Chief of Staff position and create a Chief Operating Officer position, pay grade 212, in the County Manager's Office, as presented.

Commissioner Nowosad speaks:
Second.

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Chairman Rice speaks:
There's been a motion and a second. Is there any further conversation? Seeing none, all those in favor say aye. Any opposed? The motion carries 5-0. Thank you.

MOTION TO: Authorize the elimination of the Chief of Staff position and create a Chief Operating Officer position (pay grade 212) in the County Manager's Office, as presented; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sharla Hales, Vice Chair
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

15. For presentation only. Announcements/reports/updates from County Commission members including updates on the various boards and/or commissions that they may be a member of or a liaison to, or any other meetings/functions they have attended, and any request by a Commissioner for discussion of a future agenda item. (Chairman Rice)

Chairman Rice read the agenda item into the record.

Chairman Rice speaks:
I will go to Commissioner Tarkanian first.

Commissioner Tarkanian speaks:
I do not have anything to add.

Chairman Rice speaks:
Thank you, sir. Commissioner Gardner.

Commissioner Gardner speaks:
Thank you, Mr. Chair. Last Thursday, I took the opportunity to attend the Nevada Association of Counties Board meeting. Annually, we have one meeting in Clark County, and so December was it, and it was last Thursday. And anyways, long drive. I drove down; long drive. I did not think Clark County could get any larger, but I am very nervous about their expansion. I think it's starting to encroach on us; it's getting that big. So, not a fan of Clark County. Sorry, Marilyn Kirkpatrick and the rest of the Board of Commissioners down there. But anyways, other than that, I do look forward, next Tuesday we will be serving senior lunch. A big ham dinner, I believe, is what's scheduled. For the Thanksgiving dinner we had over 400 people attend and I would suspect that we will have even more this time. We almost had to expand out onto the patio there at the Senior Center. So, I look forward to participating, once again, amongst the other Elected Officials of serving that dinner to our senior citizens down there, and then look forward to everybody, wish everybody a happy Christmas, merry Christmas and a happy New Year. Stay safe and sober. I have my tickets, it's called, for New Year's Eve, stay home and go to bed early. So anyways, happy holidays everybody.

Chairman Rice speaks:
Commissioner Nowosad.

Commissioner Nowosad speaks:
I have not attended any meetings this month. So, I'm just going to say merry Christmas and happy New Year to all of you. Thank you so much for your help.

UNAPPROVED

Chairman Rice speaks:
Thank you, sir. Vice Chairwoman Hales.

Vice Chairwoman Hales speaks:
When it's after 4:00 PM, I'm not going to elaborate. But I do wish Commissioner Nowosad well.

Chairman Rice speaks:
I have attended a few meetings. Luckily, I had a couple of them that were canceled because of the holiday; thank you. I did attend the TRPA meeting yesterday, and even though I'm no longer on the legal committee, I stuck around for that because they were discussing possible infractions by the Tahoe Event Center for possibly violating the BMT requirement. There was no decision on that, by the way. And other than that, I have a meeting with Tahoe Douglas Transportation tomorrow, and that's it until the end of the year, thank goodness. And I wish everyone a merry Christmas and a happy New Year, happy Hanukkah, happy Kwanzaa, happy whatever. And we are going to Closing Public Comment.

Commissioner Nowosad speaks:
And let's not forget Mele Kalikimaka, Hau'oli Makahiki Hou.

Chairman Rice speaks:
I knew I'd forget one of them.

RESULT:	**PRESENTATION HELD.**

CLOSING PUBLIC COMMENT (No Action)

Jim Jackson speaks:
Senior Chief, as a Sergeant in the Marine Corps, I salute you for your service to the country and your service to this county, and I thank you very much for it. One of the comments that was made earlier, I know that you get tired of hearing about all the things we complain about and stuff, but sorry, but that's the way it's going to be. You talk about listening to the public. I wish you had listened to you when we submitted 750 names on a petition and had close to 300 people here, in the hallway, out on the grass, talking about Knox. You didn't. Now, we're suffering the consequences of it, and so are you. You're having to put up with us every time something goes wrong up there and it's going wrong every single day. We don't know how to solve the problem. We're looking for a solution ourselves. And we hope you are looking for a solution. As you said, step by step. This was one step. Were we all against this ordinance? No, we just don't think it went far enough. You left off a lot of us that are up there. And if it's because of the agreement or whatever, modify it. Do something because this can't continue. It's going to get worse, and worse, and worse. My asking for a stop sign there, that wasn't a very big request, but I'm looking at the future and what's going to be happening up there when we get those 60 trucks a day going through there, paying no attention to, I mean, you heard them, they ran through stop signs. There was another one up there. There was a school bus stopped, stop sign out, lights flashing, the truck went blowing right on by him, didn't even bother to try to stop. We got a witness that saw that. What do we do with that? We don't know. Nobody seems to want to do anything. We've had trucks going down Johnson Lane without covers on the back; that's in violation of an ordinance. The Sheriff's car was sitting there; they didn't do anything. I think it's a rather expensive ticket. The County could use the money. So, something's got to be, some directions have to be given to the Sheriff's Department to say, go enforce the laws there, just the laws that are on the books. Enforce them. Do something. The trucks going up and down Sunrise Pass, no, they're not gravel trucks, but they're not an emergency, they're their trucks. I followed one tractor from the Judicial Center all the way up Buckeye, across the East Valley, onto Fremont, up Sunrise Pass. He was just taking the shortcut to get his tractor back out there. He didn't have a license on it. He shouldn't

UNAPPROVED

have been driving on the road, but he was. So anyway, I wish you all a merry Christmas and a happy New Year. Wish you the best in your retirement. Hope you have a very good time and we will miss you. Thank you.

Chairman Rice speaks:
Thank you, sir.

Shawnyne Garren, Recorder, speaks:
Hello again. While I hate to keep you an additional one to three minutes in your long day, I've had some follow up questions since the comments that I made earlier, and the one consistent question is always, is it happening here? Are we seeing seller impersonation fraud where individuals are impersonating a property owner and fraudulently taking possession of property? The short answer is no; knock on wood. We are not yet seeing it here. That doesn't mean it can't happen. It doesn't mean it won't happen. In fact, I will elaborate to say that across the state it is not yet a problem for the state of Nevada. I am aware of less than a handful of actual instances of any type of fraudulent recording, and I would be remiss if I did not give credit on the record to the frontline people within the real property industry, the realtors, the title companies, the escrow officers. They're the ones that are doing the due diligence in order to help mitigate this, to take the necessary steps to make sure that they have the right parties involved. Of course, every document that gets recorded does not involve a title company, but that is where the lion's share of that mitigation is happening. And so, I just wanted to go on record to clarify, no, it is not yet a problem here that we are aware of. Also, I will say that the Recorders Association, the State Recorders Association, has done a tremendous amount of work on just making sure that we are educated, the most educated we can be on it. This fall, we actually hosted a real estate fraud and cybersecurity workshop. I sat on that panel and along with speakers. We had guests from the FBI, Washoe County Sheriff's Office, the Attorney General's Office, the Secretary of State's head of notary division, and we all came together, as well as the Nevada Land Title Association, and shared a little bit more insight with the other industry partners so that we can be united in that effort. And so, I just wanted to address those final concerns and thoughts that have been presented over the course of the last several months and even today. Thank you.

Chairman Rice speaks:
Thank you for the presentation. And it seems to me that this is a result of very good insurance agencies selling their services to the public and creating some hysteria out there.

Ms. Garren speaks:
Yes. There's certainly no shortage of scare tactics involved in the marketing attempts; we'll just say that. So, I'm glad to see, I believe 11, no, maybe 13 of the 17 counties offer the recording alert service that I spoke of earlier, and that's all free to the citizens and property owners.

Chairman Rice speaks:
Is that available online?

Ms. Garren speaks:
I'm sorry.

Chairman Rice speaks:
Is that available online?

Ms. Garren speaks:
It is. It's available on the Recorder's page. So, if you go to the Douglas County Recorder's page, right on the homepage you'll see where you can register for the service. We also have, in the carousel banner, we have a link to step by step instructions on how to sign up for that. And then, if you also go to

UNAPPROVED

recordersassociationofnevada.org, we have a whole page dedicated to property fraud, what is it, how do you protect yourself against it, and the various other pieces of information. We have a link to that on our Recorder page as well, so you don't have to go to different pages. We were trying to make the information as the most comprehensively available on our Douglas County Recorder page as possible.

Chairman Rice speaks:
Thank you.

Ms. Garren speaks:
You're welcome. Happy holidays.

Chairman Rice speaks:
Thank you. And for the County Manager, can we have that included in the Board buzz? I think it would be good information. Any further Public Comment? Merry Christmas to all and to all a good night. We are adjourned.

ADJOURNMENT

There being no further business to come before the Board of County Commissioners, the meeting adjourned at 4:39 PM.

Respectfully submitted:

_____
Chairman
Douglas County Board of County
Commissioners

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

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AGENDA ITEM NO. 1.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **DOUGLAS COUNTY LIQUOR BOARD**

TITLE:
For possible action. Discussion to approve adding James Marvin Coon, Jr. to the existing On-Site Unrestricted License, Package Retail Liquor License and Entertainment Endorsement for Holiday Inn Club Vacations, Inc., dba David Walley's Resort. Mr. Coon has signed a Waiver of Notice of Hearing. Holiday Inn Club Vacations Inc., dba David Walley's Resort, is located at 2001 Foothill Road, Genoa, Nevada 89411. (Captain Jon Storke)

RECOMMENDED MOTION:
Approve the addition of James Marvin Coon, Jr. to the existing On-Site Unrestricted License, Package Retail Liquor License and Entertainment Endorsement for Holiday Inn Club Vacations Inc., dba David Walley's Resort.

FINANCIAL IMPACT:
$109.75 collected towards General Fund Revenue account 101.000.341.211

BACKGROUND:
James Marvin Coon, Jr. has signed a Waiver of Notice of Hearing and has cleared the background check. Holiday Inn Club Vacations Inc., dba David Walley's Resort, is located at 2001 Foothill Road, Genoa, Nevada 89411. The mailing address is 2001 Foothill Road, Genoa, Nevada 89411.

ATTACHMENTS:

AGENDA ITEM NO. 2.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **DOUGLAS COUNTY LIQUOR BOARD**

TITLE:
For possible action. Discussion to approve the On-site retail unrestricted Liquor License for Dragonfly and a Bee, LLC, dba Flutter and Buzz Café, represented by owner Brandy Thomson. Brandy Thomson has signed a Waiver of Notice of Hearing. Flutter and Buzz Café is located at 2285 Main Street, Genoa, Nevada 89411. (Captain Jon Storke)

RECOMMENDED MOTION:
Approve the On-site retail unrestricted Liquor License and Entertainment Endorsement for Dragonfly and a Bee, LLC, dba Flutter and Buzz Café.

FINANCIAL IMPACT:
$709.75 collected towards General Fund revenue account 101.000.341.211 applicants license fee.

BACKGROUND:
Brandy Thomson has signed a Waiver of Notice of Hearing and has cleared her background check. Dragonfly and a Bee, LLC, dba Flutter and Buzz Café, is located at 2285 Main Street, Genoa, Nevada 89411. The mailing address is Post Office Box 1051, Genoa, Nevada 89411.

ATTACHMENTS:

AGENDA ITEM NO. 3.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **DOUGLAS COUNTY LIQUOR BOARD**

TITLE:
For possible action. Discussion to approve adding James Marvin Coon, Jr. to the existing On-Site Unrestricted License, Package Retail Liquor License and Entertainment Endorsement for Holiday Inn Club Vacations, Inc., dba Ridge Club. Mr. Coon has signed a Waiver of Notice of Hearing. Holiday Inn Club Vacations Inc., dba Ridge Club, is located at 400 Ridge Club Drive, Stateline, Nevada 89449. (Captain Jon Storke)

RECOMMENDED MOTION:
Approve the addition of James Marvin Coon, Jr. to the existing On-Site Unrestricted License, Package Retail Liquor License and Entertainment Endorsement for Holiday Inn Club Vacations Inc., dba Ridge Club, as presented.

FINANCIAL IMPACT:
$109.75 collected towards General Fund Revenue account 101.000.341.211.

BACKGROUND:
James Marvin Coon, Jr. has signed a Waiver of Notice of Hearing and has cleared the background check. Holiday Inn Club Vacations Inc., dba Ridge Club Resort, is located at 400 Ridge Club Drive, Stateline, Nevada 89449. The mailing address is 400 Ridge Club Drive, Stateline, Nevada 89449.

ATTACHMENTS:

AGENDA ITEM NO. A.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to accept the 2024 Annual Statistical Report for the Department of Alternative Sentencing in accordance NRS 211A.110. (Yvette Doan)

RECOMMENDED MOTION:
Accept the 2024 Annual Statistical Report for the Department of Alternative Sentencing as presented.

FINANCIAL IMPACT:
None

BACKGROUND:
In accordance with NRS 211A.110(6), the Chief of the Department of Alternative Sentencing is required to submit a written report, on or before January 31 of each year, to the Board of County Commissioners and to each court having jurisdiction over a probationer or a supervised releasee under the chief's supervision, setting forth in detail the activities of the department during the previous calendar year. The report must include statistical data concerning the department's activities and operations and the probationers or the supervised releasees who were under the supervision of the department during that period.

The report contains payroll information that will not be finalized until January 12, 2025. Ms. Doan will provide the report as part of the supplemental materials which will be posted once complete.

ATTACHMENTS:

AGENDA ITEM NO. B.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to adopt **Resolution 2025R-001** which orders, directs and authorizes the Douglas County Treasurer to sell or convey properties held in trust by the County Treasurer, consistent with Nevada Revised Statutes (NRS) 361.595, at an online auction at www.Bid4Assets.com, with bidding starting on April 21, 2025 at 10:00 AM Pacific Standard Time (PST) and ending on Wednesday, April 23, 2025 at 10:00 AM PST. (Assessor's Parcel Numbers: 1022-09-002-025, 1366 Topaz Ranch Dr.; 1022-09-002-034, 3650 Slate Rd.; 1022-15-001-018, 3930 Walker View Rd.; 1022-15-001-053, 3810 Pebble Rd.; 1022-16-001-043, 1473 Sandstone Dr.; 1121-00-001-007, No Site Address; 1220-04-101-034, 1382 N Hwy 395; 1220-04-111-007, 1212 Kingslane; 1220-04-515-029, 1353 Toiyabe Av.; 1220-15-310-010, 880 Mitch Dr.; 1220-15-310-011, 878 Mitch Dr.; 1220-17-710-001, 1110 Amarillo Dr.; 1321-32-002-037, 1418 Hunters Point Dr.; 1418-27-810-045, 1331 Winding Wy.; 1420-08-218-009, 1083 Tee Dr.; 1420-30-001-008, 2960 Oasis Springs Rd.; 1420-33-213-030, 1272 Downs Dr.). (Amy Burgans)

RECOMMENDED MOTION:
Adopt Resolution 2025R-001 as presented.

FINANCIAL IMPACT:
Potentially $109,243.60 in property taxes, costs, penalties and interest to the County and various taxing entities.

BACKGROUND:
The Board of County Commissioners may issue an order directing the County Treasurer to sell the property particularly described in the resolution and listed below, after giving notice of the sale, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against the property. After this order is given, properties may be redeemed, sold at public auction, or acquired by a local government, Nevada System of Higher Education or an Indian tribe.

The public auction is scheduled online at www.Bid4Assets.com, with bidding starting on April 21, 2024

at 10:00 AM PST and ending on Wednesday, April 23, 2024 at 10:00 AM PST. The properties subject to a tax sale are further described in Resolution 2024R-002 and include the following APNs and addresses: 1022-09-002-025, 1366 Topaz Ranch Dr.; 1022-09-002-034, 3650 Slate Rd.; 1022-15-001-018, 3930 Walker View Rd.; 1022-15-001-053, 3810 Pebble Rd.; 1022-16-001-043, 1473 Sandstone Dr.; 1121-00-001-007, No Site Address; 1220-04-101-034, 1382 N Hwy 395; 1220-04-111-007, 1212 Kingslane; 1220-04-515-029, 1353 Toiyabe Av.; 1220-15-310-010, 880 Mitch Dr.; 1220-15-310-011, 878 Mitch Dr.; 1220-17-710-001, 1110 Amarillo Dr.; 1321-32-002-037, 1418 Hunters Point Dr.; 1418-27-810-045, 1331 Winding Wy.; 1420-08-218-009, 1083 Tee Dr.; 1420-30-001-008, 2960 Oasis Springs Rd.; 1420-33-213-030, 1272 Downs Drive.

ATTACHMENTS:

Tax Sale Resolution - Final.pdf

RESOLUTION 2025R-001

A RESOLUTION ORDERING AND DIRECTING THE COUNTY TREASURER TO SELL PROPERTIES HELD IN TRUST BY THE COUNTY TREASURER PURSUANT TO NRS 361.595

WHEREAS, the County Treasurer has provided notice to properties listed therein as provided in NRS 361.5648 and NRS 361.565; and

WHEREAS, the County Treasurer has issued a Trustee's certificate per NRS 361.570 and with no redemption being made the County Treasurer now holds the property in trust; and

WHEREAS, any property held in trust by the County Treasurer by virtue of any deed made pursuant to provision s of NRS 361.595 may be sold and conveyed in the manner prescribed in NRS 361.595 and NRS 361.603 or conveyed without sale as provided in NRS 361.604; and

WHEREAS, the Board of County Commissioners may make an order directing the County Treasurer to sell the property particularly described therein, after giving notice of the sale, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against the property as stated in this order; and

WHEREAS, after an order is given and subsequent statutory notice is provided, properties may be sold at auction or acquired by a local government, Nevada System of Higher Education, or Indian tribe.

NOW, THEREFORE, BE IT RESOLVED the Douglas Board of County Commissioners hereby orders and directs the County Treasurer to enter this order into the record of its proceedings for January 16, 2024, and further orders and directs the County Treasurer to sell the following properties, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against the property at the time of sale consistent with NRS 361.595, at an online auction held at www.Bid4Assets.com with bidding starting on Monday, April 21, 2025 at 10 AM Pacific Standard Time (PST) and ending on Wednesday, April 23, 2025 at 10 AM PST.

1022-09-002-025- 2.76 Acres of land, 1366 Topaz Ranch Dr., TOPAZ RANCH GID, NV
Legal Description: Lot 10, in Block N, as shown on the Map of TOPAZ RANCH ESTATES Unit No. 4, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, and in Book 81, Page 214, both as Document No. 50212.
Amount Owing: $2,123.84 (as of 1/10/2025)

1022-09-002-034 – 2.8 Acres of land, 3650 Slate Rd, TOPAZ RANCH GID, NV
Legal Description: Lot 31, in Block O, as shown on the map of TOPAZ RANCH ESTATES Unit No. 4, filed for record, in the office of the County Recorder of Douglas

County, State of Nevada, on November 16, 1970, in Book 1 of Maps, page 224, as Document No. 50212.

Amount Owing: $1385.60 (as of 1/10/2025)

1022-15-001-018 – 2.35 Acres of land, 3930 Walker View Rd., TOPAZ RANCH GID, NV.
Legal Description: Lot 14, in Block B, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

Amount Owing: $1,894.69 (as of 1/10/2025)

1022-15-001-053 – 1.739 Acres of land, 3810 Pebble Rd., TOPAZ RANCH GID, NV.
Legal Description: Lot 9, in Block F, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

Amount Owing: $5,100.91 (as of 1/10/2025)

1022-16-001-043 – 2.02 Acres of land, 1473 Sandstone Dr., TOPAZ RANCH GID, NV.
Legal Description: Lot 4, Block L, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada on November 6, 1970 in Map Book 1. Document No. 50212.

Amount Owing: $3,238.32 (as of 1/10/2025)

1121-00-001-007 - 9.72 Acres of vacant land, no address, GEN CO/CWS/MOSQ, NV
Legal Description: SW1/4, Lot 3, Section 2, T. 11 N., R. 21 E., Mount Diablo Meridian, Nevada as per plat of survey.
A road and general use easement exists along the south boundary of Lots 1, 2, 3, Section 2, T. 11 N., R. 21 E., for the benefit of the owners thereof.

Amount Owing: $976.33 (as of 1/10/2025)

1220-04-101-034- 0.62 Acres of land, 1382 N Hwy 395, TOWN OF GARDNERVILLE, NV
Legal Description: A parcel of land lying within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of Adjusted A.P.N. 1220-04-101-014 as shown on the Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, filed for Record September 3, 2003, in the office of Recorder, Douglas County, Nevada as Document No. 588628;

Thence along the westerly line of said Adjusted A.P.N. 1220-04-101-014, North 09°02'48" West, 141.28 feet to the southwesterly corner of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, the Point of Beginning;

Thence North 08°24'05" West, 261.06 feet to a point on the southerly right-of-way line of U.S. Highway 395;

Thence along said southerly right-of-way line of U.S. Highway 395, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 610.50 feet, central angle of 10°32'08", arc length of 112.26 feet and radial bearing of North 02°31'42" East;

Thence leaving said southerly right-of-way line of U.S. Highway 395, along the easterly line of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennice C. Plummer Trust, South 09°02'48" East, 230.36 feet to the southeasterly corner of said Adjusted A.P.N. 1220-04-101-012;

Thence along the southerly line of said Adjusted A.P.N. 1220-04-101-012, South 81°53'19" West, 110.25 feet to the POINT OF BEGINNING, containing 26,941 square feet, more or less.

The Basis of Bearing of this description is South 09°02'48" East, the east line of Adjusted Parcel 2 as shown on the Record of Survey of 1382 U.S. Highway 395 for JCM Investments filed for record February 28, 2019 in the office of Recorder, Douglas County, Nevada as Document No. 2019-926191.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on March 11, 2021, as Document No. 2021-963326 in Douglas County Records, Douglas County, Nevada.

Amount Owing: $5,788.32 (as of 1/10/2025)

1220-04-111-007- 0.08 Acres of land, 1212 Kingslane, TOWN OF GARDNERVILLE, NV

Legal Description: Lot 6, as shown on the Map of KINGSLANE UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 26, 1968, in Book 64, Page 82, as File No. 43243, Official Records.

Amount Owing: $927.22 (as of 1/10/2025)

1220-04-515-029- 0.15 Acres of land, 1353 Toiyabe Av., TOWN OF GARDNERVILLE, NV

Legal Description: Lot 28, as shown on that certain map entitled "FINAL MAP OF CARSON VALLEY ESTATES UNIT NO.3," filed in the office of the Recorder of

Douglas County, Nevada on September 15, 1971, as Document No. 54454, in Book 91, Page 235 of Official Records and Book 2 of Maps, Page 257.

Amount Owning: $2,516.12 (as of 1/10/2025)

1220-15-310-010- 0.82 Acres of land, 880 Mitch Dr., GARDNERVILLE RANCHOS, NV

Legal Description: Lot 10, in Block J, as said lot and block are shown in the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967, in Map Book 1, Page 055, Filing No. 35914.

Amount Owning: $5,897.17 (as of 1/10/2025))

1220-15-310-011 - 0.51 Acres of land, 878 Mitch Dr., GARDNERVILLE RANCHOS, NV

Legal Description: Lot 9, in Block J, as said lot and block are shown in the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10,1967, in Book 1, Page 055, Filing No. 35914.

Amount Owning: $5,962.98 (as of 1/10/2025)

1220-17-710-001 – 2.0 Acres of land, 1110 Amarillo Dr., GEN CO/CWS/MOSQ, NV

Legal Description: Lot 6, in Block B, as shown on the Official Map of CHAMBERS FIELD SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, Nevada, on January 9, 1979, in Book 179, Page 435, as Document No. 28862.

Amount Owning: $11,058.03 (as of 1/10/2025)

1321-32-002-037- 0.500 Acres of vacant land, 1418 Hunters Point Dr., GEN CO/ CWS/MOSQ, NV

Legal Description: Lot 4, as shown on the Final Subdivision Map LDA 17-027 Hunters Point Recorded October 23, 2019 in Book N/A as Instrument No. 2019-937065 of Official Records, in the Office of the County Recorder of Douglas County, Nevada.

Amount Owning: $5,233.95 (as of 1/10/2025)

1418-27-810-045 - 0.340 Acres of land, 1331 Winding Wy., CAVE ROCK EST GID, NV

Legal Description: Lot 31 as shown on the map entitled CAVE ROCK ESTATES UNIT NO. 1, filed for record January 3, 1962, in the office of the County Recorder, Douglas County, Nevada, as Document No. 19323.

Amount Owning: $12,689.03 (as of 1/10/2025)

1420-08-218-009 - 0.120 Acres of land, 1083 Tee Dr., INDIAN HILLS GID/EFD, NV
Legal Description: Lot 739, as set forth on that certain final map Number LDA #99-054-7 Sunridge Heights III, Unit 7, a Planned Unit Development, recorded in the Office of the Douglas County recorder on June 6, 2005, in Book 0605, as Page 1632 as Document No. 646054, official records.

Amount Owning: $13,866.39 (as of 1/10/2025))

1420-30-001-008 – 19.050 Acres of land, 2960 Oasis Springs Rd., GEN CO/CWS/MOSQ, NV
Legal Description:

Parcel 1:

Adjusted Parcel 2 as shown on the Record of Survey to support a boundary line adjustment for Doug Hugh Lippincott, Michael Hakansson and Margaret Hakansson filed in the office of the County Recorder of Douglas County, State of Nevada on June 29, 2007 in Book 607, Page 10219 as File No. 704215, Official Records, being more particularly described as follows:

A parcel of land located within portions of the West one-half of Section 30, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the common corner for sections 24 and 25, township 14 north, range 19 east and sections 19 and 30, township 14 North, Range 20 East., M.D.M.;

Thence along the common line between said sections 25 and 30, south 00°44'27" west, 420.65 feet to the northwest corner of said parcel 1 as shown on the final parcel map LDA 02-085 for Doug H. Lippincott recorded March 7, 2006 in the office of recorder, Douglas County, Nevada as Document No. 669335;

Thence along said north line of Parcel 1, south 89°16'00" east, 713.14 feet to the point of beginning;

Thence along the north lines of parcels 1 and 2 as shown on said final parcel map, south 89°15'53" east, 1107.84 feet;
Thence south 36°29'24" west, 1650.11 feet;
Thence north 48°24'10" west, 119.87 feet;
Thence north 72°43'20" west, 55.30 feet;
Thence north 00°44'09" east, 1244.94 feet, to the point of beginning.

Note: the above metes and bounds legal description appeared previously in the deed recorded June 09, 2016 as Instrument No. 2016- 882066 of official records, Douglas County, Nevada.

Parcel 2:

A Thirty-foot wide (30') strip of land for private access purposes, located within a portion of the west one-half of section 30, township 14 north, range 20 east, mount diablo meridian, lying fifteen-feet (15') on both sides of a line more particularly described as follows:

Commencing at the common corner for sections 24 and 25, township 14 north, range 19 east and sections 19 and 30, township 14 north, range 20 east, M.D.M.;

Thence along the common line between said sections 25 and 30, south 00°44'27" west, 420.65 feet to the northwest corner of parcel 1 as shown on the final parcel map LDA 02-085 for Doug H. Lippincott recorded March 7, 2006 in the office of recorder, Douglas County, Nevada as Document No. 669335;

Thence along the north line of said parcel 1, south 89°16'00" east, 713.14 feet;

Thence continuing along the north lines of said parcel 1 and parcel 2 of said parcel map south 89°15'53" east, 938.02 feet;

Thence south 31°55'59" west, 1351.46 feet to the point of beginning;
Thence south 52°27'18" east, 242.80 feet;
Thence south 76°57'31" east, 135.12 feet;
Thence south 62°01'33" east, 352.87 feet;
Thence south 68°02'49" east, 740.15 feet to the west right-of-way line of U.S. Highway 395.

Note: the above metes and bounds legal description appeared previously in the deed recorded June 09, 2016 as Instrument No. 2016- 882066 of official records, Douglas County, Nevada.

Amount Owning: $26,792.32 (as of 1/10/2025)

1420-33-213-030 - 0.410 Acres of land, 1272 Downs Dr., GEN CO/CWS/MOSQ, NV
Legal Description: Lot 41 Block D, as shown on the Final Map of WILDHORSE UNIT 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada on August 3, 1989, in Book 889, Page 450, as Document No. 207982.

Amount Owning: $1902.63 (as of 1/10/2025)

ADOPTED THIS 16th DAY OF January 2025, by the following votes:

AYES: Commissioners: _____

_____

_____

_____

_____

NAYS: Commissioners _____

_____

ABSENT Commissioners: _____

_____
Chairman
Douglas County
Board of Commissioners

ATTEST:

_____
Amy Burgans, Douglas County Clerk

AGENDA ITEM NO. C.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to: 1. Accept a $136,881.47 State of Nevada Aging and Disability Services (ADSD) Congregate Dining Grant Award for the time period of October 1, 2024, through September 30, 2025; 2. Adopt **Resolution 2025R-006** which augments the budget in the Senior Services Fund to account for the grant award, and 3. Authorize the County Manager to sign the grant award and all related grant paperwork. (Geoff Bonar)

RECOMMENDED MOTION:
Accept a $136,881.47 State ADSD Congregate Dining Grant Award for the time period of October 1, 2024, through September 30, 2025 and adopt Resolution 2025R-006 as presented; and authorize the County Manager to sign the grant award and all related grant paperwork.

FINANCIAL IMPACT:
Resolution 2025R-006 augments the budget in the Senior Services fund by increasing revenues and expenses by $136,881.47, which is the amount of the grant award. The grant has a match requirement of $20,532.00, which is already budgeted as part of existing Salaries and Wages expenses within the fund. The grant forms packet has been routed to the Grants Administrator, who has reviewed and approved it, and assigned a project number to the grant (25F18). The project number will be used to track all revenues and expenses related to the grant.

BACKGROUND:
This is an annual, recurring federal grant award that is issued by the Administration for Community Living, Older Americans Act. The award is received by the State of Nevada Aging and Disability Services Division, who then issues the funds to Douglas County. The funds are used to help subsidize the County's Congregate Dining Program. The program provides nutritious meals at the Douglas County Community and Senior Center, as well as at the County's satellite locations in Indian Hills and Topaz Ranch Estates.

ATTACHMENTS:

Resolution 2025R-006.pdf
04-000-07-1H1-25 NOSA.pdf

RESOLUTION NUMBER 2025R-006

RESOLUTION AUGMENTING DEPARTMENT
260
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: ADSD Congregate Dining Grant - FY25
Project # 25F18

Revenue		
260-000 331.500	Grant Revenue - Federal	136,881.47
	TOTAL REVENUES	136,881.47
Expenditures		
Various	Salaries & Benefits	130,476.51
260-680 511.150	Grant Match - Salary	20,532.00
260-680 511.999	Grant Match - Salary Offset	(20,532.00)
260-680 540.010	Grants-Services & Supplies	6,404.96
	TOTAL EXPENDITURES	136,881.47

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 16th day of January, 2025 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Sharla Hales, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

State of Nevada
Department of Health and Human Services
Aging and Disability Services Division
(hereinafter referred to as the Department)

Agency Ref. #: **04-000-07-1H1-25**
Budget Account: 3278
Category: 13
GL: 8581
Job Number: STATEM24 / STATEM25 / N/A / 9304524M / 9304525M

NOTICE OF SUBAWARD

Program Name: ADSD Grants Management Contact Name: Laurienne Riley, LRiley@adsd.nv.gov	**Subrecipient's Name:** Douglas County Contact Name: Jenifer Davidson, County Manager / JRDavidson@douglasnv.us
Address: 1550 E College Parkway Carson City, NV 89706	**Address:** PO Box 3000 Minden, NV 89423
Subaward Period: 10/01/2024 - 09/30/2025 **Subaward Type**: Fixed-Fee ($3.40 per Eligible Meal)	**Subrecipient's:** **EIN:** 88-6000031 **Vendor #:** T40174400 **UEI:** KE5GF37F6F95

Purpose of Award: Fiscal Year 2025 funding to provide Congregate Meal Services to individuals deemed eligible per the ADSD Service Specifications.

Region(s) to be served: ☐ Statewide ☒ Specific county or counties: Douglas

Approved Budget Categories:

1. Personnel	**$130,476.51**
2. Travel	**$0.00**
3. Operating	**$6,404.96**
4. Equipment	**$0.00**
5. Contractual/Consultant	**$0.00**
6. Other	**$0.00**
TOTAL DIRECT COSTS	**$136,881.47**
7. Indirect Costs	**$0.00**
TOTAL APPROVED BUDGET	**$136,881.47**

AWARD COMPUTATION:

Total Obligated by this Action:	$	136,881.47
Cumulative Prior Awards this Budget Period:	$	0.00
Total Federal Funds Awarded to Date:	$	83,943.47
Total State Funds Awarded to Date:	$	52,938.00
Total Funds Awarded:	$	**136,881.47**
Match Required ☒ Y ☐ N		
Amount Required this Action:	$	20,532.00
Amount Required Prior Awards:	$	0.00
Total Match Amount Required:	$	**20,532.00**

Research and Development (R&D) ☐ Y ☒ N

Federal Budget Period:
See Notice of Subaward - Federal Funding Sheet

Federal Project Period:
See Notice of Subaward - Federal Funding Sheet

FOR AGENCY USE, ONLY

Source of Funds:	% Funds:	CFDA:	FAIN:	Federal Grant #:	Federal Grant Award Date by Federal Agency:
State Match, III-C1 FFY24 - 3278.13 / STATEM24 ($2,255.00)	2%	N/A	N/A	N/A	N/A
State Match, III-C1 FFY25 - 3278.13 / STATEM25 ($2,683.00)	2%	N/A	N/A	N/A	N/A
State Nutrition C1, 3278.33 ($48,000.00)	35%	N/A	N/A	N/A	N/A
See Notice of Subaward - Federal Funding Sheet	-	-	-	-	-

Agency Approved Indirect Rate: N/A

Subrecipient Approved Indirect Rate: N/A; Fixed Fee

Terms and Conditions:
In accepting these grant funds, it is understood that:
1. This award is subject to the availability of appropriated funds.
2. Expenditures must comply with any statutory guidelines, the DHHS Grant Instructions and Requirements (GIRS), ADSD Requirements and Procedures for Grant Programs (RPGPs), and the State Administrative Manual.
3. Expenditures must be consistent with the narrative, goals and objectives, and budget as approved and documented.
4. Subrecipient must comply with all applicable Federal and State regulations.
5. Quarterly progress reports are due by the 30th of each month following the end of the quarter, unless specific exceptions are provided in writing by the grant administrator.
6. Financial Status Reports and Requests for Reimbursements must be submitted monthly or quarterly, unless specific exceptions are provided in writing by the grant administrator.

Incorporated Documents:
Section A: Grant Conditions and Assurances;
Section B: Description of Services, Scope of Work and Deliverables;
Section C: Budget and Financial Reporting Requirements;
Section D: Request for Reimbursement;
Section E: Audit Information Request;
Section F: Current/Former State Employee Disclaimer;
Section G: DHHS Confidentiality Addendum; and
Section H: Matching Funds Agreement

Authorized Subrecipient Official's Name, Title:	Signature	Date
Jenifer Davidson, County Manager -OR- Authorized Signer (Print Name and Title): _____		
Jeffrey S. Duncan, Agency Manager For Dena Schmidt, ADSD Administrator		12/19/2024

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

NOTICE OF SUBAWARD - FEDERAL FUNDING SHEET

Federal Award Computation					
Total Obligated by this Action:				$	38,326.81
Cumulative Prior Awards this Budget Period:				$	0.00
Total Federal Funds Awarded to Date:				$	**38,326.81**
Match Required ☒ Y ☐ N					
Amount Required this Action:				$	5,750.00
Amount Required Prior Awards:				$	0.00
Total Match Amount Required:				$	**5,750.00**
Research and Development (R&D) ☐ Y ☒ N					
Federal Budget Period:					
10/01/2023 - 09/30/2025					
Federal Project Period:					
10/01/2023 - 09/30/2025					
FOR AGENCY USE ONLY					
Source of Funds:	**% Funds:**	**CFDA:**	**FAIN:**	**FEDERAL GRANT #:**	
Administration for Community Living (ACL); Older Americans Act, Title III-C1 - 3278.13 / 9304524M	28%	93.045	N/A	2401NVOACM-04	
Federal Grant Award Date by Federal Agency:	08/19/2024				

Federal Award Computation					
Total Obligated by this Action:				$	45,616.66
Cumulative Prior Awards this Budget Period:				$	0.00
Total Federal Funds Awarded to Date:				$	**45,616.66**
Match Required ☒ Y ☐ N					
Amount Required this Action:				$	6,842.00
Amount Required Prior Awards:				$	0.00
Total Match Amount Required:				$	**6,842.00**
Research and Development (R&D) ☐ Y ☒ N					
Federal Budget Period:					
10/01/2024 - 09/30/2026					
Federal Project Period:					
10/01/2024 - 09/30/2026					
FOR AGENCY USE ONLY					
Source of Funds:	**% Funds:**	**CFDA:**	**FAIN:**	**FEDERAL GRANT #:**	
Administration for Community Living (ACL); Older Americans Act, Title III-C1 - 3278.13 / 9304525M	33%	93.045	N/A	2501NVOACM-00	
Federal Grant Award Date by Federal Agency:	TBD				

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION A

GRANT CONDITIONS AND ASSURANCES

General Conditions

1. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Recipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Department of Health and Human Services (hereafter referred to as "Department") shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance as the Recipient is an independent entity.

2. The Recipient shall hold harmless, defend and indemnify the Department from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Recipient's performance or nonperformance of the services or subject matter called for in this Agreement.

3. The Department or Recipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, and signed by a duly authorized representative of both organizations. Such amendments shall not invalidate this Agreement, nor relieve or release the Department or Recipient from its obligations under this Agreement.

    - The Department may, in its discretion, amend this Agreement to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both the Department and Recipient.

4. Either party may terminate this Agreement at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. Partial terminations of the Scope of Work in Section B may only be undertaken with the prior approval of the Department. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, reports, or other materials prepared by the Recipient under this Agreement shall, at the option of the Department, become the property of the Department, and the Recipient shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

    - The Department may also suspend or terminate this Agreement, in whole or in part, if the Recipient materially fails to comply with any term of this Agreement, or with any of the rules, regulations or provisions referred to herein; and the Department may declare the Recipient ineligible for any further participation in the Department's grant agreements, in addition to other remedies as provided by law. In the event there is probable cause to believe the Recipient is in noncompliance with any applicable rules or regulations, the Department may withhold funding.

Grant Assurances

A signature on the cover page of this packet indicates that the applicant is capable of and agrees to meet the following requirements, and that all information contained in this proposal is true and correct.

1. Adopt and maintain a system of internal controls which results in the fiscal integrity and stability of the organization, including the use of Generally Accepted Accounting Principles (GAAP).

2. Compliance with state insurance requirements for general, professional, and automobile liability; workers' compensation and employer's liability; and, if advance funds are required, commercial crime insurance.

3. These grant funds will not be used to supplant existing financial support for current programs.

4. No portion of these grant funds will be subcontracted without prior written approval unless expressly identified in the grant agreement.

5. Compliance with the requirements of the Civil Rights Act of 1964, as amended, and the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and shall not discriminate against any employee for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions).

6. Compliance with the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted there under contained in 28 CFR 26.101-36.999 inclusive, and any relevant program-specific regulations.

7. Compliance with the Clean Air Act (42 U.S.C. 7401–7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251–1387), as amended— Contracts and sub-grants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

8. Compliance with Title 2 of the Code of Federal Regulations (CFR) and any guidance in effect from the Office of Management and Budget (OMB) related (but not limited to) audit requirements for grantees that expend $750,000 or more in Federal awards during the grantee's fiscal year must have an annual audit prepared by an independent auditor in accordance with the terms and requirements of the appropriate circular. **To acknowledge this requirement, Section E of this notice of subaward must be completed.**

9. Certification that neither the Recipient nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. This certification is made pursuant to regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67 § 67.510, as published as pt. VII of May 26, 1988, Federal Register (pp. 19150-19211).

10. Compliance with the Consolidated Appropriations Act, 2023, PL 117-328.

11. Compliance with the Trafficking Victims Protection Act of 2000, Section 106 (g), as amended (22 U.S.C. 7104(g)).

12. No funding associated with this grant will be used for lobbying.

13. Disclosure of any existing or potential conflicts of interest relative to the performance of services resulting from this grant award.

14. Provision of a work environment in which the use of tobacco products, alcohol, and illegal drugs will not be allowed.

15. Should the collection of information require the use of an information technology system, the subrecipient will be expected to adhere to state and federal information security requirements to help ensure the security of any system used or developed by the subrecipient. In particular, if the data to be collected includes Personally Identifiable Information or Protected PII, the subrecipient must apply the appropriate security controls required to protect the privacy and security of the collected PII and/or Protected PII. (See 2 CFR 200.1 Definitions; 2 CFR 200.303 Internal Controls)

16. An organization receiving grant funds through the Nevada Department of Health and Human Services shall not use grant funds for any activity related to the following:

    - Any attempt to influence the outcome of any federal, state or local election, referendum, initiative or similar procedure, through in-kind or cash contributions, endorsements, publicity or a similar activity.
    - Establishing, administering, contributing to or paying the expenses of a political party, campaign, political action committee or other organization established for the purpose of influencing the outcome of an election, referendum, initiative or similar procedure.
    - Any attempt to influence:
        - The introduction or formulation of federal, state or local legislation; or
        - The enactment or modification of any pending federal, state or local legislation, through communication with any member or employee of Congress, the Nevada Legislature or a local governmental entity responsible for enacting local legislation, including, without limitation, efforts to influence State or local officials to engage in a similar lobbying activity, or through communication with any governmental official or employee in connection with a decision to sign or veto enrolled legislation.
    - Any attempt to influence the introduction, formulation, modification or enactment of a federal, state or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity through communication with any officer or employee of the United States Government, the State of Nevada or a local governmental entity, including, without limitation, efforts to influence state or local officials to engage in a similar lobbying activity.
    - Any attempt to influence:
        - The introduction or formulation of federal, state or local legislation;
        - The enactment or modification of any pending federal, state or local legislation; or
        - The introduction, formulation, modification or enactment of a federal, state or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity**, by preparing, distributing or using** publicity or propaganda, or by urging members of the general public or any segment thereof to contribute to or participate in any mass demonstration, march, rally, fundraising drive, lobbying campaign or letter writing or telephone campaign.
    - Legislative liaison activities, including, without limitation, attendance at legislative sessions or committee hearings, gathering information regarding legislation and analyzing the effect of legislation, when such activities are carried on in support of or in knowing preparation for an effort to engage in an activity prohibited pursuant to subsections 1 to 5, inclusive.
    - Executive branch liaison activities, including, without limitation, attendance at hearings, gathering information regarding a rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity and analyzing the effect of the rule, regulation, executive order, program, policy or position, when such activities are carried on in support of or in knowing preparation for an effort to engage in an activity prohibited pursuant to subsections 1 to 5, inclusive.

17. An organization receiving grant funds through the Nevada Department of Health and Human Services may, to the extent and in the manner authorized in its grant, use grant funds for any activity directly related to educating persons in a nonpartisan manner by providing factual information in a manner that is:

    - Made in a speech, article, publication, or other material that is distributed and made available to the public, or through radio, television, cable television or other medium of mass communication; and
    - Not specifically directed at:
        - Any member or employee of Congress, the Nevada Legislature or a local governmental entity responsible for enacting local legislation;
        - Any governmental official or employee who is or could be involved in a decision to sign or veto enrolled legislation; or
        - Any officer or employee of the United States Government, the State of Nevada or a local governmental entity who is involved in introducing, formulating, modifying or enacting a Federal, State or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity.

This provision does not prohibit a recipient or an applicant for a grant from providing information that is directly related to the grant or the application for the grant to the granting agency.

To comply with reporting requirements of the Federal Funding and Accountability Transparency Act (FFATA), the sub-grantee agrees to provide the Department with copies of all contracts, sub-grants, and or amendments to either such documents, which are funded by funds allotted in this agreement.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION B

Description of Services, Scope of Work and Deliverables

Douglas County hereinafter referred to as Subrecipient, agrees to provide the following services and reports according to the identified timeframes:

Scope of Work for Douglas County

Indicate the staff responsible for each of the following:

Compliance Item	Due Date	Indicate Subrecipient Staff Responsible (Name and Title)
Reporting Schedule	Each report applicable to funded service, as outlined at https://adsd.nv.gov/Programs/Grant/Reporting/Instructions/	
Case management system reporting and/or service-specific report(s)	10th calendar day following the month of service	
Request for Reimbursement	15th calendar day following the month or quarter of service	
Request for Reimbursement – Advance (if approved)	15th calendar day before the month of service	
Quarterly Report	30th calendar day following the quarter of service	
General Service Specifications	Ongoing throughout subaward period – General guidelines for service provision	
Nutrition Service Specifications	Ongoing throughout subaward period – Service-specific guidelines for service provision	
NV DHHS Grant Instructions and Requirements (GIRS) - and - ADSD Requirements and Procedures for Grant Programs (RPGPs)	Ongoing throughout subaward period – General guidelines for management of the subaward GIRS: https://dhhs.nv.gov/uploadedFiles/dhhsnvgov/content/Programs/Grants/GrantInstructionsandRequirementsRevisedOctober2020.pdf RPGPs: https://adsd.nv.gov/uploadedFiles/agingnvgov/content/Programs/Grant/FiscalRequirements.pdf	
Quality Improvement and Efficiency	Ongoing throughout subaward period	
Provision of service as described in the approved subaward application	Ongoing throughout subaward period	

ADSD Work Plan – Douglas County Congregate Dining – FY25

Goal 1 (Outreach): *Make the public more aware of our services*

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Reach new clients	Hold special events throughout the year, and on holidays, to attract the public to our facility.	10/1/24 – 9/30/25	Sign up sheets, donation revenue
1.2 Public outreach	Increase utilization of social media, distribute flyers, publish newsletters, advertise in the newspaper, on signage throughout the Community Center, and on our marquee.	10/1/24 – 9/30/25	Number of unduplicated new clients
1.3			

Projected Output	Expected Outcomes
Number of Events: 8	Increase awareness through events such as Bingo, Luau, Dance, Trips, and Holiday Meals
Number of People Reached: 200	

Goal 2 (Service Delivery): *Increase services at our primary location and our satellite locations*

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Increase the number of meals served to 45,000	Continue to solicit feedback on the menu	10/1/24 – 9/30/25	Surveys, SAMS data
1.2 Increase the number of days that meals are offered at our satellite locations	Recruit and hire a new, approved position	10/1/24 – 9/30/25	Number of meals served
1.3			

Projected Output	Expected Outcomes
Number of Unduplicated Clients: 800	
Number of Units: 45000	
% Underserved Populations: 20	

Goal 3 (Other): Increase nutrition and wellness awareness

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Increase nutrition awareness	Offer nutrition information in our monthly newsletters	10/1/24 – 9/30/25	Number of fliers distributed
1.2 Increase exercise awareness	Continue to offer free walking classes for seniors	10/1/24 – 9/30/25	Participation data
1.3 Increase socialization	Continue to offer senior trips to various Recreation and entertainment activities	10/1/24 – 9/30/25	Participation data

Projected Output	Expected Outcomes
Number of Events: 6	Increase overall health of our seniors through better nutrition, exercise and socialization
Number of People Reached: 120	

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION C

Budget and Financial Reporting Requirements

Identify the source of funding on all printed documents purchased or produced within the scope of this subaward, using a statement similar to: "This publication (journal, article, etc.) was supported by the Nevada State Department of Health and Human Services through Grant Number 04-000-07-1H1-25 from the Aging and Disability Services Division (ADSD). Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the Department nor ADSD.

Any activities performed under this subaward shall acknowledge the funding was provided through the Department by Grant Number 04-000-07-1H1-25 from Aging and Disability Services Division (ADSD).

Subrecipient agrees to adhere to the following budget:

Applicant Name:	Douglas County	**Type of Service:**	Congregate Meals
		Type of Subaward (Fixed-Fee or Categorical), if known:	Fixed Fee

ADSD Subaward Application
PROPOSED BUDGET NARRATIVE

Personnel Costs					Fringe Only: $37,854.51	**Total:**	**$130,476.51**
List staff, positions, salaries/rate of pay, fringe rate, percent of direct-service time to be spent on the project and the number of months to calculate the amount requested.							
A. Position: Staff Name (if known, otherwise state new position), Title, Position Control Number (PCN) **B.** *Provide a breakdown of the type of fringe benefits provided, such as health insurance, Medicare, FICA, worker's compensation, retirement, etc.* ***-AND-*** *Describe position duties as they relate to the funding and program objectives. Expand rows as needed.*		**Annual Salary**	**Fringe Rate**	**% of Time**	**Months**	**Amount Requested**
A. Cory Smith, Food Services Supervisor, PCN # 680-2090.01		$74,654.00	41.19%	25.000%	12.00	$26,351.00
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Michael Walker, Food Services Worker Senior, PCN # 680.2080.01		$45,669.00	42.38%	30.000%	12.00	$19,507.06
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Susan Spotts, Food Services Worker; PCN # 680.2100.02		$39,039.00	42.40%	30.000%	12.00	$16,677.46
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. John Diedrichsen, Food Services Worker, PCN # 680.2100.01		$29,513.00	42.19%	30.000%	12.00	$12,589.36
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Irma Perez, Food Services Worker, PCN # 680.2100.03		$39,916.00	42.19%	30.000%	12.00	$17,026.97
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Victoria Wilkinson, Food Services Worker, PCN # 680.2100.05		$27,480.00	42.20%	10.000%	12.00	$3,907.66
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Melinda Anderson, Food Services Worker, PCN # 680.2100.06		$26,611.00	42.20%	30.000%	12.00	$11,352.25
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Vacant, Food Services Worker, PCN # 680.2100.04		$24,674.00	42.19%	30.000%	12.00	$10,525.19
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. New Position, Food Services Worker, PCN # NA		$33,758.00	30.84%	28.390%	12.00	$12,539.57
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						

Operating	**Total:**	**$6,404.96**
Include specific facility and vehicle costs associated with the proposed program (not the agency as a whole), such as rent, maintenance expenses, insurance, fuel, as well as utilities such as power, water and communications (phone/internet). Also list tangible and expendable personal property such as office supplies, program supplies, necessary software, postage, etc. Provide a calculation for each line.		
Enter Description(s) Below:		**Amount:**
Utilities expenses (estimated $100 per month) - 100 x 12 = $1,200		$1,200.00
Operating Supplies (estimated $142.08 per month) - $142.08 x 12 = $1,704.96		$1,704.96
Maintenance expenses (estimated $208.33 per month) - $208.33 x 12 = $2,500		$2,500.00
Software expenses (estimated $83.33 per month) - $83.33 x 12 = $1,000.00		$1,000.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
Justification: *(Enter below, expand row as needed) Provide narrative to justify purchase of meals, snacks, large expense or unusual budget items. Include details how budget item supports deliverables of the project.*		

TOTAL DIRECT PROJECT COSTS	**$136,881.47**

Administrative Expenses or Federal Indirect Cost Rate (FICR)	**Total:**	**$0.00**
Administrative expenses and FICR are to be used to help cover expenses that are not easily assignable to a specific program or unit within an organization. These costs are associated with depreciation and use allowances, facility operation and maintenance, general administrative expenses such as accounting, payroll, legal and data processing, and any personnel not providing direct services to the project. If requested, the expenses are limited to the maximum rate listed below, depending on the funding source and existence of an FICR percentage of the direct project costs requested from ADSD. Once a funding source is assigned to an approved subaward, the allowable rate will apply, and a budget revision may be required if excess expenses are included. Indirect/administrative expenses do not apply to fixed-fee subawards or portions of subawards. Indirect expenses must be applied using the agency's Federal Indirect Cost Rate (FICR) or Modified Total Direct Costs (MTDC) which excludes capital expenditures and items such as pass-through funds, major subcontract(s) etc. over the first $25,000 in that category, as applicable. Reference the Grant Instructions and Requirements GIR-20-12.		
Choose ONE type of rate according to funding source and provide calculation or explanations:		**RATE:**
1. Independent Living Grant (ILG)/FHN State Funds: **8%**		
2. Federal/Other State Funding: **10%** de minimis (Modified Total Direct Costs - MTDC)		
3. Federal Indirect Cost Rate (**FICR**): Identify approved FICR & attach letter to application. In cell below, describe how the total indirect amount was calculated based on letter guidance and exceptions. Expand row as needed.		
FICR Calculation:		
Other Explanations:		

TOTAL BUDGET REQUEST	**$136,881.47**

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

Applicant Name:	Douglas County	Type of Service:	Congregate Meals

ADSD Subaward Application
PROPOSED BUDGET SUMMARY

Enter Info in Orange Cells

A. FUNDING SOURCES	*ADSD Funds*	MATCH	Sales Tax Revenue	Douglas County General Fund	Douglas County Social Services	Program Revenue	[Enter name of Other Funding, if applicable]	TOTAL
PENDING OR SECURED	Pending	Secured	Pending	Secured	Secured	Pending		
ENTER TOTAL FUNDING	$136,881.47	$20,532.00	$112,500.00	$176,180.00	$52,000.00	$140,000.00		$638,093.47
EXPENSE CATEGORY								
Personnel	$130,476.51	$20,532.00		$81,006.21				$232,014.72
Travel	$0.00							$0.00
Operating	$6,404.96		$112,500.00	$95,173.79	$52,000.00	$140,000.00		$406,078.75
Equipment	$0.00							$0.00
Contractual/Consultant	$0.00							$0.00
Other Expenses	$0.00							$0.00
Indirect	$0.00							$0.00
TOTAL EXPENSE	**$136,881.47**	**$20,532.00**	**$112,500.00**	**$176,180.00**	**$52,000.00**	**$140,000.00**	**$0.00**	**$638,093.47**
These boxes should equal zero	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Total Indirect Cost	$0.00	Total Program Budget	$638,093.47
Indirect % of Budget	0.00%	ADSD Percent of Program Budget	21%

B. Comments regarding budget summary, if applicable.

C. Identify specific source(s) of Match, as applicable, and indicate whether each source of match is Secured or Pending.

The source of the match is a transfer from the Douglas County General Fund to the Senior Services Fund. The transfer is part of the approved budget for the County's 2025 fiscal year and is secured.

D. List potential amounts and sources of program income (required); and describe if the project plans to have a sliding fee scale or voluntary contributions.

The Congregate Dining program has a suggested donation of $3 per meal for seniors and for individuals with disabilities. This income is used to help offset the costs of running the program.

- Department of Health and Human Services policy allows no more than 10% flexibility of the total "not to exceed" amount of the subaward, within the approved Scope of Work/Budget. Subrecipient will obtain written permission to redistribute funds within categories. **Note: the redistribution cannot alter the total "not to exceed" amount of the subaward. Modifications in excess of 10% require a formal amendment.**

- Equipment purchased with these funds belongs to the program from which this funding was appropriated and shall be returned to the program upon termination of this agreement. All equipment purchased with these funds is subject to the requirements and conditions set forth in 2 CFR 200.313 (including, but not limited to, equipment use, maintenance, inventory, management, and/or disposal). All equipment and high-risk items (i.e., cameras, laptops, televisions) must be inventoried annually and made available for review upon request.

- Travel expenses, per diem, and other related expenses must conform to the procedures and rates allowed for State officers and employees. It is the Policy of the Board of Examiners to restrict contractors/subrecipients to the same rates and procedures allowed State Employees. The State of Nevada reimburses at rates comparable to the rates established by the US General Services Administration, with some exceptions (State Administrative Manual 0200.0 and 0320.0).

The Subrecipient agrees:

To request reimbursement according to the schedule specified below for the actual expenses incurred related to the Scope of Work during the subaward period.

- Total reimbursement through this subaward will not exceed $136,881.47.
- Requests for Reimbursement (RFR) will be accompanied by supporting documentation, including a line-item description of expenses incurred and required documents from the RFR back-up documentation workbook.
- Additional expenditure detail will be provided upon request from the Department.

Additionally, the Subrecipient agrees to provide:

- A complete financial accounting of all expenditures to the Department within 30 days of the CLOSE OF THE SUBAWARD PERIOD. Any un-obligated funds shall be returned to the Department at that time, or if not already requested, shall be deducted from the final award.
- Any work performed after the BUDGET PERIOD will not be reimbursed.
- If a Request for Reimbursement (RFR) is received after the 45-day closing period, the Department may not be able to provide reimbursement.
- If a credit is owed to the Department after the 45-day closing period, the funds must be returned to the Department within 30 days of identification.

The Department agrees:

- Identify specific items Aging and Disability Services Division must provide or accomplish to ensure successful completion of this project, such as:
  - Providing technical assistance, upon request from the Subrecipient.
  - Providing prior approval of reports or documents to be developed.
  - Forwarding a report to another party, i.e., Administration for Community Living (ACL).
- The Department reserves the right to hold reimbursement under this subaward until any delinquent forms, reports, and expenditure documentation are submitted to and accepted by the Department.

Both parties agree:

- Aging and Disability Services Division will conduct programmatic and financial monitoring of the project on an annual basis or as determined necessary based on a risk assessment.
- The Subrecipient will, in the performance of the Scope of Work specified in this subaward, perform functions and/or activities that could involve confidential information; therefore, the Subrecipient is requested to fill out Section G, which is specific to this subaward, and will be in effect for the term of this subaward.
- All reports of expenditures and requests for reimbursement processed by the Department are SUBJECT TO AUDIT.
- This subaward agreement may be TERMINATED by either party prior to the date set forth on the Notice of Subaward, provided the termination shall not be effective until 30 days after a party has served written notice upon the other party. This agreement may be terminated by mutual consent of both parties or unilaterally by either party without cause. The parties expressly agree that this Agreement shall be terminated immediately if for any reason the Department, state, and/or federal funding ability to satisfy this Agreement is withdrawn, limited, or impaired.

Financial Reporting Requirements

- A Request for Reimbursement is due on a monthly or quarterly basis, based on the terms of the subaward agreement, no later than the 15th calendar day of the following month.
- Reimbursement is based on actual expenditures incurred during the period being reported.
- Payment will not be processed without all reporting being current.
- Reimbursement may only be claimed for expenditures approved within the Notice of Subaward.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION D
Request for Reimbursement (RFR)

Department of Health and Human Services
Aging and Disability Services (ADSD)

Agency Ref #
Budget Account:
GL:
Draw #:
CFDA #

Financial Status Report and Request for Reimbursement

Program Name:	**Subrecipient Name:**
ADSD PAC Unit, Grants Management	
Program Address:	**Subrecipient Address:**
3208 Goni Road, #I-181, Carson City, NV 89706	
Subaward Period:	**Subrecipient's:**
{Enter Subaward Period}	**EIN:**
{Enter Service}	**Vendor #:**
{Enter type of subaward - Categorical or Fixed-Fee}	

FINANCIAL REPORT AND REQUEST FOR REIMBURSEMENT

(must be accompanied by expenditure report/back-up)

Month(s):
Calendar Year:

☐ NEW REQUEST
☐ PAID RFR BACK-UP REVISION
☐ REIMBURSEMENT ☐ ADVANCE & RECONCILIATION
☐ ADVANCE ONLY ☐ RECONCILIATION ONLY

	Approved Budget Category	**A** Approved Budget	**B** Total Prior Requests	**C** Current Request	**D** Year to Date Total	**E** Budget Balance	**F** Percent Requested
1	Personnel	$0.00	$0.00		$0.00	$0.00	-
2	Travel	$0.00	$0.00		$0.00	$0.00	-
3	Operating	$0.00	$0.00		$0.00	$0.00	-
4	Equipment	$0.00	$0.00		$0.00	$0.00	-
5	Contract/Consultant	$0.00	$0.00		$0.00	$0.00	-
6	Training	$0.00	$0.00		$0.00	$0.00	-
7	Other	$0.00	$0.00		$0.00	$0.00	-
8	Indirect Costs/ Admin Expenses	$0.00	$0.00		$0.00	$0.00	-
	Total	$0.00	$0.00	**0.00**	$0.00	$0.00	-

Additional Financial Reporting - All Award Types

	Budget Item	**Required Amount**	**Total Prior Months**	**Current Amount**	**Year to Date Total**	**Budget Balance**	**Percent Provided**
1	Match	$0.00	$0.00		$0.00	$0.00	-
2	Program Income	N/A	$0.00		$0.00	N/A	N/A

Additional Financial Reporting - Fixed-Fee Awards Only

	Fixed-Fee Rate(s):	**Number of Units of Service** Previous Periods	This Period	**Funding Earned** This Period	Total/All	**Balance to be Earned**	**Percent Earned**
1		0.00		-	-	-	-
2		0.00		N/A			

☐ N/A

Advance Payment Reconciliation

Budget Categories or Specific Components (Expand rows as needed)	**Month:** Received	Expended	**Total Funds to Date** Funds Advanced	Expended	Balance	Percent Expended
			$0.00	$0.00	$0.00	-
			$0.00	$0.00	$0.00	-

I, a duly authorized signatory for the applicant, certify to the best of my knowledge and belief that this report is true, complete and accurate; that the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the subaward; and that the amount of this request is not in excess of current needs or, cumulatively for the award term, in excess of the total approved subaward. I am aware that any false, fictitious or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims, or otherwise. I verify that the cost allocation and backup documentation attached are correct.

Authorized Signature **Title** **Date**

OFFICE USE ONLY - DHHS - ADSD OFFICE USE ONLY

Program contact? Yes:___ No:___; Contact:_____
Reason for contact: _____
Notes: _____

APPROVALS:
Scope of Work -
Date: _____ Signed: _____
PAC Fiscal -
Date: _____ Signed: _____

Payment Breakdown:

BA.CAT / JOB#	**Amount**
	$
	$
N/A	$
N/A	$
N/A	$
N/A	$
N/A	$
TOTAL	**$ -**

For Reference Only

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION E

Audit Information Request

1. Non-Federal entities that **expend** $750,000.00 or more in total federal awards are required to have a single or program-specific audit conducted for that year, in accordance with 2 CFR § 200.501(a).
2. Did your organization expend $750,000 or more in all federal awards during your organization's most recent fiscal year? YES ☐ NO ☐
3. When does your organization's fiscal year end? _____
4. What is the official name of your organization? _____
5. How often is your organization audited? _____
6. When was your last audit performed? _____
7. What time-period did your last audit cover? _____
8. Which accounting firm conducted your last audit? _____

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

SECTION F

Notification of Utilization of Current or Former State Employee

For the purpose of State compliance with NRS 333.705, subrecipient represents and warrants that if subrecipient, or any employee of subrecipient who will be performing services under this subaward, is a current employee of the State or was employed by the State within the preceding 24 months, subrecipient has disclosed the identity of such persons, and the services that each such person will perform, to the issuing Agency. Subrecipient agrees they will not utilize any of its employees who are Current State Employees or Former State Employees to perform services under this subaward without first notifying the Agency and receiving from the Agency approval for the use of such persons. This prohibition applies equally to any subcontractors that may be used to perform the requirements of the subaward. The provisions of this section do not apply to the employment of a former employee of an agency of this State who is not receiving retirement benefits under the Public Employees' Retirement System (PERS) during the duration of the subaward.

Are any current or former employees of the State of Nevada assigned to perform work on this subaward?

YES ☐ If "YES", list the names of any current or former employees of the State and the services that each person will perform.

NO ☐

Subrecipient agrees that if a current or former state employee is assigned to perform work on this subaward at any point after execution of this agreement, they must receive prior approval from the Department.

Name	Services

Subrecipient agrees that any employees listed cannot perform work until approval has been given from the Department.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

SECTION G

Confidentiality Addendum

BETWEEN

Nevada Department of Health and Human Services

Hereinafter referred to as "Department"

and

Douglas County

Hereinafter referred to as "Subrecipient"

This CONFIDENTIALITY ADDENDUM (the Addendum) is hereby entered into between Department and Subrecipient.

WHEREAS, Subrecipient may have access, view or be provided information, in conjunction with goods or services provided by Subrecipient to Department that is confidential and must be treated and protected as such.

NOW, THEREFORE, Department and Subrecipient agree as follows:

I. DEFINITIONS

The following terms shall have the meaning ascribed to them in this Section. Other capitalized terms shall have the meaning ascribed to them in the context in which they first appear.

1. **Agreement** shall refer to this document and that agreement to which this addendum is made a part.
2. **Confidential Information** shall mean any individually identifiable information, health information or other information in any form or media.
3. **Subrecipient** shall mean the name of the organization described above.
4. **Required by Law** shall mean a mandate contained in law that compels a use or disclosure of information.

II. TERM

The term of this Addendum shall commence as of the effective date of the primary inter-local or other agreement and shall expire when all information provided by Department or created by Subrecipient from that confidential information is destroyed or returned, if feasible, to Department pursuant to Clause VI (4).

III. LIMITS ON USE AND DISCLOSURE ESTABLISHED BY TERMS OF CONTRACT OR LAW
Subrecipient hereby agrees it shall not use or disclose the confidential information provided, viewed or made available by Department for any purpose other than as permitted by Agreement or required by law.

IV. PERMITTED USES AND DISCLOSURES OF INFORMATION BY SUBRECIPIENT

Subrecipient shall be permitted to use and/or disclose information accessed, viewed or provided from Department for the purpose(s) required in fulfilling its responsibilities under the primary agreement.

V. USE OR DISCLOSURE OF INFORMATION

Subrecipient may use information as stipulated in the primary agreement if necessary for the proper management and administration of Subrecipient; to carry out legal responsibilities of Subrecipient; and to provide data aggregation services relating to the health care operations of Department. Subrecipient may disclose information if:

1. The disclosure is required by law; or
2. The disclosure is allowed by the agreement to which this Addendum is made a part; or
3. The Subrecipient has obtained written approval from the Department.

VI. OBLIGATIONS OF SUBRECIPIENT

1. **Agents and Subcontractors.** Subrecipient shall ensure by subcontract that any agents or subcontractors to whom it provides or makes available information, will be bound by the same restrictions and conditions on the access, view or use of confidential information that apply to Subrecipient and are contained in Agreement.

2. **Appropriate Safeguards.** Subrecipient will use appropriate safeguards to prevent use or disclosure of confidential information other than as provided for by Agreement.

3. **Reporting Improper Use or Disclosure.** Subrecipient will immediately report in writing to Department any use or disclosure of confidential information not provided for by Agreement of which it becomes aware.

4. **Return or Destruction of Confidential Information**. Upon termination of Agreement, Subrecipient will return or destroy all confidential information created or received by Subrecipient on behalf of Department. If returning or destroying confidential information at termination of Agreement is not feasible, Subrecipient will extend the protections of Agreement to that confidential information as long as the return or destruction is infeasible. All confidential information of which the Subrecipient maintains will not be used or disclosed.

IN WITNESS WHEREOF, Subrecipient and the Department have agreed to the terms of the above written Addendum as of the effective date of the agreement to which this Addendum is made a part.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION H

Matching Funds Agreement

This Matching Funds Agreement is entered into between the Nevada Department of Health and Human Services (referred to as "Department") and Douglas County (referred to as "Subrecipient").

Program Name	ADSD / Grants Management	**Subrecipient Name**	Douglas County
Federal Grant Number	2401NVOACM-04 2501NVOACM-00	**Subaward Number**	04-000-07-1H1-25
Federal Amount	$83,943.47	**Contact Name**	Jenifer Davidson, County Manager
State Amount	$52,938.00	**Address**	PO Box 3000 Minden, NV 89423
Non-Federal (Match) Amount	$20,532.00		
Total Award	$136,881.47		
Performance Period	10/01/2024 - 09/30/2025		

Under the terms and conditions of this Agreement, the Subrecipient agrees to complete the Project as described in the Description of Services, Scope of Work and Deliverables. Non-Federal (Match) funding is required to be documented and submitted with the Monthly Financial Status and Request for Funds Request and will be verified during subrecipient monitoring.

FINANCIAL SUMMARY FOR MATCHING FUNDS

Total Amount Awarded	**$136,881.47**
Required Match Percentage	**15%**
Total Required Match	**$20,532.00**

Approved Budget Category		Budgeted Match
1	Personnel	$20,532.00
2	Travel	$0.00
3	Operating	$0.00
4	Contract/Consultant	$0.00
5	Other	$0.00
6	Indirect Costs	$0.00
	Total	**$20,532.00**

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

AGENDA ITEM NO. D.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to: 1. Accept a $113,157.93 grant award from the State of Nevada Aging and Disability Services Division for the time period of October 1, 2024, through September 30, 2025; 2. Adopt **Resolution 2025R-007**, which augments the budget in the Senior Services Fund to account for the grant award; and 3. Authorize the County Manager to sign the grant award and all associated grant paperwork. (Geoff Bonar)

RECOMMENDED MOTION:
Accept a $113,157.93 grant award from the State of Nevada Aging and Disability Services Division for the time period of October 1, 2024, through September 30, 2025, and adopt Resolution 2025R-007 as presented, and authorize the County Manager to sign the grant award and all associated grant paperwork.

FINANCIAL IMPACT:
Resolution 2025R-007 augments the budget in the Senior Services Fund by increasing budgeted revenues and expenses by $113,157.93, which is the amount of the grant award. The grant has a match requirement of $16,974.00, which is already budgeted as part of existing Salaries and Wages expenses within the fund. The grant forms packet has been completed and routed to the Grants Administrator, who has approved it and assigned a project number (25F19) to the grant. The project number will be used to track all revenues and expenses related to the grant.

BACKGROUND:
This is an annual recurring federal grant award that is issued by the Administration for Community Living, Older Americans Act. The award is received by the State of Nevada Aging and Disability Services Division, who then issues the grant funds to Douglas County. The funds are used to help subsidize the County's Meals on Wheels program, which provides home delivered meal services to seniors and other eligible recipients throughout the County.

ATTACHMENTS:

Resolution 2025R-007.pdf
04-000-04-24-25 NOSA.pdf

RESOLUTION NUMBER 2025R-007

RESOLUTION AUGMENTING DEPARTMENT
260
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: ADSD Home Delivered Meals - FY25
Project # 25F19

Revenue		
260-000 331.500	Grant Revenue - Federal	113,157.93
	TOTAL REVENUES	113,157.93
Expenditures		
Various	Salaries & Benefits	106,939.30
260-680 511.150	Grant Match - Salary	16,974.00
260-680 511.999	Grant Match - Salary Offset	(16,974.00)
260-680 540.010	Grants-Services & Supplies	6,218.63
	TOTAL EXPENDITURES	113,157.93

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 16th day of Janauary, 2025 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Sharla Hales, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

State of Nevada
Department of Health and Human Services
Aging and Disability Services Division
(hereinafter referred to as the Department)

Agency Ref. #: **04-000-04-24-25**
Budget Account: 3278
Category: 13
GL: 8582
Job Number: STATEC24 / STATEC25 / 9304524C / 9304525C

NOTICE OF SUBAWARD

Program Name: ADSD Grants Management Contact Name: Laurienne Riley, LRiley@adsd.nv.gov	**Subrecipient's Name:** Douglas County Contact Name: Jenifer Davidson, County Manager / JRDavidson@douglasnv.us
Address: 1550 E College Parkway Carson City, NV 89706	**Address:** PO Box 3000 Minden, NV 89423
Subaward Period: 10/01/2024 - 09/30/2025 **Subaward Type**: Fixed-Fee ($3.90 per Eligible Meal)	**Subrecipient's:** **EIN:** 88-6000031 **Vendor #:** T40174400 **UEI:** KE5GF37F6F95

Purpose of Award: Fiscal Year 2025 funding to provide Home-Delivered Meal Services to individuals deemed eligible per the ADSD Service Specifications.

Region(s) to be served: ☐ Statewide ☒ Specific county or counties: Douglas

Approved Budget Categories:

1. Personnel	**$106,939.30**
2. Travel	**$0.00**
3. Operating	**$6,218.63**
4. Equipment	**$0.00**
5. Contractual/Consultant	**$0.00**
6. Other	**$0.00**
TOTAL DIRECT COSTS	**$113,157.93**
7. Indirect Costs	**$0.00**
TOTAL APPROVED BUDGET	**$113,157.93**

AWARD COMPUTATION:

Total Obligated by this Action:	$	113,157.93
Cumulative Prior Awards this Budget Period:	$	0.00
Total Federal Funds Awarded to Date:	$	106,870.93
Total State Funds Awarded to Date:	$	6,287.00
Total Funds Awarded:	$	**113,157.93**
Match Required ☒ Y ☐ N		
Amount Required this Action:	$	16,974.00
Amount Required Prior Awards:	$	0.00
Total Match Amount Required:	$	**16,974.00**

Research and Development (R&D) ☐ Y ☒ N

Federal Budget Period:
See Notice of Subaward - Federal Funding Sheet

Federal Project Period:
See Notice of Subaward - Federal Funding Sheet

FOR AGENCY USE, ONLY

Source of Funds:	% Funds:	CFDA:	FAIN:	Federal Grant #:	Federal Grant Award Date by Federal Agency:
State Match, III-C2 FFY24 - 3278.13 / STATEC24 ($4,816.00)	4%	N/A	N/A	N/A	N/A
State Match, III-C2 FFY25 - 3278.13 / STATEC25 ($1,471.00)	1%	N/A	N/A	N/A	N/A
See Notice of Subaward - Federal Funding Sheet	-	-	-	-	-

Agency Approved Indirect Rate: N/A

Subrecipient Approved Indirect Rate: N/A; Fixed Fee

Terms and Conditions:
In accepting these grant funds, it is understood that:
1. This award is subject to the availability of appropriated funds.
2. Expenditures must comply with any statutory guidelines, the DHHS Grant Instructions and Requirements (GIRS), ADSD Requirements and Procedures for Grant Programs (RPGPs), and the State Administrative Manual.
3. Expenditures must be consistent with the narrative, goals and objectives, and budget as approved and documented.
4. Subrecipient must comply with all applicable Federal and State regulations.
5. Quarterly progress reports are due by the 30th of each month following the end of the quarter, unless specific exceptions are provided in writing by the grant administrator.
6. Financial Status Reports and Requests for Reimbursements must be submitted monthly or quarterly, unless specific exceptions are provided in writing by the grant administrator.

Incorporated Documents:
Section A: Grant Conditions and Assurances;
Section B: Description of Services, Scope of Work and Deliverables;
Section C: Budget and Financial Reporting Requirements;
Section D: Request for Reimbursement;
Section E: Audit Information Request;
Section F: Current/Former State Employee Disclaimer;
Section G: DHHS Confidentiality Addendum; and
Section H: Matching Funds Agreement

Authorized Subrecipient Official's Name, Title:	Signature	Date
Jenifer Davidson, County Manager -OR- Authorized Signer (Print Name and Title): _____		
Jeffrey S. Duncan, Agency Manager For Dena Schmidt, ADSD Administrator		12/19/2024

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

NOTICE OF SUBAWARD - FEDERAL FUNDING SHEET

Federal Award Computation					
Total Obligated by this Action:				$	81,870.93
Cumulative Prior Awards this Budget Period:				$	0.00
Total Federal Funds Awarded to Date:				$	**81,870.93**
Match Required ☒ Y ☐ N					
Amount Required this Action:				$	12,281.00
Amount Required Prior Awards:				$	0.00
Total Match Amount Required:				$	**12,281.00**
Research and Development (R&D) ☐ Y ☒ N					
Federal Budget Period: 10/01/2023 - 09/30/2025					
Federal Project Period: 10/01/2023 - 09/30/2025					
FOR AGENCY USE ONLY					
Source of Funds:	**% Funds:**	**CFDA:**	**FAIN:**	**FEDERAL GRANT #:**	
Administration for Community Living (ACL); Older Americans Act, Title III-C2 - 3278.13 / 9304524C	73%	93.045	N/A	2401NVOAHD-04	
Federal Grant Award Date by Federal Agency:	08/19/2024				

Federal Award Computation					
Total Obligated by this Action:				$	25,000.00
Cumulative Prior Awards this Budget Period:				$	0.00
Total Federal Funds Awarded to Date:				$	**25,000.00**
Match Required ☒ Y ☐ N					
Amount Required this Action:				$	3,750.00
Amount Required Prior Awards:				$	0.00
Total Match Amount Required:				$	**3,750.00**
Research and Development (R&D) ☐ Y ☒ N					
Federal Budget Period: 10/01/2024 - 09/30/2026					
Federal Project Period: 10/01/2024 - 09/30/2026					
FOR AGENCY USE ONLY					
Source of Funds:	**% Funds:**	**CFDA:**	**FAIN:**	**FEDERAL GRANT #:**	
Administration for Community Living (ACL); Older Americans Act, Title III-C2 - 3278.13 / 9304525C	22%	93.045	N/A	2501NVOAHD-00	
Federal Grant Award Date by Federal Agency:	TBD				

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION A

GRANT CONDITIONS AND ASSURANCES

General Conditions

1. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Recipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Department of Health and Human Services (hereafter referred to as "Department") shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance as the Recipient is an independent entity.

2. The Recipient shall hold harmless, defend and indemnify the Department from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Recipient's performance or nonperformance of the services or subject matter called for in this Agreement.

3. The Department or Recipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, and signed by a duly authorized representative of both organizations. Such amendments shall not invalidate this Agreement, nor relieve or release the Department or Recipient from its obligations under this Agreement.

    - The Department may, in its discretion, amend this Agreement to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both the Department and Recipient.

4. Either party may terminate this Agreement at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. Partial terminations of the Scope of Work in Section B may only be undertaken with the prior approval of the Department. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, reports, or other materials prepared by the Recipient under this Agreement shall, at the option of the Department, become the property of the Department, and the Recipient shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

    - The Department may also suspend or terminate this Agreement, in whole or in part, if the Recipient materially fails to comply with any term of this Agreement, or with any of the rules, regulations or provisions referred to herein; and the Department may declare the Recipient ineligible for any further participation in the Department's grant agreements, in addition to other remedies as provided by law. In the event there is probable cause to believe the Recipient is in noncompliance with any applicable rules or regulations, the Department may withhold funding.

Grant Assurances

A signature on the cover page of this packet indicates that the applicant is capable of and agrees to meet the following requirements, and that all information contained in this proposal is true and correct.

1. Adopt and maintain a system of internal controls which results in the fiscal integrity and stability of the organization, including the use of Generally Accepted Accounting Principles (GAAP).

2. Compliance with state insurance requirements for general, professional, and automobile liability; workers' compensation and employer's liability; and, if advance funds are required, commercial crime insurance.

3. These grant funds will not be used to supplant existing financial support for current programs.

4. No portion of these grant funds will be subcontracted without prior written approval unless expressly identified in the grant agreement.

5. Compliance with the requirements of the Civil Rights Act of 1964, as amended, and the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and shall not discriminate against any employee for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions).

6. Compliance with the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted there under contained in 28 CFR 26.101-36.999 inclusive, and any relevant program-specific regulations.

7. Compliance with the Clean Air Act (42 U.S.C. 7401–7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251–1387), as amended— Contracts and sub-grants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

8. Compliance with Title 2 of the Code of Federal Regulations (CFR) and any guidance in effect from the Office of Management and Budget (OMB) related (but not limited to) audit requirements for grantees that expend $750,000 or more in Federal awards during the grantee's fiscal year must have an annual audit prepared by an independent auditor in accordance with the terms and requirements of the appropriate circular. **To acknowledge this requirement, Section E of this notice of subaward must be completed.**

9. Certification that neither the Recipient nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. This certification is made pursuant to regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67 § 67.510, as published as pt. VII of May 26, 1988, Federal Register (pp. 19150-19211).

10. Compliance with the Consolidated Appropriations Act, 2023, PL 117-328.

11. Compliance with the Trafficking Victims Protection Act of 2000, Section 106 (g), as amended (22 U.S.C. 7104(g)).

12. No funding associated with this grant will be used for lobbying.

13. Disclosure of any existing or potential conflicts of interest relative to the performance of services resulting from this grant award.

14. Provision of a work environment in which the use of tobacco products, alcohol, and illegal drugs will not be allowed.

15. Should the collection of information require the use of an information technology system, the subrecipient will be expected to adhere to state and federal information security requirements to help ensure the security of any system used or developed by the subrecipient. In particular, if the data to be collected includes Personally Identifiable Information or Protected PII, the subrecipient must apply the appropriate security controls required to protect the privacy and security of the collected PII and/or Protected PII. (See 2 CFR 200.1 Definitions; 2 CFR 200.303 Internal Controls)

16. An organization receiving grant funds through the Nevada Department of Health and Human Services shall not use grant funds for any activity related to the following:

    - Any attempt to influence the outcome of any federal, state or local election, referendum, initiative or similar procedure, through in-kind or cash contributions, endorsements, publicity or a similar activity.
    - Establishing, administering, contributing to or paying the expenses of a political party, campaign, political action committee or other organization established for the purpose of influencing the outcome of an election, referendum, initiative or similar procedure.
    - Any attempt to influence:
        - The introduction or formulation of federal, state or local legislation; or
        - The enactment or modification of any pending federal, state or local legislation, through communication with any member or employee of Congress, the Nevada Legislature or a local governmental entity responsible for enacting local legislation, including, without limitation, efforts to influence State or local officials to engage in a similar lobbying activity, or through communication with any governmental official or employee in connection with a decision to sign or veto enrolled legislation.
    - Any attempt to influence the introduction, formulation, modification or enactment of a federal, state or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity through communication with any officer or employee of the United States Government, the State of Nevada or a local governmental entity, including, without limitation, efforts to influence state or local officials to engage in a similar lobbying activity.
    - Any attempt to influence:
        - The introduction or formulation of federal, state or local legislation;
        - The enactment or modification of any pending federal, state or local legislation; or
        - The introduction, formulation, modification or enactment of a federal, state or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity**, by preparing, distributing or using** publicity or propaganda, or by urging members of the general public or any segment thereof to contribute to or participate in any mass demonstration, march, rally, fundraising drive, lobbying campaign or letter writing or telephone campaign.
    - Legislative liaison activities, including, without limitation, attendance at legislative sessions or committee hearings, gathering information regarding legislation and analyzing the effect of legislation, when such activities are carried on in support of or in knowing preparation for an effort to engage in an activity prohibited pursuant to subsections 1 to 5, inclusive.
    - Executive branch liaison activities, including, without limitation, attendance at hearings, gathering information regarding a rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity and analyzing the effect of the rule, regulation, executive order, program, policy or position, when such activities are carried on in support of or in knowing preparation for an effort to engage in an activity prohibited pursuant to subsections 1 to 5, inclusive.

17. An organization receiving grant funds through the Nevada Department of Health and Human Services may, to the extent and in the manner authorized in its grant, use grant funds for any activity directly related to educating persons in a nonpartisan manner by providing factual information in a manner that is:

    - Made in a speech, article, publication, or other material that is distributed and made available to the public, or through radio, television, cable television or other medium of mass communication; and
    - Not specifically directed at:
        - Any member or employee of Congress, the Nevada Legislature or a local governmental entity responsible for enacting local legislation;
        - Any governmental official or employee who is or could be involved in a decision to sign or veto enrolled legislation; or
        - Any officer or employee of the United States Government, the State of Nevada or a local governmental entity who is involved in introducing, formulating, modifying or enacting a Federal, State or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity.

This provision does not prohibit a recipient or an applicant for a grant from providing information that is directly related to the grant or the application for the grant to the granting agency.

To comply with reporting requirements of the Federal Funding and Accountability Transparency Act (FFATA), the sub-grantee agrees to provide the Department with copies of all contracts, sub-grants, and or amendments to either such documents, which are funded by funds allotted in this agreement.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION B

Description of Services, Scope of Work and Deliverables

Douglas County hereinafter referred to as Subrecipient, agrees to provide the following services and reports according to the identified timeframes:

Scope of Work for Douglas County

Indicate the staff responsible for each of the following:

Compliance Item	Due Date	Indicate Subrecipient Staff Responsible (Name and Title)
Reporting Schedule	Each report applicable to funded service, as outlined at https://adsd.nv.gov/Programs/Grant/Reporting/Instructions/	
Case management system reporting and/or service-specific report(s)	10th calendar day following the month of service	
Request for Reimbursement	15th calendar day following the month or quarter of service	
Request for Reimbursement – Advance (if approved)	15th calendar day before the month of service	
Quarterly Report	30th calendar day following the quarter of service	
General Service Specifications	Ongoing throughout subaward period – General guidelines for service provision	
Nutrition Service Specifications	Ongoing throughout subaward period – Service-specific guidelines for service provision	
NV DHHS Grant Instructions and Requirements (GIRS) - and - ADSD Requirements and Procedures for Grant Programs (RPGPs)	Ongoing throughout subaward period – General guidelines for management of the subaward GIRS: https://dhhs.nv.gov/uploadedFiles/dhhsnvgov/content/Programs/Grants/GrantInstructionsandRequirementsRevisedOctober2020.pdf RPGPs: https://adsd.nv.gov/uploadedFiles/agingnvgov/content/Programs/Grant/FiscalRequirements.pdf	
Quality Improvement and Efficiency	Ongoing throughout subaward period	
Provision of service as described in the approved subaward application	Ongoing throughout subaward period	

ADSD Work Plan – Douglas County Home Delivered Meals – FY25

Goal 1 (Outreach): *Make the public more aware of our services*

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Reach new clients	Hold special events throughout the year, and on holidays, to attract the public to our facility and our programs.	10/1/24 – 9/30/25	Sign up sheets, donation revenue
1.2 Public outreach	Increase utilization of social media, distribute flyers, publish newsletters, advertise in the newspaper, on signage throughout the Community Center, and on our marquee.	10/1/24 – 9/30/25	Number of unduplicated new clients
1.3			

Projected Output	Expected Outcomes
Number of Events: 8	Increase awareness through events such as Bingo, Luau, Dance, Trips,
Number of People Reached: 200	and Holiday Meals

Goal 2 (Service Delivery): *Increase the frequency and quantity of our Home Delivered Meals*

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Increase the number of meals served to 30,000	Develop strategies to incorporate hot meals into our delivery program, utilizing our new vehicle	10/1/24 – 9/30/25	Surveys, SAMS data
1.2 Increase the frequency and quantity of our home delivered meals	Recruit and hire a new, approved position	10/1/24 – 9/30/25	Number of meals served
1.3 Increase volunteerism	Utilize our Volunteer Coordinator to continue to increase volunteers to help our program	10/1/24 – 9/30/25	Number of volunteer hours

Projected Output	Expected Outcomes
Number of Unduplicated Clients: 750	
Number of Units: 30000	
% Underserved Populations: 20	

Goal 3 (Other): Increase nutrition and wellness awareness

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Increase nutrition awareness	Offer nutrition information in our monthly newsletters	10/1/24 – 9/30/25	Number of fliers distributed
1.2 Increase exercise awareness	Continue to offer free walking classes for seniors	10/1/24 – 9/30/25	Participation data
1.3 Increase socialization	Continue to offer senior trips to various Recreation and entertainment activities	10/1/24 – 9/30/25	Participation data

Projected Output	Expected Outcomes
Number of Events: 6	Increase overall health of our seniors through better nutrition, exercise and
Number of People Reached: 120	socialization

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

SECTION C

Budget and Financial Reporting Requirements

Identify the source of funding on all printed documents purchased or produced within the scope of this subaward, using a statement similar to: "This publication (journal, article, etc.) was supported by the Nevada State Department of Health and Human Services through Grant Number 04-000-04-24-25 from the Aging and Disability Services Division (ADSD). Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the Department nor ADSD.

Any activities performed under this subaward shall acknowledge the funding was provided through the Department by Grant Number 04-000-04-24-25 from Aging and Disability Services Division (ADSD).

Subrecipient agrees to adhere to the following budget:

Applicant Name:	Douglas County	**Type of Service:**	Home Delivered Meals
		Type of Subaward (Fixed-Fee or Categorical), if known:	Fixed Fee

ADSD Subaward Application
PROPOSED BUDGET NARRATIVE

Personnel Costs					Fringe Only: $31,244.72	**Total: $106,939.30**
List staff, positions, salaries/rate of pay, fringe rate, percent of direct-service time to be spent on the project and the number of months to calculate the amount requested.						
A. Position: Staff Name (if known, otherwise state new position), Title, Position Control Number (PCN) **B.** *Provide a breakdown of the type of fringe benefits provided, such as health insurance, Medicare, FICA, worker's compensation, retirement, etc.* ***-AND-*** *Describe position duties as they relate to the funding and program objectives. Expand rows as needed.*		**Annual Salary**	**Fringe Rate**	**% of Time**	**Months**	**Amount Requested**
A. Cory Smith, Food Services Supervisor, PCN # 680-2090.01		$74,654.00	41.19%	20.000%	12.00	$21,080.80
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Michael Walker, Food Services Worker Senior, PCN # 680.2080.01		$45,669.00	42.38%	18.500%	12.00	$12,029.35
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Susan Spotts, Food Services Worker; PCN # 680.2100.02		$39,039.00	42.40%	18.000%	12.00	$10,006.48
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. John Diedrichsen, Food Services Worker, PCN # 680.2100.01		$29,513.00	42.19%	18.000%	12.00	$7,553.62
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Irma Perez, Food Services Worker, PCN # 680.2100.03		$39,916.00	42.19%	18.000%	12.00	$10,216.18
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Victoria Wilkinson, Food Services Worker, PCN # 680.2100.05		$27,480.00	42.20%	70.000%	12.00	$27,353.59
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Melinda Anderson, Food Services Worker, PCN # 680.2100.06		$26,611.00	42.20%	18.000%	12.00	$6,811.35
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. Vacant, Food Services Worker, PCN # 680.2100.04		$24,674.00	42.19%	15.000%	12.00	$5,262.59
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						
A. New Position, Food Services Worker, PCN # NA		$33,758.00	30.84%	15.000%	12.00	$6,625.35
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*						

Operating	Total:	$6,218.63
Include specific facility and vehicle costs associated with the proposed program (not the agency as a whole), such as rent, maintenance expenses, insurance, fuel, as well as utilities such as power, water and communications (phone/internet). Also list tangible and expendable personal property such as office supplies, program supplies, necessary software, postage, etc. Provide a calculation for each line.		
Enter Description(s) Below:		**Amount:**
Fuel expenses (estimated $250 per month)		$3,000.00
Vehicle Maintenance expenses (estimated $203.22 per month)		$2,438.63
Cell Phone expenses (estimated $65 per month)		$780.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
Justification: *(Enter below, expand row as needed) Provide narrative to justify purchase of meals, snacks, large expense or unusual budget items. Include details how budget item supports deliverables of the project.*		

TOTAL DIRECT PROJECT COSTS	$113,157.93

Administrative Expenses or Federal Indirect Cost Rate (FICR)	Total:	$0.00
Administrative expenses and FICR are to be used to help cover expenses that are not easily assignable to a specific program or unit within an organization. These costs are associated with depreciation and use allowances, facility operation and maintenance, general administrative expenses such as accounting, payroll, legal and data processing, and any personnel not providing direct services to the project. If requested, the expenses are limited to the maximum rate listed below, depending on the funding source and existence of an FICR percentage of the direct project costs requested from ADSD. Once a funding source is assigned to an approved subaward, the allowable rate will apply, and a budget revision may be required if excess expenses are included. Indirect/administrative expenses do not apply to fixed-fee subawards or portions of subawards. Indirect expenses must be applied using the agency's Federal Indirect Cost Rate (FICR) or Modified Total Direct Costs (MTDC) which excludes capital expenditures and items such as pass-through funds, major subcontract(s) etc. over the first $25,000 in that category, as applicable. Reference the Grant Instructions and Requirements GIR-20-12.		
Choose ONE type of rate according to funding source and provide calculation or explanations:		**RATE:**
1. Independent Living Grant (ILG)/FHN State Funds: **8%**		
2. Federal/Other State Funding: **10%** de minimis (Modified Total Direct Costs - MTDC)		
3. Federal Indirect Cost Rate (**FICR**): Identify approved FICR & attach letter to application. In cell below, describe how the total indirect amount was calculated based on letter guidance and exceptions. Expand row as needed.		
FICR Calculation:		
Other Explanations:		

TOTAL BUDGET REQUEST	$113,157.93

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

Applicant Name:	Douglas County	Type of Service:	Home Delivered Meals

ADSD Subaward Application
PROPOSED BUDGET SUMMARY

Enter Info in Orange Cells

A. FUNDING SOURCES	*ADSD Funds*	MATCH	Sales Tax Revenue	Douglas County General Fund	Douglas County Social Services	Program Revenue	[Enter name of Other Funding, if applicable]	TOTAL
PENDING OR SECURED	Pending	Secured	Pending	Secured	Secured	Pending		
ENTER TOTAL FUNDING	$113,157.93	$16,974.00	$112,500.00	$176,180.00	$52,000.00	$140,000.00		$610,811.93
EXPENSE CATEGORY								
Personnel	$106,939.30	$16,974.00		$176,180.00				$300,093.30
Travel	$0.00							$0.00
Operating	$6,218.63		$112,500.00		$52,000.00	$140,000.00		$310,718.63
Equipment	$0.00							$0.00
Contractual/Consultant	$0.00							$0.00
Other Expenses	$0.00							$0.00
Indirect	$0.00							$0.00
TOTAL EXPENSE	**$113,157.93**	**$16,974.00**	**$112,500.00**	**$176,180.00**	**$52,000.00**	**$140,000.00**	**$0.00**	**$610,811.93**
These boxes should equal zero	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Total Indirect Cost	$0.00	Total Program Budget	$610,811.93
Indirect % of Budget	0.00%	ADSD Percent of Program Budget	19%

B. Comments regarding budget summary, if applicable.

C. Identify specific source(s) of Match, as applicable, and indicate whether each source of match is Secured or Pending.

The source of the match is a transfer from the Douglas County General Fund to the Senior Services Fund. The transfer is part of the approved budget for the County's 2025 fiscal year and is secured.

D. List potential amounts and sources of program income (required); and describe if the project plans to have a sliding fee scale or voluntary contributions.

The Home Delivered Meals program has a suggested donation of $3 per meal for seniors and for individuals with disabilities. This income is used to help offset the costs of running the program.

- Department of Health and Human Services policy allows no more than 10% flexibility of the total "not to exceed" amount of the subaward, within the approved Scope of Work/Budget. Subrecipient will obtain written permission to redistribute funds within categories. **Note: the redistribution cannot alter the total "not to exceed" amount of the subaward. Modifications in excess of 10% require a formal amendment.**

- Equipment purchased with these funds belongs to the program from which this funding was appropriated and shall be returned to the program upon termination of this agreement. All equipment purchased with these funds is subject to the requirements and conditions set forth in 2 CFR 200.313 (including, but not limited to, equipment use, maintenance, inventory, management, and/or disposal). All equipment and high-risk items (i.e., cameras, laptops, televisions) must be inventoried annually and made available for review upon request.

- Travel expenses, per diem, and other related expenses must conform to the procedures and rates allowed for State officers and employees. It is the Policy of the Board of Examiners to restrict contractors/subrecipients to the same rates and procedures allowed State Employees. The State of Nevada reimburses at rates comparable to the rates established by the US General Services Administration, with some exceptions (State Administrative Manual 0200.0 and 0320.0).

The Subrecipient agrees:

To request reimbursement according to the schedule specified below for the actual expenses incurred related to the Scope of Work during the subaward period.

- Total reimbursement through this subaward will not exceed $113,157.93.
- Requests for Reimbursement (RFR) will be accompanied by supporting documentation, including a line-item description of expenses incurred and required documents from the RFR back-up documentation workbook.
- Additional expenditure detail will be provided upon request from the Department.

Additionally, the Subrecipient agrees to provide:

- A complete financial accounting of all expenditures to the Department within 30 days of the CLOSE OF THE SUBAWARD PERIOD. Any un-obligated funds shall be returned to the Department at that time, or if not already requested, shall be deducted from the final award.
- Any work performed after the BUDGET PERIOD will not be reimbursed.
- If a Request for Reimbursement (RFR) is received after the 45-day closing period, the Department may not be able to provide reimbursement.
- If a credit is owed to the Department after the 45-day closing period, the funds must be returned to the Department within 30 days of identification.

The Department agrees:

- Identify specific items Aging and Disability Services Division must provide or accomplish to ensure successful completion of this project, such as:
  - Providing technical assistance, upon request from the Subrecipient.
  - Providing prior approval of reports or documents to be developed.
  - Forwarding a report to another party, i.e., Administration for Community Living (ACL).
- The Department reserves the right to hold reimbursement under this subaward until any delinquent forms, reports, and expenditure documentation are submitted to and accepted by the Department.

Both parties agree:

- Aging and Disability Services Division will conduct programmatic and financial monitoring of the project on an annual basis or as determined necessary based on a risk assessment.
- The Subrecipient will, in the performance of the Scope of Work specified in this subaward, perform functions and/or activities that could involve confidential information; therefore, the Subrecipient is requested to fill out Section G, which is specific to this subaward, and will be in effect for the term of this subaward.
- All reports of expenditures and requests for reimbursement processed by the Department are SUBJECT TO AUDIT.
- This subaward agreement may be TERMINATED by either party prior to the date set forth on the Notice of Subaward, provided the termination shall not be effective until 30 days after a party has served written notice upon the other party. This agreement may be terminated by mutual consent of both parties or unilaterally by either party without cause. The parties expressly agree that this Agreement shall be terminated immediately if for any reason the Department, state, and/or federal funding ability to satisfy this Agreement is withdrawn, limited, or impaired.

Financial Reporting Requirements

- A Request for Reimbursement is due on a monthly or quarterly basis, based on the terms of the subaward agreement, no later than the 15th calendar day of the following month.
- Reimbursement is based on actual expenditures incurred during the period being reported.
- Payment will not be processed without all reporting being current.
- Reimbursement may only be claimed for expenditures approved within the Notice of Subaward.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION D
Request for Reimbursement (RFR)

Department of Health and Human Services
Aging and Disability Services (ADSD)

Agency Ref #
Budget Account:
GL:
Draw #:
CFDA #

Financial Status Report and Request for Reimbursement

Program Name:	**Subrecipient Name:**
ADSD PAC Unit, Grants Management	
Program Address:	**Subrecipient Address:**
3208 Goni Road, #I-181, Carson City, NV 89706	
Subaward Period:	**Subrecipient's:**
{Enter Subaward Period}	**EIN:**
{Enter Service}	**Vendor #:**
{Enter type of subaward - Categorical or Fixed-Fee}	

FINANCIAL REPORT AND REQUEST FOR REIMBURSEMENT

(must be accompanied by expenditure report/back-up)

Month(s):
Calendar Year:

☐ NEW REQUEST
☐ PAID RFR BACK-UP REVISION
☐ REIMBURSEMENT ☐ ADVANCE & RECONCILIATION
☐ ADVANCE ONLY ☐ RECONCILIATION ONLY

	Approved Budget Category	**A Approved Budget**	**B Total Prior Requests**	**C Current Request**	**D Year to Date Total**	**E Budget Balance**	**F Percent Requested**
1	Personnel	$0.00	$0.00		$0.00	$0.00	-
2	Travel	$0.00	$0.00		$0.00	$0.00	-
3	Operating	$0.00	$0.00		$0.00	$0.00	-
4	Equipment	$0.00	$0.00		$0.00	$0.00	-
5	Contract/Consultant	$0.00	$0.00		$0.00	$0.00	-
6	Training	$0.00	$0.00		$0.00	$0.00	-
7	Other	$0.00	$0.00		$0.00	$0.00	-
8	Indirect Costs/ Admin Expenses	$0.00	$0.00		$0.00	$0.00	-
	Total	$0.00	$0.00	**$0.00**	$0.00	$0.00	-

Additional Financial Reporting - All Award Types

	Budget Item	**Required Amount**	**Total Prior Months**	**Current Amount**	**Year to Date Total**	**Budget Balance**	**Percent Provided**
1	Match	$0.00	$0.00		$0.00	$0.00	-
2	Program Income	N/A	$0.00		$0.00	N/A	N/A

Additional Financial Reporting - Fixed-Fee Awards Only

	Fixed-Fee Rate(s):	**Number of Units of Service** Previous Periods	This Period	**Funding Earned** This Period	Total/All	**Balance to be Earned**	**Percent Earned**
1		0.00		-	-	-	-
2		0.00		N/A			

☐ N/A

Advance Payment Reconciliation

Budget Categories or Specific Components (Expand rows as needed)	**Month: Received**	**Expended**	**Total Funds to Date: Funds Advanced**	**Expended**	**Balance**	**Percent Expended**
			$0.00	$0.00	$0.00	-
			$0.00	$0.00	$0.00	-

I, a duly authorized signatory for the applicant, certify to the best of my knowledge and belief that this report is true, complete and accurate; that the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the subaward; and that the amount of this request is not in excess of current needs or, cumulatively for the award term, in excess of the total approved subaward. I am aware that any false, fictitious or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims, or otherwise. I verify that the cost allocation and backup documentation attached are correct.

Authorized Signature **Title** **Date**

OFFICE USE ONLY - DHHS - ADSD OFFICE USE ONLY

Program contact? Yes:___ No:___; Contact:_____
Reason for contact: _____
Notes: _____

APPROVALS:
Scope of Work -
Date: _____ Signed: _____
PAC Fiscal -
Date: _____ Signed: _____

Payment Breakdown:

BA.CAT / JOB#	**Amount**
	$
	$
N/A	$
N/A	$
N/A	$
N/A	$
N/A	$
TOTAL	**$ -**

For Reference Only

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION E

Audit Information Request

1. Non-Federal entities that **expend** $750,000.00 or more in total federal awards are required to have a single or program-specific audit conducted for that year, in accordance with 2 CFR § 200.501(a).
2. Did your organization expend $750,000 or more in all federal awards during your organization's most recent fiscal year? YES ☐ NO ☐
3. When does your organization's fiscal year end? _____
4. What is the official name of your organization? _____
5. How often is your organization audited? _____
6. When was your last audit performed? _____
7. What time-period did your last audit cover? _____
8. Which accounting firm conducted your last audit? _____

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION F

Notification of Utilization of Current or Former State Employee

For the purpose of State compliance with NRS 333.705, subrecipient represents and warrants that if subrecipient, or any employee of subrecipient who will be performing services under this subaward, is a current employee of the State or was employed by the State within the preceding 24 months, subrecipient has disclosed the identity of such persons, and the services that each such person will perform, to the issuing Agency. Subrecipient agrees they will not utilize any of its employees who are Current State Employees or Former State Employees to perform services under this subaward without first notifying the Agency and receiving from the Agency approval for the use of such persons. This prohibition applies equally to any subcontractors that may be used to perform the requirements of the subaward. The provisions of this section do not apply to the employment of a former employee of an agency of this State who is not receiving retirement benefits under the Public Employees' Retirement System (PERS) during the duration of the subaward.

Are any current or former employees of the State of Nevada assigned to perform work on this subaward?

YES ☐ If "YES", list the names of any current or former employees of the State and the services that each person will perform.

NO ☐

Subrecipient agrees that if a current or former state employee is assigned to perform work on this subaward at any point after execution of this agreement, they must receive prior approval from the Department.

Name	Services

Subrecipient agrees that any employees listed cannot perform work until approval has been given from the Department.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

SECTION G

Confidentiality Addendum

BETWEEN

Nevada Department of Health and Human Services

Hereinafter referred to as "Department"

and

Douglas County

Hereinafter referred to as "Subrecipient"

This CONFIDENTIALITY ADDENDUM (the Addendum) is hereby entered into between Department and Subrecipient.

WHEREAS, Subrecipient may have access, view or be provided information, in conjunction with goods or services provided by Subrecipient to Department that is confidential and must be treated and protected as such.

NOW, THEREFORE, Department and Subrecipient agree as follows:

I. DEFINITIONS

The following terms shall have the meaning ascribed to them in this Section. Other capitalized terms shall have the meaning ascribed to them in the context in which they first appear.

1. **Agreement** shall refer to this document and that agreement to which this addendum is made a part.
2. **Confidential Information** shall mean any individually identifiable information, health information or other information in any form or media.
3. **Subrecipient** shall mean the name of the organization described above.
4. **Required by Law** shall mean a mandate contained in law that compels a use or disclosure of information.

II. TERM

The term of this Addendum shall commence as of the effective date of the primary inter-local or other agreement and shall expire when all information provided by Department or created by Subrecipient from that confidential information is destroyed or returned, if feasible, to Department pursuant to Clause VI (4).

III. LIMITS ON USE AND DISCLOSURE ESTABLISHED BY TERMS OF CONTRACT OR LAW
Subrecipient hereby agrees it shall not use or disclose the confidential information provided, viewed or made available by Department for any purpose other than as permitted by Agreement or required by law.

IV. PERMITTED USES AND DISCLOSURES OF INFORMATION BY SUBRECIPIENT

Subrecipient shall be permitted to use and/or disclose information accessed, viewed or provided from Department for the purpose(s) required in fulfilling its responsibilities under the primary agreement.

V. USE OR DISCLOSURE OF INFORMATION

Subrecipient may use information as stipulated in the primary agreement if necessary for the proper management and administration of Subrecipient; to carry out legal responsibilities of Subrecipient; and to provide data aggregation services relating to the health care operations of Department. Subrecipient may disclose information if:

1. The disclosure is required by law; or
2. The disclosure is allowed by the agreement to which this Addendum is made a part; or
3. The Subrecipient has obtained written approval from the Department.

VI. OBLIGATIONS OF SUBRECIPIENT

1. **Agents and Subcontractors.** Subrecipient shall ensure by subcontract that any agents or subcontractors to whom it provides or makes available information, will be bound by the same restrictions and conditions on the access, view or use of confidential information that apply to Subrecipient and are contained in Agreement.

2. **Appropriate Safeguards.** Subrecipient will use appropriate safeguards to prevent use or disclosure of confidential information other than as provided for by Agreement.

3. **Reporting Improper Use or Disclosure.** Subrecipient will immediately report in writing to Department any use or disclosure of confidential information not provided for by Agreement of which it becomes aware.

4. **Return or Destruction of Confidential Information**. Upon termination of Agreement, Subrecipient will return or destroy all confidential information created or received by Subrecipient on behalf of Department. If returning or destroying confidential information at termination of Agreement is not feasible, Subrecipient will extend the protections of Agreement to that confidential information as long as the return or destruction is infeasible. All confidential information of which the Subrecipient maintains will not be used or disclosed.

IN WITNESS WHEREOF, Subrecipient and the Department have agreed to the terms of the above written Addendum as of the effective date of the agreement to which this Addendum is made a part.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION H

Matching Funds Agreement

This Matching Funds Agreement is entered into between the Nevada Department of Health and Human Services (referred to as "Department") and Douglas County (referred to as "Subrecipient").

Program Name	ADSD / Grants Management	**Subrecipient Name**	Douglas County
Federal Grant Number	2401NVOAHD-04 2501NVOAHD-00	**Subaward Number**	04-000-04-24-25
Federal Amount	$106,870.93	**Contact Name**	Jenifer Davidson, County Manager
State Amount	$6,287.00	**Address**	PO Box 3000 Minden, NV 89423
Non-Federal (Match) Amount	$16,974.00		
Total Award	$113,157.93		
Performance Period	10/01/2024 - 09/30/2025		

Under the terms and conditions of this Agreement, the Subrecipient agrees to complete the Project as described in the Description of Services, Scope of Work and Deliverables. Non-Federal (Match) funding is required to be documented and submitted with the Monthly Financial Status and Request for Funds Request and will be verified during subrecipient monitoring.

FINANCIAL SUMMARY FOR MATCHING FUNDS

Total Amount Awarded	**$113,157.93**
Required Match Percentage	**15%**
Total Required Match	**$16,974.00**

Approved Budget Category		Budgeted Match
1	Personnel	$16,974.00
2	Travel	$0.00
3	Operating	$0.00
4	Contract/Consultant	$0.00
5	Other	$0.00
6	Indirect Costs	$0.00
	Total	**$16,974.00**

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

AGENDA ITEM NO. E.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to authorize a $3,300 payment to Rick's Floor Covering to complete the Community Center Carpet Replacement project in the Adult Day Club. (Geoff Bonar)

RECOMMENDED MOTION:
Authorize a $3,300 payment to Rick's Floor Covering to complete the Community Center Carpet Replacement project as presented.

FINANCIAL IMPACT:
This project can be paid for out of the "Maintenance Buildings and Grounds Account" in the Room Tax Fund (234-810 520.097) which has a current available budget of $13,699.49.

BACKGROUND:
The replacement of the carpeting and flooring at the Douglas County Community and Senior Center has been identified as a need, and has been budgeted for in the current fiscal year. This current agreement replaces the carpeting and the flooring in the entry room, TV room, and offices in the Adult Day Club. This phase will allow the Adult Day Club to have new carpet and flooring that will match the rest of the building.

ATTACHMENTS:
Carpeting Proposal - Phase III.pdf

RICK'S FLOOR COVERING

3640 SOUTH CURRY ST.
CARSON CITY, NV 89703
(775) 885-2355 / (775) 885-2387 (FAX)
NV. LIC # 0020658 BID LIMIT $200,000.00 / CA. LIC # 915947

DATE: 12/13/24 FA 99A

SUBMITTED TO: DOUGLAS COUNTY REC	PHONE:
ADDRESS:	JOB NAME:
CITY, STATE, ZIP:	JOB LOCATION: MULT AREAS

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

FLOORCOVERING:

ENTRY, TV ROOM, OFFICE, ADULT DAY CARE

FURNISH AND INSTALL NEW CARPET WITH MATCHING CARPET BASE;

TEAR UP AND DISPOSE OF EXISTING

WITH: MOHAWK – MUST HAVE COLOR; CHECKING IN $ 3,300.00

NOTE: THIS PRICE IS GOOD FOR 30 DAYS AND MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS

NO JANITORIAL WORK, DOORCUTTING AND/OR PAINT TOUCH UP INCLUDED IN PRICE.

WE HEREBY PROPOSE TO FURNISH MATERIAL LABOR, COMPLETED IN ACCORDANCE WITH ABOVE SPECIFICATIONS. WITH PAYMENT TO BE MADE AS FOLLOWS: 10% UPON SIGNING CONTRACT, 40% UPON ORDERING MATERIALS AND 50% DUE UPON COMPLETION.

ACCEPTANCE OF PROPOSAL – THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SIGNATURE:_____ DATE:_____

AGENDA ITEM NO. F.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve sending a letter of acknowledgement and support to the Governor's Office of Economic Development (GOED) to award economic incentives to Orbinox, as allowed by state law. (Nikki Rudelbach & Hayden Poinier)

RECOMMENDED MOTION:
Approve sending a letter of acknowledgment and support to GOED to award economic incentives to Orbinox America Inc, as presented.

FINANCIAL IMPACT:
See the attached January 3, 2025 letter from GOED. In summary, GOED estimates the following economic and financial impact from the project proposed by Orbinox:

Ten-year total economic impact of $136,514,970, with $2,279,425 in total new tax revenue generated over the ten year period. These tax revenues will be offset by the following abatements:

Sales and Use Tax Abatement: $104,739
Modified Business Tax Abatement: $4,510
Personal Property Tax Abatement: $83,403

BACKGROUND:
The State of Nevada, through GOED, offers a variety of tax abatement incentives to help qualifying companies make the decision to do business or expand in Nevada. The following description of the proposed project supporting the request to GOED for tax abatements was provided by Orbinox:

Orbinox, a global leader in knife gate valve manufacturing, has over 50 years of expertise in designing, producing, and marketing industrial valves, slide gates, dampers, and hydraulic works solutions. Headquartered in Spain, the company operates six manufacturing plants, 12 sales offices, and an extensive distributor network, ensuring a presence in over 70 countries across Europe, the Americas,

and Asia.
In North America, Orbinox has its regional head office in Laval, Quebec, Canada, and operates a distribution center in Amory, Mississippi. The Amory location plays a vital role in serving and growing our business in the Eastern U.S. while continuing to create job opportunities in the region.

To further strengthen our presence in the U.S. market, we are expanding with a new facility in Minden, Nevada. This second location is a key step in our growth strategy, enabling us to better serve the Western U.S. and supporting our continued integration with the AVK Group, which has been a cornerstone since our integration with them in 2011. The Minden expansion will initially create approximately nine new jobs, with more to follow as we execute our business plan. These positions are expected to be filled locally, contributing to the economic development of Douglas County. If all goes according to plan, we anticipate occupying the new facility in February 2026.

ATTACHMENTS:
Orbinox GOED Letter.pdf
Orbinox Tax Abatements_Draft.pdf

GOED
NEVADA GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT

808 W Nye Lane, Carson City, NV 89703
1 State of Nevada Way, 4th Floor, Las Vegas, NV, 89119
775.687.9900
GOED.NV.GOV

1/3/2025

Nikki Rudelbach
Douglas County Economic Vitality Manager
PO Box 218
Minden, NV 89423

RE: Sales & Use Tax Abatement, Modified Tax Abatement and Personal Property Tax Abatement for **Orbinox America Inc.**

Dear Nikki,

This is a notification of and a request for a Letter of Acknowledgment regarding **Orbinox America Inc's** application to the Governor's Office of Economic Development for Sales & Use Tax Abatement, Modified Tax Abatement and a Personal Property Tax Abatement for their operations planned in Douglas County.

We are under a statutory requirement to notify affected local governments prior to the public hearing where the application will be considered (NRS 360.757).

This will result in at least 34 new full-time jobs for at least five years. The company is planning to invest $2,053,700 in capital equipment. The ten-year total economic impact is estimated to be $136,514,970 and the new tax revenue generated over ten years is estimated to be $2,279,425.

We estimate the total Sales & Use Tax Abatement to be $104,739; the Modified Business Tax Abatement is estimated to be $4,510 which constitutes a 25% abatement of the tax due for 4 years; the Personal Property Tax Abatement is estimated to be $83,403 which constitutes a 25% abatement over 10 years.

A board meeting is scheduled to review this application on February 06, 2025, at 2:00 p.m. If you'd like to provide feedback about this project, we encourage you to attend this meeting and come forward during public comment.

Thank you for your attention and consideration of this request. If you have any questions, please feel free to contact this office at your convenience.

Sincerely,

Melanie Sheldon

Melanie Sheldon
Senior Director of Business Development

Governor Joe Lombardo
Executive Director Thomas J. Burns

ORBINOX
VALVE SOLUTIONS IN MORE THAN 70 COUNTRIES
MEMBER OF THE AVK GROUP

Douglas County, Board of County Commissioners
1594 Esmeralda Av.
Minden, NV 89423

December 4, 2024

Board of County Commissioners – Tax Abatement Application

Dear Commissioners,

Orbinox, a global leader in knife gate valve manufacturing, has over 50 years of expertise in designing, producing, and marketing industrial valves, slide gates, dampers, and hydraulic works solutions. Headquartered in Spain, the company operates six manufacturing plants, 12 sales offices, and an extensive distributor network, ensuring a presence in over 70 countries across Europe, the Americas, and Asia.

In North America, Orbinox has its regional head office in Laval, Quebec, Canada, and operates a distribution center in Amory, Mississippi. The Amory location plays a vital role in serving and growing our business in the Eastern U.S. while continuing to create job opportunities in the region.

To further strengthen our presence in the U.S. market, we are expanding with a new facility in Minden, Nevada. This second location is a key step in our growth strategy, enabling us to better serve the Western U.S. and supporting our continued integration with the AVK Group, which has been a cornerstone since our integration with them in 2011.

The Minden expansion will initially create approximately nine new jobs, with more to follow as we execute our business plan. These positions are expected to be filled locally, contributing to the economic development of Douglas County. If all goes according to plan, we anticipate occupying the new facility in February 2026.

As proud members of the AVK family, we are excited to establish operations in Nevada and contribute to AVK's expansion in Minden.

Attached with this letter is our application for the tax abatements offered by the State of Nevada GOED. Should you have any questions or require additional information, please feel free to contact me at any time.

Sincerely,

Marco Giambagno
President, Orbinox America Inc.
Direct phone: +1-438-920-8619
m.giambagno@orbinox.com

Date: 12/4/2024

Orbinox America Inc.
2050 Bd Dagenais O
Laval, Quebec H7L 5W2, Canada

Application Facts:	
Industry	**Manufacturing**
NAICS	**332911**
Type of App	**New**
Location	**Douglas County**
RDA	NNDA, Hyden Poinier

Company Profile

ORBINOX is the leading European knife gate valve manufacturer. Orbinox was founded in Tolosa in 1964, manufacturing industrial valves to fulfil the increasing demand of the local paper industry. The company has more than 50 years' experience designing, manufacturing and marketing knife gate valves, penstocks, dampers, and valves for hydraulic work. With 6 Manufacturing Plants in Europe, the Americas and Asia, 12 Sales Companies and an extensive network of Distributors worldwide, ORBINOX is currently present in over 70 countries across the five continents. In 2011, ORBINOX became a member of the AVK Group. Company decided to move their warehousing and manufacturing operations from Canada to Nevada.

Tax Abatement Requirements:	Statutory	Company Application	Meeting Requirements
Job Creation	10	**6**	**No**
Average Wage	$32.50	**$32.52**	**Yes**
Equipment Capex (SU & MBT)	$1,000,000	**$2,053,700**	**Yes**
Equipment Capex (PP)			
Additional Requirements:			
Health Insurance	65%	**100%**	**Yes**
Revenues generated outside NV	51%	**98%**	**Yes**
Business License	☐ Current	☐ Pending	☑ Will comply

Total Tax Liability (without tax abatements)	Direct (company)	Total
	$318,633	**$2,295,528**

Tax Abatements	Contract Terms	Estimated Tax Abatement
Sales Tax Abmt.	2% for 2 years	$104,739
Modified Business Tax Abmt.	50% for 4 years	$3,007
Personal Property Tax Abmt.	50% for 10 years	$83,403
Total Estimated Tax Abatement over 10 yrs.		**$191,149**

Net New Tax Revenues	Direct	Indirect	Taxes after Abatements
Local Taxes			
Property	$524,154	$833,235	$1,357,389
Sales	$0	$175,704	$175,704
Lodging	$0	$38,815	$38,815
State Taxes			
Property	$25,532	$87,234	$112,766
Sales	$41,074	$148,095	$189,169
Modified Business	$155,501	$73,882	$229,383
Lodging	$0	$1,153	$1,153
Total Estimated New Tax Revenue over 10 yrs.	**$746,261**	**$1,358,118**	**$2,104,379**

Economic Impact over 10 yrs.	Direct	Construction	Total
Total Jobs Supported	49	0	49
Total Payroll Supported	$23,886,292	$0	23,886,292
Total Economic Value	$98,367,132	$0	98,367,132

IMPORTANT TERMS & INFORMATION

Tax Abatements are reduction or discount of tax liability and companies do not receive any form of payment.

Total Estimated Tax Abatement is a tax reduction estimate. This estimated amount will be discounted from total tax liability.
Estimated New Tax Revenue is amount of tax revenues local and state government will collect after the abatement was given to applying company.
Economic Impact is economic effect or benefits that this company and it's operations will have on the community and state economy measured by total number of jobs, payroll and created output.

DRAFT

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

Incentive Application

Company Name: Orbinox America Inc.

Date of Application: December 4, 2024

Company is an / a: (check one)

- ☑ New location in Nevada
- ☐ Expansion of a Nevada company

Section 1 - Type of Incentives

Please check all that the company is applying for on this application:

- ☑ Sales & Use Tax Abatement
- ☑ Modified Business Tax Abatement
- ☑ Personal Property Tax Abatement
- ☐ Sales & Use Tax Deferral
- ☐ Recycling Real Property Tax Abatement
- ☐ Other: _____

Section 2 - Corporate Information

COMPANY NAME (Legal name under which business will be transacted in Nevada)			FEDERAL TAX ID #
Orbinox America Inc.			99-3636997
CORPORATE ADDRESS	CITY / TOWN	STATE / PROVINCE	ZIP
2050 Bd Dagenais O	Laval	Quebec, Canada	H7L 5W2
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
2155 Meridian Blvd.	Minden	NV	89423
TELEPHONE NUMBER	WEBSITE		
775-552-1400 or 438-920-8619	https://www.orbinox.us/		
COMPANY CONTACT NAME	COMPANY CONTACT TITLE		
Marco Giambagno	President		
E-MAIL ADDRESS	PREFERRED PHONE NUMBER		
m.giambagno@orbinox.com	438-920-8619		

Has your company ever applied and been approved for incentives available by the Governor's Office of Economic Development? ☐ Yes ☑ No

If Yes, list the program awarded, date of approval, and status of the accounts (attach separate sheet if necessary):

Section 3 - Program Requirements

Please check two of the boxes below; the company must meet at least two of the three program requirements:

- ☑ A capital investment of $1,000,000 in eligible equipment in urban areas or $250,000 in eligible equipment in rural areas are required. This criteria is businesses. In cases of expanding businesses, the capital investment must equal at least 20% of the value of the tangible property owned by the business.
- ☐ New businesses locating in urban areas require fifty (50) or more permanent, full-time employees on its payroll by the eighth calendar quarter quarter in which the abatement becomes effective. In rural areas, the requirement is ten (10) or more. For an expansion, the business must increase employees on its payroll by 10% more than its existing employees prior to expansion, or by 25 (urban) or 6 (rural) employees, whichever is greater.
- ☑ In both urban and rural areas, the average hourly wage that will be paid by the business to its new employees is at least 100% of the average statewide hourly wage. Note: Criteria is different depending on whether the business is in a county where the population is 100,000 or more or a city where the population is 60,000 or more "urban" area), or if the business is in a county where the population is less than 100,000 or a city where the population is less than 60,000 (i.e., "rural" area).

Section 4 - Nevada Facility

Type of Facility:

- ☐ Headquarters
- ☐ Technology
- ☐ Back Office Operations
- ☐ Research & Development / Intellectual Property
- ☐ Service Provider
- ☑ Distribution / Fulfillment
- ☑ Manufacturing
- ☐ Other: _____

PERCENTAGE OF REVENUE GENERATED BY THE NEW JOBS CONTAINED IN THIS APPLICATION FROM OUTSIDE NEVADA	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR)
98%	Feb-2026
NAICS CODE / SIC	INDUSTRY TYPE
332911	Valve manufacturing

DESCRIPTION OF COMPANY'S NEVADA OPERATIONS

Manufacturing of water valves for fresh water and waste water applications and industrial applications.

PROPOSED / ACTUAL NEVADA FACILITY ADDRESS	CITY / TOWN	COUNTY	ZIP
2160 Meridian Blvd. (No address assigned yet)	Minden	Douglas County	89423

WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP? None.

Section 5 - Complete Forms (see additional tabs at the bottom of this sheet for each form listed below)

Check the applicable box when form has been completed.

5 (A) ☑ Equipment List

5 (B) ☑ Employment Schedule

5 (C) ☑ Evaluation of Health Plan, with supporting documents to show the employer paid portion of plan meets the minimum of 65%.

5 (D) ☑ Company Information Form

Section 6 - Real Estate & Construction (Fill in either New Operations/Startup or Expansion, not both.)

New Operations / Start Up - Plans Over the Next **Ten Years**		**Expansions -** Plans Over the Next **10 Years**	
Part 1. Are you currently/planning on leasing space in Nevada?	**Yes**	Part 1. Are you currently leasing space in Nevada?	
If No, skip to Part 2. If Yes, continue below:		***If No, skip to Part 2. If Yes, continue below:***	
What year(s)?	2026	What year(s)?	
How much space (sq. ft.)?	41,000	How much space (sq. ft.)?	
Annual lease cost of space:	$520,000.00	Annual lease cost at current space:	
Do you plan on making building tenant improvements?	Yes	Due to expansion, will you lease additional space?	
If No, skip to Part 2. If Yes *, continue below:		***If No, skip to Part 3. If Yes, continue below:***	
When to make improvements (month, year)?	Jul-2028	Expanding at the current facility or a new facility?	
		What year(s)?	
		How much expanded space (sq. ft.)?	
Part 2. Are you currently/planning on buying an owner occupied facility in Nevada? ***If No, skip to Part 3. If Yes *, continue below:***	**No**	Annual lease cost of expanded space:	
Purchase date, if buying (month, year):		Do you plan on making building tenant improvements? ***If No, skip to Part 3. If Yes *, continue below:*** When to make improvements (month, year)?	
How much space (sq. ft.)?			
Do you plan on making building improvements?	**Yes**	Part 2. Are you currently operating at an owner occupied building in Nevada? ***If No, skip to Part 3. If Yes, continue below:***	
If No, skip to Part 3. If Yes *, continue below:		How much space (sq. ft.)?	
When to make improvements (month, year)?		Current assessed value of real property?	
****, continue below:*** Part 3. Are you currently/planning on building a build-to-suit facility in Nevada?	**No**	Due to expansion, will you be making building improvements?	
If Yes		***If No, skip to Part 3. If Yes *, continue below:*** When to make improvements (month, year)?	
When to break ground, if building (month, year)?			
Estimated completion date, if building (month, year):			
How much space (sq. ft.)?		Part 3. Do you plan on building or buying a new facility in Nevada?	
		If Yes *, continue below:	
		Purchase date, if buying (month, year):	
		When to break ground, if building (month, year)?	
		Estimated completion date, if building (month, year):	
		How much space (sq. ft.)?	
*** Please complete Section 7** - Capital Investment for New Operations / Startup.		*** Please complete Section 7** - Capital Investment for Expansions below.	

BRIEF DESCRIPTION OF CONSTRUCTION PROJECT AND ITS PROJECTED IMPACT ON THE LOCAL ECONOMY (Attach a separate sheet if necessary): The facility will be a warehouse and manufacturing water valves for domestic and industrial applications. It will eventually bring approximately 25 jobs to Nevada.

Section 7 - Capital Investment (Fill in either New Operations/Startup or Expansion, not both.)

New Operations / Start Up		Expansions	
How much capital investment is planned? (Breakout below):		How much capital investment is planned? (Breakout below):	
Building Purchase (if buying):	$0	Building Purchase (if buying):	$0
Building Costs (if building / making improvements):	$0	Building Costs (if building / making improvements):	
Land:	$0	Land:	$0
Equipment Cost:	$2,053,700	Equipment Cost:	
Total:	**$2,053,700**	**Total:**	**$0**
		Is the equipment purchase for replacement of existing equipment?	
		Current assessed value of personal property in NV:	$0
		(Must **attach** the most recent assessment from the County Assessor's Office.)	

Section 8 - Employment (Fill in either New Operations/Startup or Expansion, not both.)

New Operations / Start Up		Expansions	
How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of new operations?:	6	How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of expanded operations?:	0
Average hourly wage of these new employees:	$32.52	Average hourly wage of these new employees:	
		How many FTE employees prior to expansion?:	
		Average hourly wage of these existing employees:	
		Total number of employees after expansion:	**0**

* FTE represents a permanent employee who works an average of 30 hours per week or more, is eligible for health care coverage, and whose position is a "primary job" as set forth in NAC 360.474.

OTHER COMPENSATION (Check all that apply):

- ☑ Overtime
- ☑ PTO / Sick / Vacation
- ☑ Merit increases
- ☑ COLA adjustments
- ☑ Tuition assistance
- ☑ Retirement Plan / Profit Sharing / 401(k)
- ☑ Bonus
- ☐ Other:

BRIEF DESCRIPTION OF ADDITIONAL COMPENSATION PROGRAMS AND ELIGIBILITY REQUIREMENTS (Attach a separate sheet if necessary):

Section 9 - Employee Health Insurance Benefit Program

Is health insurance for employees and is an option for dependents offered?: ☑ Yes (attach health plan and quote or invoice) ☐ No

Package includes (check all that apply):

☑ Medical ☑ Vision ☑ Dental ☑ Other: Life and Disability

Qualified after (check one):

☐ Upon employment ☐ Three months after hire date ☐ Six months after hire date ☑ Other: Two months after hire date

Health Insurance Costs:			Percentage of health insurance premium by (min 65%):	
Plan Type:	PPO with HAS			
Employer Contribution (annual premium per employee):		$ 15,498.00	Company:	100%
Employee Contribution (annual premium per employee)		$ -	Employee:	0%
Total Annual Premium:	Premium effective January 1, 2025	$15,498		

Section 10 - Certification

I, the undersigned, hereby grant to the Governor's Office of Economic Development access to all pertinent and relevant records and documents of the aforementioned company. I understand this requirement is necessary to qualify and to monitor for compliance of all statutory and regulatory provisions pertaining to this application.

Being owner, member, partner, officer or employee with signatory authorization for the company, I do hereby declare that the facts herein stated are true and that all licensing and permitting requirements will be met prior to the commencement of operations. In addition, I and /or the company's legal counsel have reviewed the terms of the GOED Tax Abatement and Incentives Agreement, the company recognizes this agreement is generally not subject to change, and any material revisions have been discussed with GOED in advance of board approval.

Marco Giambagno	
Name of person authorized for signature	Signature
President	*December 4, 2024*
Title	Date

Nevada Governor's Office of Economic Development
555 E. Washington Ave., Ste 5400 • Las Vegas, Nevada 89101 • 702.486.2700 • (Fax) 702.486.2701 • www.diversifynevada.com

Site Selection Factors

Company Name: Orbinox America Inc.

County: Douglas County

Section 1 - Site Selection Ratings

Directions: Please rate the select factors by importance to the company's business (1 = very low; 5 = very high). Attach this form to the Incentives Application.

Availability of qualified workforce:	5	Transportation infrastructure:	5
Labor costs:	5	Transportation costs:	5
Real estate availability:	3	State and local tax structure:	5
Real estate costs:	5	State and local incentives:	5
Utility infrastructure:	5	Business permitting & regulatory structure:	4
Utility costs:	5	Access to higher education resources:	4

Please summarize the importance of the abatement program to your decision (please include at least a paragraph summary):

5(A) Capital Equipment List

Company Name: Orbinox America Inc. County: Douglas County **Section 1 - Capital Equipment List** Directions: Please provide an estimated list of the equipment [columns (a) through (c)] which the company intends to purchase over the two-year allowable period. For example, if the effective date of new / expanded operations begins April 1, 2015, the two-year period would be until March 31, 2017. Add an additional page if needed. For guidelines on classifying equipment, visit: tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Personal_Property_Manuals. Attach this form to the Incentives Application.

(a) **Equipment Name/Description**	*(b)* **# of Units**	*(c)* **Price per Unit**	*(d)* **Total Cost**
Bridge crane with hoist, 5T with track	2	$250,000	$500,000
Forklift truck (electric)	1	$58,000	$58,000
Stacker lift truck (powered)	1	$45,000	$45,000
Saw	1	$11,500.00	$11,500.00
Lathe	1	$20,000.00	$20,000.00
Glue machine	1	$17,500.00	$17,500.00
Drill & tapping machine	1	$22,000.00	$22,000.00
JIB cranes with hoist 1000 kg	5	$11,000.00	$55,000.00
Big Ass Fans, 36'	2	$25,000.00	$50,000.00
Backup power generator	1	$175,000.00	$175,000.00
Pallet jack electric	1	$10,000.00	$10,000
Office equipment (chairs, desks, conference table, partitions)	9	$3,800.00	$34,200
Surveillance cameras and alarm	1	$25,000.00	$25,000
Racking (set)	1	$90,000.00	$90,000
Shelving units and cabinets for smaller items (lot)	1	$8,000	$8,000
Bins and containers (lot)	1	$7,500	$7,500
Conveyor belts	2	$25,000	$25,000
Hoists (lot)	1	$10,000.00	$10,000
Hand truck and dollies	2	$2,000.00	$4,000.00
PPE (lot)	1	$3,000	$3,000
Fire extinguishers (lot as required per code)	1	$3,000	$3,000
Access control systems (Key cards, biometric readers)	1	$20,000.00	$20,000.00
Intercom equipment	1	$10,000.00	$10,000.00
Computers and printers	1	$30,000.00	$30,000.00
WMS Warehouse management system (software, barcode, scanners, labeling	1	$80,000.00	$80,000.00
Wraping and packaging equipment	1	$60,000.00	$60,000.00
Shipping equip (loading dock material, bumpers, scales, carts	1	$20,000.00	$20,000.00
Waste management bins and recycling (lot) - Internal	1	$2,000.00	$2,000.00
Valve test/pressure benches for KGV	2	$100,000.00	$200,000.00
Assembly benches (Including small tools)	6	$8,000.00	$48,000.00
IT infrastructure (Network, server room, Back up power supply	1	$80,000.00	$80,000.00
LCD monitor for Board room + furniture	1	$20,000.00	$20,000.00
Semi-automated sandblast booth	1	$250,000.00	$250,000.00
Paint booth	1	$60,000.00	$60,000.00
Total			**$2,053,700.00**

Is any of this equipment* to be acquired under an operating lease? ☐ Yes ☑ No

*Certain lease hold equipment does not qualify for tax abatements

5(B) Employment Schedule

Company Name: Orbinox America Inc. County: Douglas County

Section 1 - Full-Time Equivalent (FTE) Employees

Directions: Please provide an estimated list of full time employees [columns (a) through (d)] that will be hired and employed by the company by the end of the first eighth quarter of new / expanded operations. For example, if the effective date of new / expanded operations is April 1, 2015, the date would fall in Q2, 2015. The end of the first eighth quarter would be the last day of Q2, 2017 (i.e., June 30, 2017). Attach this form to the Incentives Application. A qualified employee must be employed at the site of a qualified project, scheduled to work an average minimum of 30 per week, if offered coverage under a plan of health insurance provided by his or her employer, is eligible for health care coverage, and whose position of a "primary job" as set forth in NAC 360.474.

Please use the Bureau of Labor Statistics Standard Occupational Classification System (SOC) link to populate *section (b):* https://www.bls.gov/soc/2018/major_groups.htm#11-0000

(a) New Hire Position Title/Description	*(b)* Position SOC Code	*(c)* Number of Positions	*(d)* Average Hourly Wage	*(e)* US Bureau of Labor Statistics Average Hourly Wage	*(f)* Average Weekly Hours	*(g)* Annual Wage per Position	*(h)* Total Annual Wages
General and Operations Managers	11-1021	1	$55.85	$62.94	40	$116,168.00	$116,168.00
First-Line Supervisors of Production and Ope	51-1011	1	$37.85	$41.53	40	$78,728.00	$78,728.00
Miscellaneous Assemblers and Fabricators	51-2098	2	$23.85	$21.79	40	$49,608.00	$99,216.00
Inspectors, Testers, Sorters, Samplers, and W	51-9061	1	$27.85	$29.46	40	$57,928.00	$57,928.00
Administrative Services Managers	11-3012	1	$25.85	$39.98	40	$53,768.00	$53,768.00
TOTAL		**6**	$32.52	$36.25			**$405,808.00**

Note: (e) US Bureau of Labour Statistic Average Hourly Wage colum will be populated by GOEDs staff.

Section 2 - Employment Projections

Directions: Please estimate full-time job growth in Section 2, complete columns (b) and (c). These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of employment. **Please enter the *estimated new full time employees* on a year by year basis (not cumulative)**

(a) Year	*(b)* Number of New FTE(s)	*(c)* Average Hourly Wage	*(d)* Payroll
3-Year	8	$32.52	$541,132.80
4-Year	9	$32.52	$608,774.40
5-Year	11	$32.52	$744,057.60

5(C) Evaluation of Health Plans Offered by Companies

Company Name: Orbinox America Inc. County: Douglas

Total Number of Full-Time Employees:	6
Average Hourly Wage per Employee	$32.52
Average Annual Wage per Employee (implied)	$67,634.67

COST OF HELATH INSURANCE

Annual Health Insurance Premium Cost:	$ 15,498.00
Percentage of Premium Covered by:	
Company	100%
Employee	0%

HEALTH INSURANCE PLANS:

Base Health Insurance Plan*:	**Anthem HSA**
Deductible - per employee	$ 3,300
Coinsurance	100%(plan coverage) / 00%
Out-of-Pocket Maximum per employee	$ 3,300

Additional Health Insurance Plan*:	**Anthem PPO**
Deductible - per employee	$ 1,500
Coinsurance	80%/20%
Out-of-Pocket Maximum per employee	$ 6,000

Additional Health Insurance Plan*:	
Deductible - per employee	$ -
Coinsurance	0% / 0%
Out-of-Pocket Maximum per employee	$ -

*Note: ***Please list only "In Network" for deducatble and out of the pocket amounts .***

Generalized Criteria for Essential Health Benefits (EHB)

[following requirements outlined in the Affordable Care Act and US Code, including 42 USC Section 18022]

Covered employee's premium not to exceed 9.5% of annual wage 0.0%		MMQ MMQ
Annual Out-of-Pocket Maximum not to exceed $9,100 (2023)	$6,000	

Minimum essential health benefits covered (Company offers PPO):

(A) Ambulatory patient services	☑
(B) Emergency services	☑
(C) Hospitalization	☑
(D) Maternity and newborn care	☑
(E) Mental health/substance use disorder/behavioral health treatment	☑
(F) Prescription drugs	☑
(G) Rehabilitative and habilitative services and devices	☑
(H) Laboratory services	☑
(I) Preventive and wellness services and chronic disease management	☑
(J) Pediatric services, including oral and vision care	☑
No Annual Limits on Essential Health Benefits	☑

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that I have attached a qualified plan with information highlighting where our plan reflects meeting the 65% minimum threshold for the employee paid portion of the plan for GOED to independently confirm the same.

Marco Giambagno	
Name of person authorized for signature	Signature
President	***4-Dec-24***
Title	Date

5(D) Paid Family and Medical Leave (PFML)

Company Name: Orbinox America Inc.

County: Douglas County

After October 1, 2023, if the business will have at least 50 full-time employees on the payroll of the business by the eighth calendar quarter following the calendar quarter in which the abatement becomes effective the business, by the earlier of the eighth calendar quarter following the calendar quarter in which the abatement becomes effective or the date on which the business has at least 50 full-time employees on the payroll of the business, has a policy for paid family and medical leave and agrees that all employees who have been employed by the business for at least 1 year will be eligible for at least 12 weeks of paid family and medical leave at a rate of at least 55 percent of the regular wage of the employee.

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that the Applicant will meet this threshold for PFML.

Marco Giambagno	
Name of person authorized for signature	Signature
President	***4-Dec-24***
Title	Date

5(D) Company Information

Company Name: Orbinox America Inc. County: Douglas County

Section 1 - Company Interest List

Directions: Please provide a detailed list of owners and/or members of the company. *The Governor's Office of Economic Development strives to maintain the highest standards of integrity, and it is vital that the public be confident of our commitment. Accordingly, any conflict or appearance of a conflict must be avoided. To maintain our integrity and credibility, the applicant is required to provide a detailed list of owners, members, equity holders and Board members of the company.*

(a) **Name**	*(b)* **Title**
Marco Giambagno	President, Board Member of Orbinox America Inc.
Joseba Azurmendi Zabaleta	Board Member of Orbinox America Inc.
Ricardo Ireneo Iturrioz Arregui	Board Member of Orbinox America Inc.

Section 2 - Company Affiliates and/or Subsidiaries

Are there any subsidiary or affiliate companies sharing tax liability with the applicant company? No ☑ Yes ☐

If Yes, continue below:

Directions: In order to include affiliates/subsidiaries, under the exemption letter, they must to be added to the Contract. Per standard practice GOED requires a corporate schematic to understand the exact relationships between the companies. Please populate the below table to show the exact relationships between the companies and include:

1. The names as they would read on the tax exemption letter.
2. Which entity(ies) will do the hiring?
3. Which entity(ies) will be purchasing the equipment?

Name of Subsidiary or Affiliate Entity, Role and Legal Control Relationship

Please include any additional details below:

AGENDA ITEM NO. G.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through December 15, 2024, per Nevada Revised Statute 251.030. (Kathy Lewis)

RECOMMENDED MOTION:
Accept the auditor's report on Douglas County's general ledger cash balances through December 15, 2024, as presented.

FINANCIAL IMPACT:
None.

BACKGROUND:
Under their Nevada Revised Statutes 251.030 duties, County Comptrollers are required to report to the Board of County Commissioners, at each regular board meeting, the condition of each fund in the treasury. The attached Cash Report reflects the cash balances currently recorded in the County's general ledger, or official accounting record. Actual general ledger cash balances may differ from reported cash balances due to timing differences of general ledger entries.

ATTACHMENTS:
Cash Report as of Dec 15, 2024.pdf

Douglas County

Douglas County, Nevada Cash Report

From Date: 12/1/2024 - To Date: 12/15/2024

Summary Listing, Report By Fund - Account

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
101	General Fund	$25,419,663.63	($1,454,199.37)	1	$23,965,464.26
201	Stabilization Fund	$768,865.76	$0.00		$768,865.76
202	Nv Cooperative Extension	$571,148.59	$6,290.31		$577,438.90
208	Cash Trust	$1,064,470.95	$573.83		$1,065,044.78
211	Solid Waste Mgmt.	$3,193,634.77	($4,831.38)		$3,188,803.39
212	Landscape Maintenance Districts	$12,024.93	$215.25		$12,240.18
215	Assistance To Indigents	$1,514,741.98	$37,339.58		$1,552,081.56
216	Social Services	$3,652,618.17	($30,812.64)		$3,621,805.53
217	One Nevada (Opioid Settlement)	$1,403,034.42	($5,307.56)		$1,397,726.86
218	ARPA	$0.00	$0.00		$0.00
220	PALS Sales Tax Fund	$257,573.04	$0.00		$257,573.04
222	Law Library	$60,805.81	$140.96		$60,946.77
224	Library	$922,326.85	($42,408.24)		$879,918.61
232	Road Operating	$2,300,243.13	$39,435.47		$2,339,678.60
234	Room Tax	$8,886,746.89	($182,880.98)		$8,703,865.91
235	Library Gift Fund	$119,381.30	$289.00		$119,670.30
236	Tahoe-Douglas Trans.Dist.	$4,610,574.34	($1,476.79)		$4,609,097.55
240	Justice Ct. Admin. Assess	$1,329,694.31	$12,373.00		$1,342,067.31
242	China Spring Youth Camp	$840,776.99	($124,961.70)		$715,815.29
245	Stormwater Management	$1,382,516.77	($27,068.75)		$1,355,448.02
246	Flood Litigation Settlement Fund	$76,208.60	$0.00		$76,208.60
255	911 Emergency Services	$3,373,694.14	($39,389.79)		$3,334,304.35
256	911 Surcharge	$549,879.80	($12,607.97)		$537,271.83
260	Senior Services Program	$1,935,507.89	($25,392.65)		$1,910,115.24
309	Risk Management	$8,240,200.97	($110,937.48)		$8,129,263.49
310	Self Ins.Dental Insurance	$818,662.85	($11,290.87)		$807,371.98
313	Motor Pool/Vehicle Maint	$1,655,633.36	$121,783.54		$1,777,416.90
324	Regional Water Fund	$2,290,099.43	($3,091.78)		$2,287,007.65
325	Sewer Utility	$8,779,882.61	$2,036.44		$8,781,919.05
328	Douglas County Water Utility	$22,503,535.05	($24,583.54)		$22,478,951.51
360	Airport Enterprise Fund	$2,163,419.55	$28,001.97		$2,191,421.52
401	Extraordinary Maintenance	$3,433,005.88	($19,244.63)		$3,413,761.25
405	Ad Val Capital Projects	$1,687,241.40	$17,930.60		$1,705,172.00
410	County Construction	$11,928,766.42	($391,905.29)		$11,536,861.13
420	Park Resident.Const.Tax	$962,864.29	$3,000.00		$965,864.29
430	Regional Transportation	$18,906,979.19	$240,631.76		$19,147,610.95
440	Capital Projects-Debt Financed	$0.00	$0.00		$0.00
541	Debt Service	$518,418.74	$0.00		$518,418.74
600	Dc Redevelopment Area 2-Admin.	$547,173.70	($127,395.70)		$419,778.00
601	Dc Redevl. Area 2-Cap. Projects	$27,334.49	$0.00		$27,334.49
606	Dc Redevel.-Cap.Projects	$2,645,440.69	$0.00		$2,645,440.69
610	Gardnerville Town	$1,730,261.20	($44,865.34)		$1,685,395.86
611	Gardnerville Trash	$622,222.90	($10,956.78)		$611,266.12
614	Gardnerville Ad Val Cap Proj	$204,690.18	$0.00		$204,690.18
620	Genoa Town	$621,821.18	($827.88)		$620,993.30
622	Genoa Ad Val Cap Projects	$55,892.65	$0.00		$55,892.65
624	Genoa Construction Res	$42,714.06	$0.00		$42,714.06
630	Minden Town	$1,284,661.49	($18,699.62)		$1,265,961.87

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
631	Minden Ad Val Cap Project	$155,249.52	$0.00		$155,249.52
635	Minden Trash	$328,686.89	($10,224.80)		$318,462.09
636	Minden Cap.Equip./Constr.	$2,544,642.75	($6,570.00)		$2,538,072.75
639	Minden Wholesale Water Utility	$6,910,103.29	($24,284.48)		$6,885,818.81
640	Minden Town Water	$10,111,487.79	($36,131.12)		$10,075,356.67
710	School District	$595,323.22	$486,737.37		$1,082,060.59
720	School Dist. Debt	$75,158.02	$59,640.38		$134,798.40
804	Carson Water Sub	$12,091.86	$11,540.40		$23,632.26
806	Cave Rock	$1,447.46	$2,418.79		$3,866.25
808	Dcsid M&O	$0.00	$0.00		$0.00
809	EFFPD	$190,214.27	$178,656.29		$368,870.56
810	Elk Point Sanitation	$68.25	$54.03		$122.28
811	Gardnerville Main Street	$0.00	$0.00		$0.00
812	Gardnerville Rancho Gid	$15,342.30	$16,586.17		$31,928.47
813	Genoa Lakes District	$251,355.23	$0.00		$251,355.23
814	Indian Hill	$12,386.47	$12,444.08		$24,830.55
815	G'ville Mainstreet Rev.Ln	$0.00	$0.00		$0.00
818	Kingsbury Gid	$17,708.73	$17,058.16		$34,766.89
822	Lakeridge	$277.11	$672.32		$949.43
823	Legal Services	$2,400.20	$2,474.92		$4,875.12
824	Logan Creek	$1,035.79	$2,013.74		$3,049.53
826	Mgsd	$4,490.14	$9,454.31		$13,944.45
829	NV Tahoe Conserv.Dist.	$0.00	$0.00		$0.00
830	Oliver Park	$1,115.85	$17,285.59		$18,401.44
832	Round Hill GID	$4,670.22	$8,519.73		$13,189.95
834	Sierra Estates	$402.00	$201.00		$603.00
836	Skyland	$2,624.35	$1,081.52		$3,705.87
838	Tahoe Douglas Sanitation	$4,072.34	$3,903.24		$7,975.58
839	Tahoe Douglas Fire	$186,669.55	$158,598.94		$345,268.49
840	Topaz Estates	$3,886.00	$2,890.18		$6,776.18
842	Zephyr Cove	$0.00	$521.24		$521.24
844	Zephyr Heights	$2,639.87	$1,918.96		$4,558.83
846	Zephyr Knolls	$619.12	$2,484.07		$3,103.19
847	Ef Swim Pool Dist Oper	$50,523.36	$47,190.04		$97,713.40
848	Ef Swim Pool Debt	$0.00	$0.00		$0.00
850	Employee Benefit Trust	$1,177,160.74	($1,922,931.55)		($745,770.81)
852	T-D VISITORS AUTHORITY	$0.00	$0.00		$0.00
853	Western NV Reg.Youth Fac.	$0.00	$0.00		$0.00
855	Inmate Commissary Fund	$96,835.09	$134.00		$96,969.09
856	Inmates Trust	$17,193.88	$0.00		$17,193.88
860	Profit From Tax Sale	$0.00	$0.00		$0.00
865	Unclaimed Monies	$114,318.42	$0.00		$114,318.42
868	Library Gift Fund	$0.00	$0.00		$0.00
885	Mosquito District	$12,735.71	$11,665.61		$24,401.32
890	State Of Nevada	$2,778,723.28	$270,136.33		$3,048,859.61
892	Department Of Wildlife	$6,851.96	$0.00		$6,851.96
894	Range Improvements	$0.00	$0.00		$0.00
895	Sierra Forest Fire	$0.00	$0.00		$0.00
896	Refund Of Taxes	$0.00	$0.00		$0.00
Grand Total: 97 Funds		$181,607,566.37	($2,878,955.56)		$178,728,610.81

Notes

1 General Fund Revenue Collections, Accounts Payable, Payroll

AGENDA ITEM NO. H.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve a $186,996 professional services contract with Carey Rosser Law, Ltd. to provide legal services to Douglas County from February 1, 2025, through January 31, 2027 and authorize the Douglas County District Attorney to execute any necessary documents. (Mark B. Jackson)

RECOMMENDED MOTION:
Approve a professional services contract with Carey Rosser Law, Ltd. as presented and authorize the Douglas County District Attorney to execute any necessary documents.

FINANCIAL IMPACT:
Funding is available in the District Attorney's Office budget for the remainder of the Fiscal Year 2024-25. Funding of $159,895.96 is budgeted in the current fiscal year through January 31, 2025. From February 1, 2025, through January 31, 2026, the cost of the new contract will be $186,996 and from February 1, 2026, through January 31, 2027, the cost will be $196,356 (approximately a 5% increase).

BACKGROUND:
Due to the difficulty in locating and hiring experienced attorneys, the District Attorney has contracted with a former civil Deputy D.A., Carey Rosser, to provide legal services to Douglas County. The current contract will expire January 31, 2025, and the District Attorney wishes to extend the contract for another two years, through January 31, 2027. The current cost of the contract is $159,895.96 per year. The proposed contract will extend Ms. Rosser's services for another two years.

ATTACHMENTS:
_signed_Carey Rosser Legal Services Contract 2025-27.pdf

CONTRACT FOR LEGAL SERVICES

A CONTRACT BETWEEN

DOUGLAS COUNTY, NEVADA

AND

CAREY ROSSER LAW, LTD.

This Contract for Legal Services (the "Contract") is entered into by and between Douglas County, a political subdivision of the State of Nevada ("County"), and Carey Rosser Law, Ltd., a Nevada limited liability company ("Attorney"). The County and Attorney are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WHEREAS, County, from time to time, requires the professional services of independent contractors; and

WHEREAS, it is deemed that the services of Attorney are both necessary, desirable and in the best interests of County; and

WHEREAS, Attorney represents that Attorney is licensed to practice law in the State of Nevada and any other state where Attorney practices law, is in good standing with the state bar or other regulatory body of such states, and is duly qualified, equipped, staffed, ready, willing and able to perform and render the legal services required by the County.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein made, the County and Attorney mutually agree as follows:

1. TERM AND EFFECTIVE DATE OF CONTRACT. The Contract will become effective on February 1, 2025, and will remain in effect until January 31, 2027, unless terminated earlier pursuant to the terms of this Contract.

2. INDEPENDENT CONTRACTOR STATUS. The Parties agree that Attorney shall have the status of an independent contractor and that this Contract, by explicit agreement of the Parties, incorporates and applies the provisions of NRS 333.700, as necessarily adapted to the Parties, including that Attorney is not a Douglas County employee and that there shall be no:

(1) Withholding of income taxes by the County;
(2) Industrial insurance coverage provided by the County;
(3) Participation in group insurance plans which may be available to employees of the County;
(4) Participation or contributions by either the independent contractor or the County to the public employees' retirement system;
(5) Accumulation of vacation leave or sick leave;
(6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.

Attorney and County agree to the following rights and obligations consistent with an independent contractor relationship between the Parties:

a. Attorney has the right to perform services for others during the term of this Contract.
b. Attorney has the sole right to control and direct the means, manner and method by which the services required by this Contract will be performed.
c. Attorney shall not be assigned a work location on County premises.
d. Attorney, at Attorney's sole expense, except as specifically stated herein, will furnish all equipment and materials used to provide the services required by this Contract.
e. Attorney, at Attorney's sole expense, has the right to hire assistants as subcontractors, or to use Attorney's employees to provide the services required by this Contract.
f. Attorney or Attorney's employees or contract personnel shall perform the services required by this Contract, and Attorney agrees to the faithful performance and delivery of described services in accordance with the time frames contained herein; County shall not hire, supervise or pay any assistants to help Attorney.
g. Neither Attorney nor attorney's employees or contract personnel shall receive any training from County in the skills necessary to perform the services required by this Contract.
h. County shall not require Attorney or Attorney's employees or contract personnel to devote full time to performing the services required by this Contract.

Attorney further certifies the following:

i. Contactor is licensed by the State Bar of Nevada to provide legal services to members of the public and agrees to maintain the required professional license to practice law in active status and in good standing within the State of Nevada or such other jurisdiction as necessary to provide Attorney's services to County.
j. Attorney understands that Attorney is solely responsible to pay any federal and state taxes and/or any social security or related payments applicable to money received for services provided under the terms of this contract. Attorney understands that an IRS Form 1099 will be filed by County for all payments County makes to Attorney.

3. SERVICES TO BE PERFORMED. On an as-needed basis, the Attorney will provide legal services as required by the Douglas County District Attorney within the Civil Division. Attorney will provide all insurance, computers, and other equipment necessary to provide Attorney's services.

4. STANDARD OF WORK. In providing legal representation as set forth in Section Three, Attorney must provide those services in a professional, competent, and effective manner. Attorney understands that no specific amount of time is required to provide these legal services but agrees to expend such time and effort as necessary to provide timely and competent legal advice. It is contemplated that this will require Attorney to be available and provide services approximately 215 days per year, eight hours per day.

5. PAYMENT FOR SERVICES.

A. Attorney agrees to provide the services set forth in Paragraph 3 at a cost not to exceed $15,583.00 per month. Beginning February 1, 2026, the fee will increase by approximately 5% to $16,363.00 per month. The invoice will list each department for which Attorney provides legal services and note the percentage of time dedicated to each.

B. Attorney is responsible for all costs necessary to perform her services to County including travel, insurance, and State Bar fees. The Attorney may request reimbursement for extraordinary costs necessary to provide Attorney's services if authorized in advance by the Douglas County District Attorney. Attorney may have access to the legal research services maintained by the Douglas County District Attorney's Office (currently Westlaw and Lexis).

6. TERMINATION OF CONTRACT.

A. Either Party may terminate this Contract without cause, provided that a termination shall not be effective until 30 calendar days after the Party has served written notice upon the other Party. All monies due and owing up to the point of termination of the Contract shall be paid by County, and all pending cases that were produced for this Contract must be immediately turned over to the County for re-assignment. If terminated, the total compensation of the Attorney will be reduced to the proportionate number of days worked by the Attorney. The Attorney must reimburse the County for any funds received to which they are not entitled due to the termination of the Contract.

B. If Attorney should be unable to perform any or all of the duties required by reason of illness, accident or other cause beyond Attorney's control, and the disability exists for a period beyond ten (10) judicial days, Attorney must provide, at Attorney's own expense, a substitute attorney (which could include other contract attorneys) to perform the duties of the Attorney during the term of disability. If the disability is permanent, irreparable, or of such nature as to make the performance of the Attorney's duties impossible, or the disability continues beyond forty (40) judicial days, the County may, at its discretion, terminate this Contract, and the respective duties, rights and obligations of this agreement will terminate.

7. INDUSTRIAL INSURANCE. Attorney shall, as a precondition to the performance of any work under this Contract and as a precondition to any obligation of the County to make any payment under this Contract, provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Attorney also shall, prior to commencing any work under the contract, complete and provide the following written request to a qualified insurer:

> Carey Rosser Law, Ltd. has entered into a contract with Douglas County to perform work from February 1, 2025, to January 31, 2027, and requests that the insurer provide to Douglas County (1) a certificate of coverage issued pursuant to NRS 616B.627 and (2) notice of any lapse in coverage or nonpayment of coverage that the attorney is required to maintain. The certificate and notice should be mailed to:
>
> Mark B. Jackson, Esq.
> Douglas County District Attorney
> Post Office Box 218
> Minden, Nevada 89423

Attorney agrees to maintain required workers compensation coverage throughout the entire term of the Contract. If Attorney does not maintain coverage throughout the entire term of the Contract, Attorney agrees that County may, at any time the coverage is not maintained by Attorney, order the Attorney to stop work, suspend the Contract, or terminate the Contract. For each six-month period this Contract is in effect, Attorney agrees, prior to the expiration of the six-month period, to provide another written request to a qualified insurer for the provision of a certificate and notice of lapse in or nonpayment of coverage. If Attorney does not make the request or does not provide the certificate before the expiration of the six-month period, Attorney agrees that County may order the Attorney to stop work, suspend the Contract, or terminate the Contract.

Attorney may, in lieu of furnishing a certificate of an insurer, provide a sworn affirmation confirming that the Attorney is a sole proprietor and that:

A. In accordance with the provisions of NRS 616B.659, has not elected to be included within the terms, conditions and provisions of chapters 616A to 616D, inclusive, of NRS; and
B. Is otherwise in compliance with those terms, conditions and provisions.

8. PROFESSIONAL LICENSE. Attorney agrees to maintain her professional license to practice law in active status and in good standing in the State of Nevada and her place of residence. Attorney promises and agrees to notify the Douglas County District Attorney if Attorney is brought before any State Bar on any ethics charge or if Attorney is arrested for any crime. Failure to maintain a valid license to practice law will result in the immediate termination of this Contract.

9. LEGAL MALPRACTICE INSURANCE. Attorney agrees to acquire and maintain malpractice insurance in the minimum amount of $250,000 per claim and $500,000 aggregate claims during the term of this Contract at Attorney's sole expense. Proof of malpractice insurance must be sent to the County within five (5) business days upon request. Douglas County must be notified at least 30 days in advance of any cancellation or nonrenewal of such malpractice insurance.

10. NONAPPROPRIATION. Nothing in the Contract will be construed to provide Attorney with a right of payment from any entity other than the County. Any funds budgeted by the County pursuant to the terms of the Contract that are not paid to Attorney will automatically revert to the County's discretionary control upon the completion, termination, or cancellation of the Contract. The County will not have any obligation to re-award or to provide, in any manner, the unexpended funds to Attorney. Attorney will have no claim of any sort to the unexpended funds.

11. CONSTRUCTION OF CONTRACT. The Contract will be construed and interpreted according to the laws of the State of Nevada. There will be no presumption for or against the drafter in interpreting or enforcing the Contract. In the event a dispute arises between the Parties, the Parties promise and agree to first meet and confer to resolve any dispute. If such meeting does not resolve the dispute, then the Parties agree to mediate any dispute arising from or relating to the Contract before an independent mediator mutually agreed to by the parties. The fee, rate or charge of the mediator will be shared equally by the Parties, who will otherwise be responsible for their own attorney's fees and costs. If mediation is unsuccessful, litigation may only proceed before a department of the Ninth Judicial Court of the State of Nevada in and for the County of Douglas that was not involved in the mediation process and attorney's fees and costs will be awarded to the prevailing party at the discretion of the court. The Parties mutually agree to not seek punitive damages against either Party.

12. COMPLIANCE WITH APPLICABLE LAWS. Attorney promises and agrees to fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of the Contract, including, but not limited to, all federal, state, and local accounting procedures and requirements, all hazardous materials regulations, and all immigration and naturalization laws. County will not waive and intends to assert all available NRS chapter 41 liability limitations.

13. ASSIGNMENT. Attorney will neither assign, transfer nor delegate any rights, obligations or duties under the Contract without the prior written consent of the Douglas County District Attorney.

14. COUNTY INSPECTION. The accounting records and expense invoices of Attorney related to the Contract will be subject to inspection, examination and audit by the County, including, the Douglas County District Attorney and Douglas County Chief Financial Officer to audit and verify the expenses claimed by Attorney.

15. INDEMNIFICATION OF COUNTY. To the fullest extent permitted by law, Attorney shall indemnify, hold harmless and defend County from and against all liability, claims, actions, damages, losses, and expenses, including, without limitation, reasonable attorneys' fees and costs reasonably incurred, arising out of any alleged negligent or willful acts or omissions of Attorney, its officers,employees and agents arising from or relating to this Contract. Attorney will defend, hold harmless and/or indemnify County against such claims. Notwithstanding the obligation of Attorney to defend County as set forth in this paragraph, County may elect to participate in the defense of any claim brought against County because of the conduct of Attorney, its officers, employees and agents. Such participation shall be at County's own expense and County shall be responsible for the payment of its own attorney's fees it incurs in participating in its own defense. Attorney's obligations under this Paragraph 15 are contingent upon the County's obligation to mitigate its losses and to provide Attorney prompt written notice of any claim, demand, suit, action or threat of suit or action of which the Party becomes aware, which may give rise to a right of indemnification pursuant to this Agreement. This indemnity provision shall not extend to any claim to the extent it arises out of the negligence or intentional acts or omissions of County. Attorney's obligation hereunder shall be capped at $500,000.

16. MODIFICATION OF CONTRACT. The Contract and any attached exhibits constitute the entire agreement and understanding between the Parties and may only be modified by a written amendment signed by both of the Parties.

17. AUTHORITY. The Parties represent and warrant that they have the authority to enterinto this Contract.

18. STANDARD OF CARE. Attorney will perform all services in a manner consistent with that level of care and skill ordinarily exercised by other members of Attorney's profession.

19. THIRD PARTY BENEFICIARY. Nothing contained in this Agreement is intended to convey any rights or to create a contractual relationship with any third party, or to otherwise allow a third party to assert a cause of action against either Attorney or County.

20. NOTICES. All formal notices, requests, demands and other communications hereunder must be in writing and will be deemed delivered when sent via certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

To County: Mark B. Jackson, Esq.
Douglas County District Attorney
Post Office Box 218
Minden, Nevada 89423
Telephone: (775) 782-9803

To Attorney: Carey Rosser, Esq.
Carey Rosser Law, Ltd.
P.O. Box 40221
Washington, DC 20016

IN WITNESS WHEREOF, the Parties hereto have caused the Contract to be signed and intend to be legally bound thereby.

Douglas County

By:_____
Mark B. Jackson, District Attorney (Date)

Carey Rosser Law, Ltd.

By:_____
Carey Rosser, Esq. (Date)

AGENDA ITEM NO. 1.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Presentation of **Proclamation 2025P-004** recognizing Scott Morgan, Douglas County Assistant County Manager and former Community Services Director, for 31 years of exceptional service to Douglas County. The proclamation creates the Douglas County Scott Morgan Award for Excellence in Public Service for County employees whose years of service with the organization exceed 30 years and who exemplify the values of integrity, accountability, communication, customer service, leadership, respect, and teamwork. Scott Morgan will be presented this award in recognition of his visionary leadership in inspiring and guiding others toward a shared, transformative future, and achieving the greater good for the citizens of Douglas County. (Chair and Jenifer Davidson)

RECOMMENDED MOTION:
Present **Proclamation 2025P-004** recognizing Scott Morgan, Douglas County Assistant County Manager and former Community Services Director, for 31 years of exceptional service to Douglas County and create the Douglas County Scott Morgan Award for Excellence in Public Service for County employees whose years of service with the organization exceed 30 years and who exemplify the values of integrity, accountability, communication, customer service, leadership, respect, and teamwork. Scott Morgan will be presented this award by the Board of County Commissioners in recognition of his visionary leadership in inspiring and guiding others toward a shared, transformative future, and achieving the greater good for the citizens of Douglas County.

FINANCIAL IMPACT:
None

BACKGROUND:
Scott Morgan was hired in 1994 as Douglas County's Parks and Recreation Director. Scott served in that role for 30 years before moving to the County Manager's Office as the Douglas County Assistant County Manager. Scott has had a long, prosperous and successful career with Douglas County.

ATTACHMENTS:

Scott Morgan Proc Final.pdf

PROCLAMATION

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

PROCLAMATION 2025P-004
A PROCLAMATION RECOGNIZING SCOTT MORGAN FOR 31 YEARS OF EXCEPTIONAL PUBLIC SERVICE TO DOUGLAS COUNTY

WHEREAS, Scott Morgan was born on a farm in southern Minnesota, where he worked the land with his family until he became old enough to partially escape the daily rigors of farm life through playing sports. Scott learned to fly, soloing on his 16th birthday, and received his private pilot's license at 17 years old. After leaving the farm, he played football for the University of Minnesota at Crookston, where he met the love of his life, his wife Kristi, the captain of the cheerleaders for the football team. During Scott's early years, he strengthened his faith and love for family and developed a strong work ethic. Scott later transferred and graduated from the University of Minnesota with a Bachelor of Science degree; and

WHEREAS, Scott began his dedication to public service in 1980, working for various cities in the Minneapolis area and North Dakota, later moving to Southern California and working his way up to the acting District Manager for one of the largest Special Recreation Districts in California; and

WHEREAS, in January 1994, Scott was hired as the Parks and Recreation Director for Douglas County, and over the years, Scott's department absorbed other responsibilities, evolving into what is now called the Community Services Department, encompassing Parks, Recreation, Senior Services, Meals on Wheels, starting the first Public Transportation Program DART, Home Maker Program, Social Services, Douglas County Public Health Clinic, starting the first Adult Day Care Program, Animal Care and Services, and the Noxious Weed Control Program. Scott successfully managed one of the largest departments in Douglas County; and

WHEREAS, one of Scott's earliest successes was creating a year-round summer camp and afterschool program due to the local School Districts program newly implemented year-round school schedule. During this time, Scott designed and constructed Kahle Park and the Kahle Community Center and Gymnasium, a 25,000 sq. ft. state-of-the-art, innovative design community facility recognized for its efficiency in operation and cost recovery model. This facility has become a valuable asset and is heavily relied upon for emergency and public services. And is lovingly referred to as simply "Kahle," the center of the lake community; and

WHEREAS, Scott has completed more than $150 million in public works projects in Minnesota, California, and Douglas County, Nevada. Scott facilitated a public process for the design and construction of: the Genoa Town Park and its renovation, Johnson Lane Park and Dog Park, Stodick Park, Johnson Lane Park tennis court additions, Lampe Park renovation (including parking expansion, pavers, new ballfield lights, new scoreboards, new pathway lights), Herbig Park (including the Carson Valley Skateboard Facility), the Grand Flagpole Project (Douglas County's largest flag and flagpole), Pickleball Courts, the Douglas County shooting range and safety enhancements, Topaz Ranch Estates Neighborhood Center expansion and remodel, playground and park expansion, Topaz Lake RV hookups and storage area expansion and boat ramp and fish cleaning station, Douglas County Fairgrounds practice arena, seating addition, announcer booth remodel, LED lighting system, disc golf course, arena enhancements, Zephyr Cove tennis court, and expansion of the world-class disc golf course, acquisition of three river parks - Rocky Bend, Willow Bend, and River Bend parks, construction of the WAVE Veterans Monument (the first of its kind in Douglas County), Brautovich Park redesign and construction, installation and/or replacement of playgrounds at Topaz Lake Campground, Topaz Ranch Estates Community Park, Ranchos Aspen Park, Stodick Park, Lampe Park, Johnson Lane Park, Zephyr Cove Park, and Kahle Park, Genoa to Walley's Vista Trail project, and one of the founders of the Stateline to Stateline Bikeway (the world's most beautiful bikeway); and

WHEREAS, with all the monumental accomplishments Scott has achieved, the development of the Douglas County Community and Senior Center is considered his most notable achievement. This 83,000 sq. ft. facility is touted as the "Jewel of the Carson Valley" and was quickly embraced as an irreplaceable structure. Constructed in 2014 ahead of schedule and under budget, it serves as a model of efficiency and is the only true multi-generational facility on the West Coast, serving residents of all ages and abilities. Such innovations include a publicly run fitness facility and gymnasium, partnered with a senior center, community rooms, and, though usually unnoticed, a fully functioning preschool, public health clinic, and adult day care, all comfortably and seamlessly providing services to our community; and

WHEREAS, Scott provided leadership during the COVID-19 public health emergency, which affected the lives of Douglas County residents, families, and communities, as well as the economic consequences of the pandemic-related recession and disruption to our business and tourism industries. Scott maintained critical public services for our most vulnerable population during this time. He offered county facilities to provide vaccinations, information, nutrition, and important community engagement to those most in need. He served on the County's emergency management team as logistics chief and played a key role in some of Douglas County's most significant disasters during the last 31 years; and

WHEREAS, Scott originated and designed, with the assistance of a local graphic artist, Douglas County's current logo and has dedicated his career to preserving the cultural and historical features of Douglas County through his support of the first public art plan, working with the National Parks Service to identify and memorialize the historic Pony Express Trail, Scott made improvements to the landmark Dangberg Ranch, renovations and modifications to the Douglas County Historic Courthouse, and preservation of the Douglas County Minden Inn; and

WHEREAS, Scott started Douglas County's first public transportation system, the DART transit program, using state of Nevada welfare-to-work funds from the federal government and the first publicly run adult daycare. Scott successfully, with great innovation, developed memorandums of understanding with local organizations to exclusively support Douglas County and Douglas County programs, including The Young at Heart Senior Citizens Club, Friends of the Dangberg Home Ranch, WAVE (Welcome All Veterans Everywhere), and the Douglas County Community Services Foundation and even on his last day of employment with Douglas County Scott worked to develop a Memorandum of Understanding with a local arts nonprofit for the operation of a Cultural Performing Arts Center; and

WHEREAS, Scott formed and served as a founding member of the Board of Directors for the Douglas County Community and Senior Center Foundation, which has raised more than 2 million dollars for Community and Senior Center improvements. He has been a board member of the Carson Valley Medical Center Foundation, Carson Valley Visitors Authority, and Carson Valley Chamber of Commerce Ambassador. He has served as a member for more than 30 years and served as the president of the Nevada Parks and Recreation Society; and

WHEREAS, Scott was instrumental in forming State Question 1, approved by Nevada voters in 2002, which provided critical grant funds for park improvements in rural Nevada, including Douglas County. Scott utilized these funds and facilitated improvements to numerous trailheads in Douglas County, including North Kingsbury Rim Trail Trailhead, Eagle Ridge, and Faye Luther Canyon. He also negotiated $5 million in dedicated funding for the Stateline-to-Stateline pathway system and $5 million for the Carson River. Scott also participated in reauthorizing this funding, securing additional funding for those projects in 2022. Scott's action led to the first phase of construction of the Stateline-to-Stateline bike path system through the Rabe Meadow from Kahle Drive to Round Hill Pines Beach. Scott serves as one of the founding members of a working group dedicated to completing the construction of a separated, shared-use bike path system around the Nevada side of Lake Tahoe; and

WHEREAS, Scott worked on several local ballot questions to protect open space and support the construction of local park and recreation facilities. In 1997, the state legislature shifted funding from Douglas County to promotion, which would've devastated County programs and facilities. As a result, Scott quickly engaged the community, developed a plan, and was instrumental in passing a quarter (¼) cent sales tax increase ballot question in support of Parks, Airport Library, and Seniors (PALS), which by Douglas County standards passed in a landslide. Scott did so by creating transparency and personally walking every neighborhood in the Carson Valley to explain the import of these programs to residents; and

WHEREAS, Scott implemented an online registration and payment system for kids' club, adventure camp, and Topaz Lake Park campground reservations. He also implemented an automated self-pay credit card system for the Topaz Lake Park campground facility, the Douglas County Shooting Range, and a widely recognized, successful paid parking program at Zephyr Cove Park. Scott received state recognition for privatizing the operation of the Zephyr Cove Tennis Complex and privatizing the operation of the Douglas County Preschool program. Scott was one of the few in the state of Nevada to successfully negotiate with the State of Nevada Public Utilities Commission to develop a separate rate for Athletic Lighting on recreational athletic facilities, notably recognized for implementing Douglas County Animal Care and Services as one of the first no-kill facilities in the State of Nevada; and

WHEREAS, Scott has been very active in federal and state legislation and is particularly proud of his involvement. Early on in Scott's career, he successfully negotiated a federal act of Congress to swap infill tax delinquent parcels with the US Forest Service, ultimately yielding a 2-acre parcel at the new Kahle Community Park and a 14-acre parcel next to Zephyr Cove Park from the US Forest Service. Scott was key to developing the proposed Douglas County lands bill currently working its way through Congress and the US Senate. He was instrumental in changing State Law NRS 455B.200, limiting the liability for public agencies who operate skateboard parks, NRS 455B.400, limiting the liability of private property owners along the Carson River from users entering the river from a recreation facility, and expanding the allowed uses of the Residential Construction Tax for Parks. Scott led the charge to modify, on multiple occasions to benefit taxpayers, the Residential Construction Tax for Parks (NRS 278.4983). Scott's innovative approach to constructing the Douglas County Community and Senior Center saved Douglas County more than $400,000 in sales tax dollars by exploiting a loophole in the law, which drew the attention of the Nevada State Legislature, resulting in a law change (NRS 338.1423) preventing anyone else from exploiting the loophole in state law; and

WHEREAS, Scott has received numerous citations, honors, and recognition awards for his public service from the Nevada Parks and Recreation Society, which honored Scott and his department multiple times, including the prestigious Fellowship Award and the Dundee Lifetime Achievement Award, which is the State of Nevada's highest recognition. Scott is one of only two other people to ever receive this award in the history of Nevada. Scott has been recognized by the Nevada Taxpayers Association-Cashman Good Governance finalist award in 1998 and 2023. Scott received the Carson Valley Medical Center Hospital Foundation Healthcare Provider of the Year Excellence Award in 2017 and a distinction of honor by WAVE (Welcome All Veterans Everywhere) and the Douglas County Business Council lifetime achievement award; and

WHEREAS, Scott participated in the first comprehensive Douglas County Master Plan in 1996, followed by the second Douglas County Parks Master Plan and one update of the Comprehensive Trails Plan. Today, the Douglas County Parks system is poised to meet the current park acreage needs for the next 50 years. Scott also participated partnership with the National Parks Service to identify the Pony Express Trail through Douglas County and the ownership of critical pieces of this historic trail through the Sierras and into the Tahoe Basin. These efforts allowed Douglas County to develop critical public park and recreation infrastructure and enhance services throughout the County; and

WHEREAS, Scott has strived to make Douglas County and the Community Services Department showcase excellence in government. His focus was on making the County government ethical, efficient, and responsive to the needs of the citizens. He understood that this could be achieved by focusing on organizational culture. Scott believes the County must promote a culture of integrity, accountability, and transparency to build trust. Today, Scott and the Community Services Department have been, and continue to be, recognized nationally and as a leader in the State of Nevada for the delivery of noxious weed control services, recreation and community center operations, rural public transit, public operations of adult daycare, the astonishing reduction in the cost of delivering long-term care, the delivery of cost-effective medical services and operation of a public health clinic, cost-effective social services, cost-effective high-quality senior services, Meals on Wheels, the satellite location congregate meal programs, emergency management sheltering and feeding response and operations; and

WHEREAS, in July 2023, Scott was preparing for retirement but agreed to extend his public service by accepting a position as the Douglas County Assistant County Manager, successfully assisting in a transitional time in the County Manager's office; and

WHEREAS, Scott is proud of his career accomplishments and recognizes the County Board of Commissioners, County Manager, Community Services, departmental staff, Elected Officials, advisory board members, foundation directors, and the engaged citizens who worked with him and ahead of him to achieve these accomplishments; and

WHEREAS, Scott acknowledges that none of these accomplishments are important unless his labors affect behavioral change, contribute to the quality of life, and makes the community we live in something to be proud of; and

WHEREAS, if you were to ask Scott what his greatest accomplishments are, he would tell you that his employment with Douglas County allowed him to support his family and that he and his loving wife, Kristi, successfully raised their two exceptional sons, Jordan and Hunter. Scott was active in youth sports, coaching his kids in football, basketball, and baseball through high school, including the boys' varsity basketball program at George Whittell High School. Both of Scott and Kristi's sons received athletic scholarships to play college sports; and

WHEREAS, Scott made it a quiet personal mission to support the prevention of teen pregnancies by operating his department's public health clinic. Scott can confidently say that no resident in Douglas County, unless by their own choice, went without food, spent the night out in the cold, or wasn't given every opportunity to get a job or support themselves or their families; and

WHEREAS, Scott believed deeply in hard work, that hard work is a great equalizer, and that personal responsibility should be encouraged and supported. The facilities constructed under Scott's leadership stand as a testament to creating opportunities where families and individuals can take responsibility to improve their lives and give themselves and their family members positive options and opportunities to enhance their living situation. Scott believes that the government's role should never be about giving a handout, but that the government should be there with both arms outstretched to give a hand up.

NOW, THEREFORE, BE IT PROCLAIMED by the Douglas County Board of Commissioners, along with Douglas County staff and residents, that the Douglas County Scott Morgan Award for Excellence in Public Service is created in honor of his 31 years of distinguished public service and his commitment to making a positive impact for the residents of Douglas County. This award shall be given in recognition of Douglas County employees whose combined years of service with the organization exceed 30 years and who exemplify the Douglas County values of integrity, accountability, communication, customer service, leadership, respect, and teamwork. Scott is specifically recognized for visionary leadership in inspiring and guiding others toward a shared, transformative future and achieving the greater good for the citizens of Douglas County. Scott Morgan can now leave his position with dignity and pride, knowing his legacy will be carried forward by the leaders he has mentored and inspired along the way.

ADOPTED THIS 16th DAY OF JANUARY 2025 BOARD OF COUNTY COMMISSIONERS

Sharla Hales, Chair

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED THE SEAL OF DOUGLAS COUNTY TO BE AFFIXED THIS 16th DAY OF JANUARY, IN THE YEAR OF OUR LORD 2025.

Amy Burgans, Clerk Treasurer

AGENDA ITEM NO. 2.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For presentation only. Introduction of **Ordinance 2025-1650**, an ordinance amending Chapter 20.622 of the Douglas County Code (the "VHR Ordinance"), by revising restrictions on VHRs in residential communities north of Cave Rock State Park; clarifying fines for renting with a revoked VHR permit; and revising penalties for local licensed property managers. First Reading. (Chairwoman Sharla Hales)

RECOMMENDED MOTION:
No action is required. Pursuant to NRS 244.100, the proposed ordinance is required to be read by title by the Board of County Commissioners.

FINANCIAL IMPACT:
There are five VHR permits in unaffiliated Glenbrook that expired on December 31, 2024, per the provisions of Ordinance 2023-1627, which was passed by the Board on December 19, 2023. If Ordinance 2025-1650 is adopted, and if the same permit holders who lost permits apply for new permits, the financial impact of this ordinance will be the revenue gained from the application fees associated with those five permits.

The cost to renew a VHR permit is $1,601.60. The cost to obtain a new VHR permit is $2,152.80. Because Ordinance 2023-1627 eliminated five permits in this area of Glenbrook, any new permits obtained as a result of this proposed Ordinance will be considered "new" permits (unless the Board directs otherwise). Thus, for five new permits, the estimated fees would be: $2,152.80 x 5 = $10,764. However, if the Board allows the owners to pay "renewal" fees instead, then the estimated fees would be: $1,601.60 x 5 = $8,008.

BACKGROUND:

Douglas County Code chapter 20.610 sets the procedures for processing a zoning text amendment. Discussions have taken place or will take place with VHR Program Staff, and the BOCC at various public meetings. During those discussions, all Commissioners are mindful of the stated intent of the

VHR Ordinance which is to “make the transitory lodging activity permitted by this chapter resemble the existing residential uses made by resident owners and lessees.” DCC 20.622.010(B)(7).

The proposed amendments to County Code are summarized below (detailed language is included in the attached Ordinance 2025-1650):

- The Glenbrook area, consisting of the five HOAs and the non-affiliated parcels, is now defined as the “Glenbrook Communities.”
- VHR permit holders may only rent to individuals who own property within the Glenbrook Communities.
- VHR permit holders must obtain the physical address of the renter’s property within the Glenbrook Communities, and a statement from the renter about why they are renting the VHR.
- Renters, or a designee, must be personally present within the Glenbrook Communities during each night that the VHR is occupied.
- Renters may be held responsible for the actions of any and all occupants of the VHR.
- Local licensed property managers are required for any VHR permits issued for properties north of Cave Rock State Park (including the Glenbrook Communities).
- Local licensed property managers can be prohibited from managing VHRs if they have failed to follow County Code on two occasions within a 24-month period (increased from 12 months).

Ordinance 2025-1650 ordinance also clarifies that the maximum fine of $20,000 may apply not only to those who never held a VHR permit, but also those property owners whose permit was revoked.

ATTACHMENTS:
Hales Ord. 2025-1650 (v3).pdf
VHR Staff Report to the BOCC 2025.1650.pdf
Glenbrook Info Letter.pdf
DCC 20.622 - Lake Tahoe VHRs.pdf

Ordinance 2025-1650

Summary

Ordinance 2025-1650, an ordinance amending Chapter 20.622 of the Douglas County Code (the "VHR Ordinance"), by revising restrictions on VHRs in residential communities north of Cave Rock State Park; clarifying fines for renting with a revoked VHR permit; and revising penalties for local licensed property managers.

Title

Ordinance 2025-1650, an ordinance amending Chapter 20.622 of the Douglas County Code (the "VHR Ordinance"), by revising restrictions on VHRs in residential communities north of Cave Rock State Park; clarifying fines for renting with a revoked VHR permit; and revising penalties for local licensed property managers.

Recitals

WHEREAS, the Tahoe Township is the primary center for the County's tourism industry; and

WHEREAS, the Tahoe Township includes a High Density Tourist (HDT) overlay zoning district in the area between Lake Parkway and the Nevada/California state line, which is an area commonly referred to as the "Casino Core;" and

WHEREAS, the HDT overlay zoning district is the area of the Tahoe Township that is best equipped to handle tourist accommodations and recreational uses because it contains a high concentration of hotel towers, resorts, parking areas, commercial zones, casinos and gaming establishments, and recreational opportunities; and

WHEREAS, the HDT overlay zoning district is also specifically designated and designed to accommodate future high-intensity development, including further development of tourism and recreational uses; and

WHEREAS, the Douglas County Board of County Commissioners (the "Board") deems it advantageous to promote the use and development of the HDT overlay zoning district, and to funnel tourism toward the HDT overlay zoning district and away from residential areas that lie a significant distance from the HDT overlay zoning district; and

WHEREAS, the Board also finds that homeowners who have an ownership interest in a residential community do not behave as typical tourists when vacationing in that community or in communities that share common amenities or services, and therefore do not require the same level of access to tourist accommodations and recreational opportunities, nor do they create as significant of a negative impact on the residential community;

NOW THEREFORE, based on the foregoing, the Board does ordain:

SECTION I: Section **20.622.030(B)** of the Douglas County Code is hereby amended as follows, with new language shown underlined and the deleted language shown with a ~~strikethrough~~:

B. In order to preserve the residential nature of communities within the Tahoe Township, the number of available VHR permits is restricted as follows:

1. No more than 600 VHR permits may be issued within the Tahoe Township.

2. Except as provided in subsections (3) through (5), the VHR Density within each residential community shall not exceed 15%.

a. The boundaries of a residential community for the purposes of this section are based upon TRPA plan area statements (https://gis.trpa.org/localplans/) that were approved by the County and may be refined by the Director to include adjacent parcels which are consistent with the uses contained within an adjacent plan area, or to differentiate between distinctive neighborhoods or homeowners associations within a plan area.

b. A map showing the boundaries of the residential communities within the Tahoe Township shall be maintained by the Director and made available to the public.

3. Tahoe Village. Due to the high density of time shares and hotels in the Tahoe Village TRPA plan area, the VHR Density within the Tahoe Village TRPA plan area shall not exceed 40%.

4. Areas North of Cave Rock. Due to their significant distance from the High Density Tourist (HDT) overlay zoning district in Stateline, which is the portion of the Tahoe Township that has been specifically designated and designed to accommodate high-intensity development, lodging, and recreational uses, VHR permits in residential communities north of Cave Rock State Park shall be limited as follows:

a. No VHR permits shall be issued in the following residential communities:

i. Cave Rock Cove
ii. Logan Creek
iii. Shakespeare Point
iv. Uppaway
~~v. Non-affiliated Glenbrook Parcels~~

b. The VHR Density within the following residential communities (the "Glenbrook Communities") shall not exceed 15%~~; and further, owners holding VHR permits within the following residential communities shall only rent their VHR to individuals who also own property within the same residential community~~:

i. Glenbrook - South - Single Family
ii. Glenbrook Inn
iii. Glenbrook - Multi Family
iv. Glenbrook - North
v. Pray Meadow
vi. Non-affiliated Glenbrook Parcels

c. Additional restrictions for the Glenbrook Communities. VHRs in the Glenbrook Communities shall only be rented to individual renters who also own property within the Glenbrook Communities. Individual renters, or a designee, must be personally present within the Glenbrook Communities during each night that the VHR is occupied, and the individual renters may be held responsible for the actions of any and all occupants of the VHR, including but not limited to parking violations.

5. Lincoln Park. Due to the unique characteristics of the Lincoln Park residential community, the VHR Density within the Lincoln Park residential community shall not exceed 15%, and the following additional restrictions apply:

a. Each VHR within the community must be separated from any other VHR within the community by at least two intervening residential lots that are not used as VHRs;

b. VHR permits within the community must be renewed annually, but such permits may only be renewed twice, for a total maximum duration of three years;

c. Nighttime occupancy shall be no more than six, and daytime occupancy shall be no more than double the nighttime occupancy; and

d. The number of permitted parking spaces shall be no more than two.

SECTION II: Section **20.622.040(A)** of the Douglas County Code is hereby amended as follows, with new language shown underlined and the deleted language shown with a ~~strikethrough~~:

A. Management of Units.

1. An owner may retain a local licensed property manager to comply with the requirements of this chapter, including without limitation, the filing of an application for a permit, the management of the vacation home rental, and compliance with the conditions of the permit. A local licensed property manager is required for all Tier 2 units with a nighttime occupancy of 10 and for all Tier 3 units, unless the property is managed by the homeowner who resides within one hour of the VHR during the rental period. A local licensed property manager is required for all VHR units north of Cave Rock State Park, regardless of their Tier or nighttime occupancy.

2. Each owner of a vacation home rental must designate a local contact person who has access and authority to assume management of the unit and take remedial measures. The owner must provide the County with the local contact person's phone number. After being notified of the existence of a violation of this chapter or any other provision of this code, or any complaint or disturbance requiring immediate remedy or abatement, the local contact person must respond to the location within 30 minutes, and must resolve the situation within one (1) hour. The local contact person must report the violation, complaint, or disturbance and the steps taken to resolve the situation to the County within 72 hours of the initial notification. The failure to timely report the complaint, violation, or disturbance, or the resolution of the situation shall be considered a violation of this chapter.

3. The owner must immediately notify the County in writing upon a change of the local contact, the local licensed property manager, or the telephone numbers for such individuals. This notification will be on forms prescribed by the County. The name

and contact information of the local contact person and local licensed property manager shall be made available to the public. The changes must be posted in the interior of the vacation home rental within ten days of any change of contact information. The failure to timely provide or post valid names and phone numbers for the local contact person and local licensed property manager (if applicable) shall be considered a violation of this chapter.

4. All local contacts, owners, and local licensed property managers shall have successfully completed a VHR training course and achieved a qualifying score on a County administered certification test. Once certified, local contacts, owners, and local licensed property managers will not be required to become re-certified but may be required to take a refresher course and must continue to comply with all provisions set forth in this section to remain certified. Operation of a vacation home rental without a certified local contact and a certified local licensed property manager (if applicable), shall be considered a violation of this chapter.

5. The owner is responsible for the following:

a. Ensuring that the VHR complies with all posting requirements, fire and life safety requirements, and other provisions of this chapter at all times when the home is used as a VHR.

b. Obtaining the name, address, and contact information for each renter who is 25 years of age or older~~.~~; and for units within the Glenbrook Communities, as defined in Section 030(B)(4)(b):

i. Obtaining the physical address of the renter's property within the Glenbrook Communities; and

ii. Obtaining a statement from the renter regarding the purpose of the rental.

c. Providing the renters a written copy of occupancy limits for nighttime and daytime hours; quiet hours; any parking restrictions, including for snow removal and storage; trash pickup instructions; and all other rules and regulations applicable to the VHR. Owners must also provide written notice to renters that should any violation of this chapter occur, fines may be imposed.

d. Obtaining formal, written acknowledgement from all renters over the age of 25 that he or she is legally responsible for compliance of all occupants of the VHR with all applicable laws, rules, and regulations pertaining to the use and occupancy of the VHR, and that should any violation of this chapter occur, fines may be imposed.

e. Maintaining the tenant registry information collected pursuant to subsection 5(b) above for a period of two years from date of occupancy. The Director may request copies or access to the guest registry at any time. If the owner believes the request for the tenant registry information is illegitimate, the owner may refuse to provide the information for a period of no more than ten days and may file an appeal to the VHR Advisory Board pursuant to 20.622.060(B). If the owner does not file a timely appeal, then the owner shall immediately provide the information to the requesting official.

//

SECTION III: Section **20.622.050(C)** of the Douglas County Code is hereby amended as follows, with new language shown underlined and the deleted language shown with a ~~strikethrough~~:

C. Fines.

1. Operating, Marketing or Advertising a VHR without a Permit. Any person who advertises, markets, or operates a vacation home rental located anywhere within Douglas County without a current, valid, and active VHR permit is in violation of Douglas County Code and the Nevada Revised Statutes and shall be subject to a civil penalty as follows:

a. A civil penalty of up to $20,000 may be issued to any person who advertised, marketed, and/or operated a VHR and who never held a valid VHR permit for the property being used as a VHR, or who held a valid VHR permit but the permit was revoked.

b. A civil penalty of up to $5,000 may be issued to any person who had a valid VHR permit or represented a permit holder but, through inadvertence or mistake, failed to submit a completed VHR renewal application by the required deadline but has filed a complete VHR permit renewal application within 60 days of the expiration of the VHR permit. The permit may be renewed if all other conditions are met by the renewal applicant, provided the number of VHR units does not exceed the limits on VHR permits described in Section 20.622.030(B).

c. A civil penalty of up to $20,000 may be issued to any person who had a valid VHR permit but has not submitted a complete VHR renewal application after 60 days have elapsed since the VHR permit expired. The permit may be renewed if all other conditions are met by the renewal applicant, provided the number of VHR units does not exceed the limits on VHR permits described in Section 20.622.030(B).

d. A civil penalty of up to $10,000 may be issued to any person who advertises, markets, or operates a vacation home rental at a time when the VHR permit for that property has been suspended.

2. Other Violations. A civil penalty of up to $2,500 may be issued to any owner for any other violation of this chapter. Each day that the owner fails to correct and/or abate the violation of this chapter after the date given in the notice of violation shall constitute a separate violation and shall subject the owner to additional penalties of up to $2,500 per day until the violation is corrected, to a maximum fine of $20,000. Fines shall begin to accrue automatically from the date specified in the first notice of violation. The Director may waive all or a portion of any fine upon a specific showing of good cause.

3. Parking Violations by VHR Renters and Guests. VHR renters and guests must park only in designated parking spaces and must display a parking placard at all times in accordance with the requirements of this chapter. A civil penalty of up to $500 may be issued to any renter or VHR guest who fails to park in the designated parking spaces and/or display the parking placard as required. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner of the vacation home rental for any parking violations committed by the renters.

SECTION IV: Section **20.622.050(Q)** of the Douglas County Code is hereby amended as follows, with new language shown underlined and the deleted language shown with a ~~strikethrough~~:

Q. The County may temporarily or permanently prohibit an individual or entity from acting in the capacity of a local contact and/or local licensed property manager if the County determines that such individual or entity failed to comply with the requirements of this chapter on two occasions within a ~~twelve~~ twenty-four-month period.

Proposed on the ____ day of _____, 2025.

Proposed by Commissioner Hales.

Adopted this ____ day of _____, 2025, by the following vote:

Vote-- Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners _____

_____

Absent: Commissioners _____

_____

_____

_____, Chair
Douglas County Board of Commissioners

Attest:

_____
Amy Burgans, Douglas County Clerk

This ordinance is effective on the ____ day of _____, 2025.

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Ernie Strehlow, Ed. D
Program Manager

775-782-6280
FAX: 775-782-6297
website: www.douglascountynv.gov

- Vacation Home Rentals
- Code Enforcement

STAFF REPORT

To: Douglas County Board of County Commissioners

From: Dr. Ernie K Strehlow Ed. D, VHR Program Manager
Douglas County Community Development Staff

Subject: First Reading of Ordinance 2025-1650, revising VHR restrictions north of Cave Rock State Park

Date: January 6, 2025

I. REQUEST

For presentation only. Introduction of Ordinance 2025-1650, an ordinance amending Chapter 20.622 of the Douglas County Code, by revising restrictions on VHRs in residential communities north of Cave Rock State Park. First Reading.

II. RECOMMENDATION

Adopt Ordinance 2025-1650, if the required findings for revision can be met.

III. BACKGROUND

Douglas County Code Chapter 20.622.020(H) defines Vacation Home Rentals (VHRs) in Douglas County as: a "dwelling unit, or a portion of a dwelling unit … rented for the purpose of overnight lodging for a period of not less than 1 day and not more than 28 days other than ongoing month-to-month tenancy granted to the same renter for the same unit pursuant to NRS Chapter 118A."

VHRs, also known as short-term rentals (STRs), have been permitted in the Tahoe Township of Douglas County by Ordinance since 2005. VHRs existed as part of the Lake Tahoe tourist economy for decades prior to enactment of the Douglas County 2005 Ordinance; however, the explosion of online advertising platforms such as Airbnb and VRBO has further expanded/introduced the concept to increasing numbers of private property owners with a literal click of the button. This surge in VHR use in many areas at the Lake has generated focus on and discussion around the impacts of increased transient use of private properties on neighborhoods and communities.

Vacation Home Rental owners are required to obtain a VHR permit from Douglas County and pay Transient Occupancy Tax (TOT), Transient Lodgers Licensing Tax (TLLT), and permitting fees. Permits must be renewed on an annual basis prior to expiration.

A. Summary of Previous Action Taken With Respect to This Item.

Early 2017: The Board of County Commissioners (BOCC) identified a need to consider amendments to County Code regarding short-term rentals (See, Initiative 3.7 of the County's Strategic Plan).

March 15, 2018: Staff sought direction from the BOCC during an open meeting on how the short-term rental ordinance should be revised. The BOCC advised staff to consider expanding the VHR program beyond the Tahoe Township.

June 18, 2018: Staff hosted a VHR workshop at Harrah's in Stateline to solicit public feedback.

July 10, 2018: The Douglas County Planning Commission recommended approval of Ordinance 2018-1515, with modifications to the draft presented by staff, which continued to preclude VHRs outside the Tahoe Township and established additional regulations for VHRs within the Tahoe Township.

August 2, 2018: Staff attempted to introduce Ordinance 2018-1515 at the BOCC meeting, however the Board did not vote to introduce the ordinance. Staff were directed to return with a simplified ordinance moving the VHR chapter into Title 20 (from Title 5) and adding substantive changes regarding fines and specific public nuisance provisions.

August 16, 2018: Ordinance 2018-1520 was introduced; data from businesses was received for business impact purposes; a contract with Host Compliance for VHR software, services, and support was approved; and citation authority was granted to the Senior Code Enforcement Officer by resolution.

September 6, 2018: Ordinance 2018-1520 was enacted and the business impact statement was approved. Staff were directed to conduct additional public outreach regarding VHRs, specifically with respect to whether VHRs should be allowed outside of the Tahoe Township.

September 19, 2018: Community Development hosted a VHR workshop at the CVIC Hall to disseminate information on the new ordinance and solicit additional public feedback.

October 2018: An online survey was conducted through OpenGov regarding VHRs in Douglas County.

November 6-7, 2018: Results of the VHR online survey were made available to the public and the BOCC. Over 1,000 responses were received. The summary of the survey results were provided to the Board along with a press release containing a survey outcome statement and analysis of the results by staff.

November 15, 2018: The BOCC was provided an update regarding the implementation of Host Compliance and VHRs in Douglas County. After thoughtful deliberation and consideration of public comment, the Board provided direction to the County Manager to create a citizen's advisory committee (the “Taskforce”) to provide the Board with additional input regarding VHRs in Douglas County.

April 2019- November 2019: The Taskforce met and made recommendations regarding possible changes to program. The changes were submitted to a Technical Advisory Group (TAG) for further review and recommendation.

May 2020: The Taskforce report containing the additional recommendations from the TAG was submitted to the County Manager for consideration.

May-September 2020: The County Manager reviewed the recommendations, met with the Taskforce, and prepared his report to the BOCC, including his own recommendations.

October 15, 2020: The County Manager presented his report and recommendations to the BOCC for consideration. The BOCC directed the County Manager to hire a code enforcement officer and to not implement a cap on VHR permits at that time. The Board provided further direction to establish a VHR appellate board, bring back additional staffing recommendations, complete a database of VHRs in the County, provide the County Commissioners with a detailed profit and loss analysis of the proposed VHR program, and bring a draft VHR ordinance back for possible adoption.

November 19, 2020: The County Manager presented a staffing plan to the BOCC and requested the creation of three new positions to perform additional work related to the administration, enforcement and permitting of VHRs. The Board directed the County Manager to hire one additional Code Enforcement Officer.

February 4, 2021: With the arrival of three newly elected members of the BOCC, staff provided a presentation with an overview of the VHR program. The presentation was designed to help the newest members of the Board understand the history and context of VHR issues and the VHR program, and to assist with future board action.

February 18, 2021: The County Manager presented a regulatory framework for the VHR Program, including the work of the Taskforce and the County Manager's recommendations, to the BOCC. The Board provided direction to the County Manager on future VHR regulations and discussed a temporary moratorium on the issuance of new VHR permits until the Board could adopt amendments to the VHR ordinance.

March 4, 2021: The Board adopted Resolution 2021R-023, a resolution placing a temporary suspension on the issuance of new permits for vacation home rentals in the Tahoe Township based on problems associated with the program. The Board also provided direction to the County Manager on future VHR regulations.

April 15, 2021: County staff presented the first draft of a proposed ordinance to the BOCC for review and consideration. The Board provided direction on the first draft.

May 6, 2021: Staff introduced Ordinance 2021-1582 to the BOCC.

May 20, 2021: First Reading of Ordinance 2021-1582 to the BOCC.

June 3, 2021: Ordinance 2021-1582 was adopted. It became effective July 15, 2021.

June 17, 2021: The Board adopted Resolution 2021R-066, which revised the VHR Program fees and implemented a new fee structure consistent with the permitting structure established by Ordinance 2021-1582.

July 8, 2021: A lawsuit was filed against the County by Robert Michael Kalthoff and additional parties challenging the legality of Ordinance 2021-1582 (the "Kalthoff Lawsuit").

July 15, 2021: The Court overseeing the Kalthoff Lawsuit issued an order temporarily restraining the County from enforcing certain aspects of the VHR Ordinance.

September 16, 2021: The BOCC appointed five members to serve on the VHR Advisory Board (VHRAB). The appointees were comprised of two residents of the Tahoe Township that were current VHR permit holders, two residents of the Tahoe Township that were not current VHR permit holders, and one resident of the East Fork Township.

December 16, 2021: Staff attempted to introduce Ordinance 2021-1591. The new ordinance was drafted as a proposed resolution of the Kalthoff Lawsuit and would have made various amendments to Chapter 20.622 of the Douglas County Code. The BOCC expressed concern with certain aspects of Ordinance 2021-1591 and declined to adopt it.

January 20, 2022: The BOCC approved the creation of three new full-time positions for the Douglas County Vacation Home Rental (VHR) Program, including a VHR Program Manager, an Office Specialist, and a Counter Technician.

March 17, 2022: Introduction of Ordinance 2022-1599 (the current VHR Ordinance). The new ordinance was again drafted as a proposed resolution of the ongoing Kalthoff Lawsuit. It amended various provisions of Chapter 20.622 of the Douglas County Code. Among other things, it established occupancy limits based on bedroom number; implemented an increased occupancy option for properties with four or fewer bedrooms; allowed VHR permits to be issued to closely held corporate entities; clarified the liability insurance requirements of VHR permit holders; and modified the fine structure.

April 7, 2022: Ordinance 2022-1599 was adopted. It became effective April 21, 2022.

April 27, 2022: At its first regular meeting following passage of Ordinance 2022-1599 (Chapter 20.622 of the Douglas County Code), the VHRAB conducted a public hearing and began discussing possible changes to the Code. Discussions regarding possible changes to the VHR Code continued at subsequent regular meetings.

July 20, 2022: The VHRAB conducted its first of many special meetings to discuss possible changes to Chapter 20.622 of the Douglas County Code.

October 13, 2022: A Joint Meeting of the BOCC and the VHRAB was held at the Hard Rock Casino at Stateline. County staff gave a Presentation on the status of the VHR program. A motion was made to eliminate the VHR program. The motion was not seconded and was closed. There was extensive public comment and discussion on possible changes to the VHR program. The BOCC directed the VHRAB to continue their review of the code and to bring recommended changes before the Board.

February 22, 2023: The VHRAB finalized their discussions on possible changes to Chapter 20.622 of the Douglas County Code and voted to submit their recommendations to the BOCC.

March 20, 2023: The recommendations of the VHRAB were presented to the Douglas County Planning Commission. Members of the Planning Commission discussed the revisions and provided comments regarding possible changes. The Planning Commission voted to endorse certain recommendations, and to submit various alternative recommendations to the BOCC.

April 10, 2023: The recommendations of the Planning Commission and VHRAB were presented by staff to the BOCC in a presentation format. The presentation highlighted 19 major changes to the Chapter 20.622, 10 of which were presented in detail in order to obtain direction. One change involved limiting the amount or "density" of VHRs in each residential community to 15% of the total dwelling units within that community. The meeting approved the direction on a topic-by-topic basis. Staff were directed to draft an ordinance for a first reading.

May 4, 2003: Introduction of Ordinance 2023-1617, an ordinance amending various provisions of Chapter 20.622 of the Douglas County Code, relative to Vacation Home Rentals within the Tahoe Township. First Reading.

June 1, 2023: Ordinance 2023-1617 was adopted. It became effective June 15, 2023. Commissioners expressed a desire to revisit and revise the 15% density limit for certain neighborhoods at future meetings.

August 2023: Five voters in Douglas County commenced an initiative petition to alter the areas where VHRs may be located, permitting VHRs in both the Tahoe and East Fork Townships, but restricting them to mixed-use and commercially zoned areas only.

October 19, 2023: The BOCC determined that the VHR petition, if passed, would result in an annual loss to the County in the amount of $2.1 million. The BOCC also reiterated their desire to revisit and revise the 15% density limit.

November 2, 2023: The BOCC met and considered possible changes to the density of VHRs that should be permitted within residential communities. Commissioners tasked staff with drafting a motion to ban or significantly limit VHRs north of Cave Rock State Park. Commissioners also tasked the VHRAB with making a recommendation regarding the density of VHRs that should be permitted within the Lincoln Park neighborhood.

November 16, 2023: Introduction of Ordinance 2023-1627, an ordinance amending Chapter 20.622 of the Douglas County Code, by prohibiting or limiting VHRs in residential communities north of Cave Rock State Park. First Reading.

November 29, 2023: The VHRAB met and made recommendations concerning the density of VHRs that should be allowed within the Lincoln Park neighborhood.

December 12, 2023: The Planning Commission reviewed Ordinance 2023-1627 and voted to recommend denial of the Ordinance.

December 21, 2023: Ordinance 2023-1627 was adopted, prohibiting or limiting VHRs in residential communities north of Cave Rock State Park. The BOCC also considered the

VHRAB's recommendations regarding the density of VHRs that should be allowed within the Lincoln Park neighborhood.

January 17, 2024: The VHR petition was submitted to the Clerk's Office for verification of signatures and certification.

February 6, 2024: The Douglas County Clerk issued a certificate, attesting that the VHR petition was insufficient.

February 15, 2024: Introduction of Ordinance 2024-1635, an ordinance amending Chapter 20.622 of the Douglas County Code, by limiting and restricting VHRs in the Lincoln Park residential community. First Reading. The BOCC also upheld the certification of the VHR petition as being insufficient.

March 7, 2024: Ordinance 2024-1635 was adopted. It becomes effective January 15, 2025. This ordinance limits and restricts VHRs in the Lincoln Park residential community by 1) requiring two parcels of separation between all existing or proposed VHRs; 2) limiting the amount of times a VHR can be renewed; 3) reducing nighttime occupancy to no more than six occupants; 4) reducing permitted parking to no more than two vehicles.

IV. DISCUSSION

Douglas County Code chapter 20.610 sets the procedures for processing a zoning text amendment. Discussions have taken place or will take place with VHR Program Staff, and the BOCC at various public meetings. During those discussions, all board and commissioners are mindful of or will be reminded of the stated intent of the VHR Ordinance, which is to "make the transitory lodging activity permitted by this chapter resemble the existing residential uses made by resident owners and lessees." DCC 20.622.010(B)(7).

The proposed amendments to County Code are summarized below (detailed language is included in the attached Ordinance 2025-xxxx):

- Re-introduce short-term rentals at non HOA Glenbrook rentals or "Non-Affiliated" Glenbrook.
- Density is increased to 15% in the updated ordinance.
- The "Non-Affiliated" Glenbrook rules will mimic the HOA parts of Glenbrook and Pray Meadow, VHR density will still be set at 15%, but owners will only be permitted to rent their VHR to individuals who also own property within the same residential community.

V. FINDINGS FOR REVISIONS

In order for the ordinance to be adopted, the following findings must be made in the affirmative per DCC 20.610.050 as follows:

A. That the proposed amendment is consistent with the policies embodied in the adopted Master Plan and the underlying land use designation contained in the land use plan.

Staff Response: This finding can be made. The proposed revisions are limited in nature and will not directly affect the consistency of Title 20 with the adopted Master Plan.

The prohibition of VHRs in certain areas north of Cave Rock State Park could promote increased use of the Tourist zones and High Density Tourist (HDT) overlay zoning district in the South Shore Area Plan. The HDT overlay zoning district is specifically planned and designed to provide tourist accommodations and services. The affected areas north of Cave Rock have not been designated for tourism uses.

Areas north of Cave Rock have been largely designated for residential uses. While VHRs can be compatible with residential uses, their compatibility is conditional on them meeting neighborhood compatibility requirements. *See* TRPA Code of Ordinance, Section 90.2. Those requirements are dependent upon enforcement of the VHR Code, which can be difficult in areas that are far removed from the County's code enforcement office on Elks Point Road.

B. That this is consistent with the adequate public facilities policies contained in Douglas County Code, Title 20.

Staff Response: This finding can be made. Vacation Home Rentals are currently allowed within existing residential units. Allowing or disallowing VHRs within existing residential units will have no significant impact on public facilities like water, wastewater, or transportation, because there will be no new development.

C. That the proposal is compatible with the actual and master planned use of the adjacent properties.

Staff Response: This finding can be made. The affected areas are mainly designed and used for residential purposes, as are any adjacent properties. It is anticipated that the restrictions will ensure the affected areas will continue to be used for residential purposes, including compatible VHR uses.

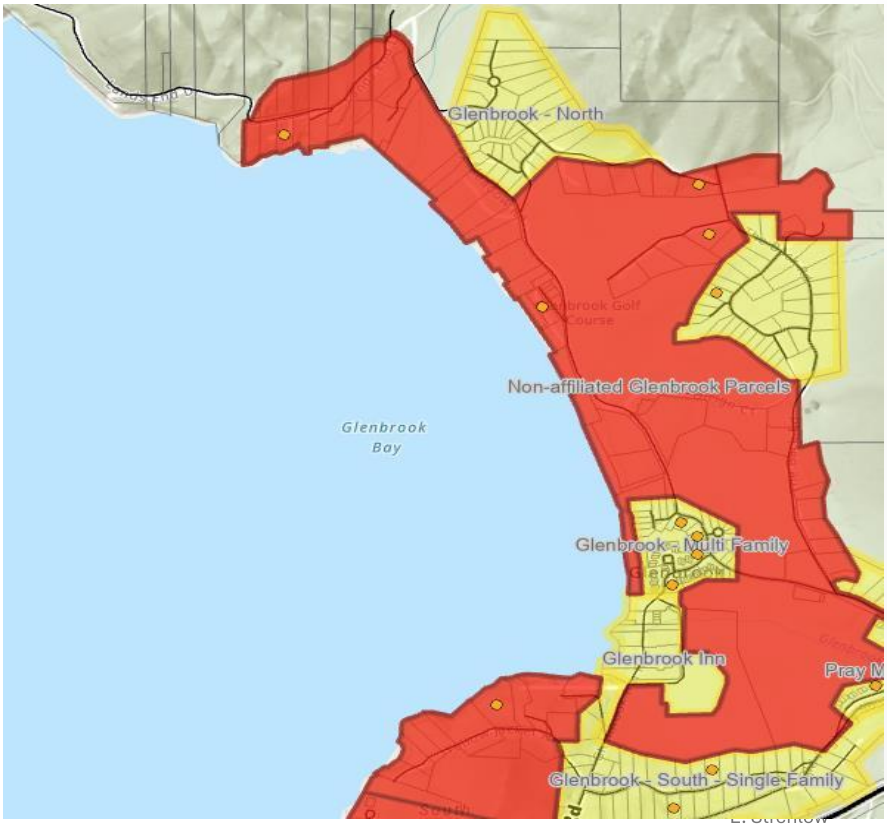
VI. CONCLUSION

Generally, Staff believe the Ordinance can be adopted as the required findings can be made.

Attachments:

A. Ordinance 2025-1650

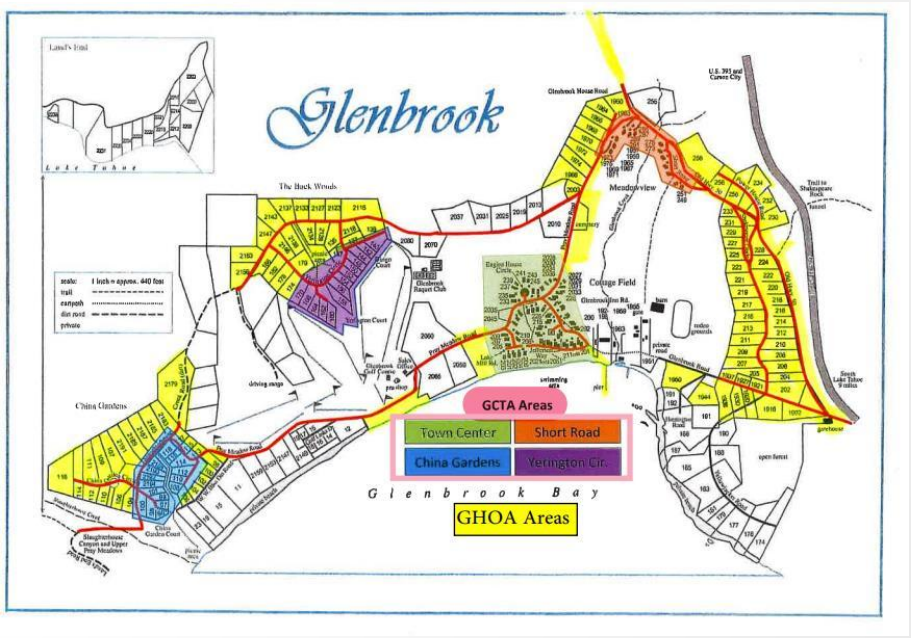
Non-Affiliated to an HOA Glenbrook Gated



Douglas County Neighborhoods from North to South	# of Parcels with Dwellings	Allowed # of Units	# of VHR units permitted	# of units remaining in Neighborhood	Current Density	Density Allowed
Glenbrook - North	70	11	1	10	1.4%	15%
Glenbrook - Multi Family	67	10	4	6	6.0%	15%
Glenbrook Inn	9	1	0	1	0.0%	15%
Non-affiliated Glenbrook Parcels	56	8	5	3	8.9%	15%
Pray Meadow	26	4	1	3	3.8%	15%
Glenbrook - South	48	7	2	5	4.2%	15%

Sum of Number Nights	Column Labels		
	2022	2023	Grand Total
Row Labels			
1418-10			
16 GOLF LINKS DR	77	27	104
185 YELLOW JACKET RD	21	14	35
1418-03			
165 THE BACK RD	16	14	30
2166 THE BACK RD	49	14	63
2224 LANDS END RD	7	9	16
Grand Total	170	78	248

Non-Affiliated to an HOA Glenbrook Gated



E. Strehlow

Chapter 20.622

Lake Tahoe Vacation Home Rentals

Sections:

20.622.010 Introduction.
20.622.020 Definitions.
20.622.030 Permit Process.
20.622.040 Operational Requirements.
20.622.050 Violations and Enforcement.
20.622.060 VHR Advisory Board and Appeals.

20.622.010 Introduction.

A. Title. Title. This chapter shall be referred to as the Lake Tahoe Vacation Home Rental ("VHR") Ordinance. All VHRs shall be limited to the Lake Tahoe Township.

B. Purpose. The Douglas County Board of County Commissioners ("Board") finds and declares as follows:

1. Vacation home rentals provide a community benefit by expanding the number and type of lodging facilities available and assists owners of vacation home rentals by providing a source of revenue which may be used for maintenance upgrades and deferred costs.

2. County staff has responded to numerous complaints at VHRs involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic, congestion, illegal vehicle parking and accumulation of refuse, which require response from Sheriff, fire, paramedic and other public personnel.

3. The transitory nature of occupants of vacation homes makes continued enforcement against the occupants difficult. The provisions of this chapter are necessary to prevent the continued burden on County services and impacts on residential neighborhoods and homeowners adjacent to a vacation rental home, who ultimately bear the burden of these vacation homes and need to file complaints against the vacation home.

4. NRS 244.357 permits the enactment and enforcement of police power ordinances and regulations to govern only a limited area in the County where the subject matter makes it appropriate and reasonable. The ordinance or regulation must specify the limited area within the County to which the ordinance or regulation applies. The Board finds that Lake Tahoe Township is the only appropriate and logical choice for the operation of short-term vacation home rentals and they will be permitted and regulated as set forth in this chapter.

5. The entire Tahoe Basin is under the jurisdiction of the TRPA, includes portions of two (2) states and five (5) counties. TRPA implements its control with the use of the Lake Tahoe Regional Plan, the Community Plans and Area Plan statements under the Tahoe Regional Planning Compact. TRPA has asked Douglas County to adopt

the Lake Tahoe Vacation Home Rental Ordinance and administer the provisions of this chapter.

6. The area of Douglas County within the jurisdictional boundaries of the Tahoe Regional Planning Agency (TRPA) dominates Douglas County's lodging and recreational use. This planning area, located on the western edge of Douglas County, is rich in recreational activities and is the primary center of the casino resort industry for the County.

7. The area of Douglas County within the boundaries of TRPA has limited opportunities for growth due, in part, to the restrictions imposed by TRPA. Lake Tahoe's scenic beauty is a significant part of its attraction and maintenance of the natural area and existing residential neighborhoods is essential to the continued economic strength of the various land uses in this area of the County. It is the intent of the Lake Tahoe Vacation Home Rental ordinance to make the transitory lodging activity permitted by this chapter resemble the existing residential uses made by resident owners and lessees, in terms of occupancy, the number of vehicles, and the nature of living in a neighborhood.

8. Obtaining a VHR permit is not a right. Thus, Douglas County reserves the right to determine which permit locations are appropriate and when the permit may be revoked or denied.

9. The Board of County Commissioners, at a duly noticed meeting, has the authority to impose additional standard conditions, applicable to vacation home rentals, as necessary to achieve the objectives of this chapter. (Ord. 1617, 2023; Ord. 1582, 2021)

20.622.020 Definitions.

The words and phrases in this chapter have the following meanings:

A. "Bedroom" means for the purposes of this chapter a confined space having a floor area of not less than 70 square feet (no less than 7 feet in any horizontal direction) and which is heated and has glazing of 8% of the floor area and natural ventilation through windows at 4% of the room floor area and can provide emergency egress as determined by Douglas County, with a minimum ceiling height of 7 feet. A bedroom, as defined in this chapter, must be designed to be used as a sleeping room and for no other stated or significant purpose. Every bedroom must have an exterior access allowing emergency escape or rescue exit. This definition is derived from the International Residential Code Section R303, R304 and R310.

B. "Daytime" means between the hours of 8 a.m. and 9 p.m. for the purpose of this chapter only.

C. "Director" means the Director of Community Development or his designee.

D. "Local contact person" and/or "local contact" means an individual who has access and authority to assume control of the VHR and take remedial action regarding violations of this ordinance. A local contact must reside and work within 30 minutes of the VHR and must be available, 24 hours a day, to respond to the location of the VHR within 30 minutes of being notified of the existence of a violation of this chapter or any

other provision of this code, or any disturbance requiring immediate remedy or abatement.

E. "Local licensed property manager" means an individual who is engaged in the physical, administrative or financial maintenance and management of real property, or the supervision of such activities for a fee, commission or other compensation or valuable consideration, pursuant to a property management agreement. A local licensed property manager must hold a Nevada Real Estate License and Property Manager Permit issued by the State of Nevada, Department of Business and Industry, Real Estate Division. A local licensed property manager must reside and work within one hour of the VHR.

F. "Owner" means an individual or family, including a family trust, who holds legal or equitable title to private property. "Owner" also includes a closely held limited liability company, corporation, partnership or similar legal entity that holds legal or equitable title to private property, if the members of such entity reside together and each member of the legal entity agrees to be personally liable and responsible for the legal entity's compliance with the requirements found in Chapter 20.622.

G. "Nighttime" means between the hours of 9 p.m. and 8 a.m. for the purpose of this chapter only. Nighttime hours are designated as quiet hours.

H. "Rent" means the consideration received by an owner or other consideration valued in money for lodging subject to the tax authorized in Title 3 of the Douglas County Code.

I. "Studio apartment" means a single, habitable dwelling unit consisting of a single room that serves as a combined space for living, dining, and sleeping. For purposes of this chapter, a studio apartment is deemed to be a bedroom if it meets the requirements of 20.622.020(A), with the exception that it may be used for purposes other than as a sleeping room only.

J. "Vacation Home Rental (VHR)" means one dwelling unit rented for the purpose of overnight lodging for a period of not less than one day and not more than 28 days other than an ongoing month-to-month tenancy granted to the same renter for the same unit pursuant to NRS Chapter 118A. The term VHR excludes time shares or similar commercial activities regulated pursuant to NRS Chapter 119A.

K. "VHR Density" means the amount of VHR permits issued within a given residential community, divided by the total number of dwelling units located within that residential community, excluding time shares or similar commercial activities regulated pursuant to NRS Chapter 119A. (Ord. 1635, 2024; Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)

20.622.030 Permit Process.

A. It is unlawful to rent a dwelling unit or any bedroom for 28 consecutive calendar days or less without a valid Vacation Home Rental Permit issued by Douglas County. The issuance of any permit is discretionary and not a right.

B. In order to preserve the residential nature of communities within the Tahoe Township, the number of available VHR permits is restricted as follows:

1. No more than 600 VHR permits may be issued within the Tahoe Township.

2. Except as provided in subsections (3) through (5), the VHR Density within each residential community shall not exceed 15%.

a. The boundaries of a residential community for the purposes of this section are based upon TRPA plan area statements (https://gis.trpa.org/localplans/) that were approved by the County and may be refined by the Director to include adjacent parcels which are consistent with the uses contained within an adjacent plan area, or to differentiate between distinctive neighborhoods or homeowners associations within a plan area.

b. A map showing the boundaries of the residential communities within the Tahoe Township shall be maintained by the Director and made available to the public.

3. Tahoe Village. Due to the high density of time shares and hotels in the Tahoe Village TRPA plan area, the VHR Density within the Tahoe Village TRPA plan area shall not exceed 40%.

4. Areas north of Cave Rock. Due to their significant distance from the High Density Tourist (HDT) overlay zoning district in Stateline, which is the portion of the Tahoe Township that has been specifically designated and designed to accommodate high-intensity development, lodging, and recreational uses, VHR permits in residential communities north of Cave Rock State Park shall be limited as follows:

a. No VHR permits shall be issued in the following residential communities:

i. Cave Rock Cove
ii. Logan Creek
iii. Shakespeare Point
iv. Uppaway
v. Non-affiliated Glenbrook parcels

b. The VHR Density within the following residential communities shall not exceed 15%; and further, owners holding VHR permits within the following residential communities shall only rent their VHR to individuals who also own property within the same residential community:

i. Glenbrook – South – Single Family
ii. Glenbrook Inn
iii. Glenbrook – Multi Family
iv. Glenbrook – North
v. Pray Meadow

5. Lincoln Park. Due to the unique characteristics of the Lincoln Park residential community, the VHR Density within the Lincoln Park residential community shall not exceed 15%, and the following additional restrictions apply:

a. Each VHR within the community must be separated from any other VHR within the community by at least two intervening residential lots that are not used as VHRs;

b. VHR permits within the community must be renewed annually, but such permits may only be renewed twice, for a total maximum duration of three years;

c. Nighttime occupancy shall be no more than six, and daytime occupancy shall be no more than double the nighttime occupancy; and

d. The number of permitted parking spaces shall be no more than two.

6. Implementation of restrictions.

a. The restrictions set forth in subsections (1) through (3) will only apply to new VHR permits and not to the renewal of an existing VHR permit.

b. The restrictions set forth in subsection (4) shall take effect on December 31, 2024.

c. The restrictions set forth in subsection (5) shall be implemented as follows:

i. All active VHR permits in the Lincoln Park residential community shall expire by January 15, 2025.

ii. An owner wishing to hold a VHR permit in the Lincoln Park residential community after January 15, 2025, shall submit an application to be placed on a waitlist. Waitlist applications shall be submitted no later than April 31, 2024.

iii. The initial waitlist shall be compiled by the Director in May of 2024. The order in which owners are place on the initial waitlist shall be determined through a random draw. Owners who submit a waitlist application after April 31, 2024, shall be added to the end of the waitlist in the order that their applications were submitted.

iv. The first owner on the waitlist will be given the first opportunity to apply for a new VHR permit or renew their existing VHR permit, as applicable.

v. Subsequent owners on the waitlist, in descending order, will likewise be given an opportunity to apply for a VHR permit, but such owners shall be subject to both the 15% VHR Density cap and the two-lot spacing requirement described in subsection (5). If either restriction makes an owner ineligible to apply for a VHR permit, the owner shall remain in their position on the waitlist, and opportunities to apply for VHR permits shall be given to subsequent owners on the waitlist, in descending order, until either all available permits have been issued or all eligible owners on the waitlist have been given an opportunity to apply.

vi. As additional permits become available over time, opportunities to apply for VHR permits will be given to owners consistent with their position on the waitlist, subject to the 15% VHR Density cap and the spacing requirement.

C. An application for a vacation home rental permit must be accompanied by a fee established by resolution of the Board of County Commissioners.

D. Permits and fees required by this chapter are in addition to any license, permit or fee required under any other chapter of this code or Nevada law. The issuance of any permit pursuant to this chapter does not relieve the owner of the obligation to comply with the other provisions of this code pertaining to the use and occupancy of the vacation home rental or the property on which it is located.

E. The following are the permit requirements:

1. A permit must be issued before the property may be advertised or rented as a vacation home rental. A separate permit is required for each vacation home rental unit and a permit may only be issued to the owners of the unit. Permits are not transferable. Permits shall be void if title to the rental unit is transferred, with the exception that an owner may transfer title to a family trust or closely held legal entity

that the owner controls and that meets the requirements of section 20.622.020(F). Permits are limited to one permit per owner unless more than one VHR permit was lawfully held individually or through a legal entity such as a corporation or family trust prior to June 4, 2021. VHR permits are limited to allowable uses per the property's zoning designation and the County's building code requirements.

2. If more than one VHR permit was held by an owner prior to June 4, 2021, those VHR permits may be renewed annually through October 1, 2024, subject to the conditions and terms of renewal in effect when the VHR permit renewal application is submitted to the County for review and approval.

3. Each VHR must be a permanent habitable dwelling unit. A VHR may not be subdivided into smaller units. A VHR may not be rented out, advertised, or occupied in portions. All occupants must share common living, eating, and cooking spaces.

4. The Director is authorized to specify the form and process for obtaining and issuing the VHR permit.

5. At a minimum, all permit applications must contain the following information:

a. The address and assessor's parcel number for the proposed vacation home rental.

b. The name, address, and telephone number of the owner of the vacation home rental.

c. The name, address, and telephone number of the local licensed property manager and local contact person.

d. Acknowledgement that all designated bedrooms meet the definition specified in Section 20.622.020(A), or that the unit constitutes a studio apartment as defined in Section 20.622.020(I).

e. The proposed number of bedrooms that may be rented and a floorplan and photographs of the premises showing the bedrooms and other interior spaces.

f. The proposed number of parking spaces that may be used and a diagram and photographs of the proposed parking spaces in garages, driveways, or other parking areas.

g. Evidence of a valid transient occupancy tax remittance form issued by the County for the vacation home rental. This registration may be filed concurrently with the application for a permit under this chapter.

h. Acknowledgement signed by the owner, local licensed property manager, and local contact person that they have each read the regulations pertaining to the operation of a vacation home rental and they will comply with all requirements in this chapter.

i. A statement signed by the owner confirming the unit is not deed restricted or located in an area governed by a home owner's association ("HOA") and is not subject to covenants, conditions and restrictions ("CC&Rs") or bylaws that prohibit or limit the existence of VHRs. The owner has ultimate responsibility for knowing the HOA and CC&R restrictions regarding VHRs. Permits shall not be issued in these areas if known to Douglas County. Owners are required to notify the HOA of their intent to rent

a home as a VHR. Douglas County may require owners to provide documents in support of the statement as a precondition to approval of the permit.

j. Acknowledgement that the owner, local licensed property manager, or local contact person has or will post at the vacation home rental the notice required in Section 20.622.040(C)(11).

k. Proof that a safety inspection has been completed annually by the Tahoe-Douglas Fire Protection District and/or other designee of Douglas County. During such inspections, all areas within the unit must be made available for inspection.

l. Proof of homeowner's insurance for the VHR, issued by a company regulated by the Nevada Division of Insurance. The insurance coverage must be at least five hundred thousand dollars ($500,000) in general liability insurance for Tier 1 and Tier 2 VHRs and one million dollars ($1,000,000) in general liability insurance for Tier 3 VHRs. The insurance policy must cover anyone injured due to the property owner's negligence. The insurance policy must clearly cover and insure vacation home rental or short term rental activities at the VHR, either within the policy itself or through an appropriate rider or addendum. The insurance policy must include Douglas County as a named insured. Umbrella policies may not be used to achieve the coverage required by this section.

m. A signed declaration by the owner agreeing to be responsible for all trash removal and disposal, and confirming that all trash has been and/or will be disposed of in a proper and legal manner. The owner is required to contract with a waste management company for regular trash removal and have adequate trash removal service per any applicable Health District, waste management, Homeowner's Association or General Improvement District rules. Trash storage must be sufficient for the maximum number of occupants as determined by the County. A bear proof box or reasonable bear proof trash storage and refuse removal solution is required, as determined by the County.

n. Any other information the Director deems reasonably necessary to administer this chapter.

6. The permit application must be verified by the owner under penalty of perjury that the application is true and correct.

7. If an applicant for a new VHR permit or renewal unintentionally provides information that is found to be inaccurate, the applicant will be provided a reasonable opportunity to correct any errors. However, submission of any intentionally false information constitutes a violation of this chapter.

8. The VHR permit shall state the number of parking spaces that have been approved for use by renters and guests of the VHR. No renters or guests shall park outside of approved parking spaces during daytime or nighttime hours. Parking spaces must be located either on man-made coverings, improvements, or structures that prevent normal precipitation from directly reaching the surface of the underlying land, such as decks, patios, asphalt surfaces, concrete surfaces, and stone surfaces; or on compacted surface areas that have been approved for parking by TRPA. Parking areas with drive-through driveways require a minimum 10-foot wide, unobstructed lane for

emergency access vehicles. All other driveways require a minimum 6-foot wide unobstructed lane for emergency ingress and egress.

9. Final determinations regarding suitable parking and the amount of permitted parking spaces will be made by the Director based upon the size of any parking area located on the owner's property, consistent with County code and other applicable regulations. The Director may also permit additional parking in any nearby common-area and/or public parking spaces, based upon the circumstances unique to the property and location, including but not limited to the following factors:

a. the distance between the available spaces and the VHR;

b. the number and type of other properties also making use of the available spaces;

c. the number of available spaces, if any, that have been designated or reserved for the owner;

d. the number of parking permits, if any, that have been issued to the owner, and the locations where such permits may be used;

e. the likelihood that the available spaces will be impacted by seasonal conditions, including snow storage;

f. any history of parking violations or complaints near the owner's property; and

g. any additional factors the Director deems appropriate, including road width and traffic within the residential community.

10. If the information supplied by the property owner on the application for a vacation home rental permit is not consistent with County records, a compliance and safety inspection can be required prior to or after the issuance of the vacation home rental permit. If it appears the unit was improperly altered or improved without first obtaining a requisite building, site improvement, grading, or encroachment permit, the owner must obtain the requisite permit, pay all required fees for the permit, and submit to any required inspections before any VHR permit is issued.

11. If there have been significant changes to the unit or property that would affect the conditions of the permit, the owner must submit a new permit application with the accompanying new permit fee.

F. Renewals. A VHR permit is valid for one calendar year after it is issued. Owners may seek to renew their VHR permits on an annual basis as follows:

1. All VHR renewal applications must be submitted and all renewal fees must be paid prior to the expiration of the current VHR permit. VHR renewal fees shall be established by resolution of the Board of County Commissioners.

2. Any owner who fails to timely file a renewal application or pay renewal fees must immediately cease operation of the VHR at the expiration of the current VHR permit. To reinstate the permit the owner may submit a renewal application and pay the applicable renewal fees, but the application will not be given preference over any other VHR permit application and will be subject to the limitations on VHRs set forth in section 20.622.030(B). Operation of a VHR prior to reinstatement is a violation of this chapter and will subject the owner to fines as set forth in section 20.622.050(C).

3. The renewal of a VHR permit is subject to the conditions and terms of renewal in effect when the VHR permit renewal application is submitted to the County for review and approval, except as otherwise specified in this chapter.

4. Owners must demonstrate at the time of renewal that the dwelling unit was rented in the prior year. Failure to demonstrate use of the permit may result in the permit not being renewed. This is intended to prevent Vacation Home Rental permits from being obtained with no intent to rent the property.

5. In addition to the information required in section 20.622.030(E)(5), all VHR renewal applications must include a list of all websites, listing services, or publications on which the VHR is advertised; and any identifying information that will allow the County to find the advertisements, including hyperlinks and/or URLs for each listing, listing titles, and any assigned property or listing numbers.

G. There are three tiers of permits authorized by Douglas County:

1. Tier 1 – The owner must reside within the VHR unit and be present at all times when the unit is rented. The owner and renters must share a living, cooking, and eating space. The VHR unit may accommodate no more than four renters at a time. The VHR unit must be advertised as being occupied by the owner during the rental period.

2. Tier 2 – Units with up to 10 nighttime occupants. Daytime occupancy shall be no more than double the nighttime occupancy.

3. Tier 3 – Units with 11 nighttime occupants or more. Daytime occupancy shall be no more than double the nighttime occupancy. Tier 3 VHRs require a VHR special use permit granted by the VHR Advisory Board. A unit is eligible for a Tier 3 VHR special use permit only after it has been operated by the owner as a Tier 2 VHR unit, in good standing, for at least 12 months. An owner who has committed a substantiated violation of this chapter, failed to collect or remit to the County the transient occupancy and lodging taxes and monthly rental reports required by Title 3 of the Douglas County Code, or committed any other unremediated and substantiated violation of Title 20 of the Douglas County Code, shall not be deemed to have been operating the VHR unit in good standing.

H. The number of nighttime occupants may not to exceed two persons per bedroom. If the unit has four or fewer bedrooms, occupancy may be increased by two additional occupants if at least two occupants are 18 years of age or younger, and if there is at least one available parking space for every four occupants. Occupancy may be further limited based on health and safety concerns and/or the facts and circumstances unique to the site as determined by the Director consistent with this chapter.

I. The occupancy limitations set forth in sections 20.622.030(G) and (H) shall apply to all existing VHR permits at the time such permits are renewed, with the following exception:

a. If a renewed permit authorizes an occupancy that is less than what was authorized by the prior permit, the new occupancy applies to all new reservations, but the prior occupancy may apply until December 31, 2023, to any reservations made prior to the enactment of this ordinance.

b. If an owner utilizes the provisions of subsection (a) to exceed a renewed permit's occupancy limits, the owner must be able to provide proof to the County that the reservation was made prior to the enactment of this ordinance. Failure to provide such proof at the request of the County constitutes a violation of this chapter.

J. The process to apply for a Tier 3 special use permit is as follows:

1. Prior to the expiration of a Tier 2 permit, the owner must complete a Tier 3 special use permit application and pay the Tier 3 application fee.

2. Pending review by the VHR Advisory Board, the unit can continue to operate as a Tier 2 VHR. The review by the VHR Advisory Board must occur within 60 days after the unit has completed the 12-month waiting period described in DCC 20.030(G)(3).

3. If the VHR Advisory Board approves the Tier 3 special use permit, the unit can operate as a Tier 3 VHR. Occupancy limits and other conditions of the Tier 3 special use permit are determined by the VHR Advisory Board, consistent with this chapter. A Tier 3 special use permit is valid for twelve months after it is granted by the VHR Advisory Board. A Tier 3 special use permit may be renewed annually as set forth in Section 20.622.030(F) without VHR Advisory Board approval, unless the Tier 3 special use permit is conditioned otherwise.

4. If the VHR Advisory Board denies the Tier 3 special use permit, the unit may continue to operate as a Tier 2 VHR. The Tier 2 VHR permit is valid for twelve months after the Tier 3 special use permit is denied by the VHR Advisory Board. The Tier 2 VHR permit may be renewed as set forth in Section 20.622.030(F).

K. A Tier 3 special use permit may be granted by the VHR Advisory Board under the following conditions:

1. The unit complies with all applicable permit conditions, including those required by Section 20.622.030(E).

2. The unit is located sufficiently far away from all other residential dwelling units so as to not create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.

3. The number of permitted parking spaces will accommodate more than 10 persons, as deemed adequate by the VHR Advisory Board and consistent with this chapter. At a minimum, there must be one available parking space for every four occupants.

4. There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.

5. The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

6. The owner has homeowner's insurance that complies with the requirements of section 20.622.030(E)(5)(l).

7. The unit has been operated as a Tier 2 VHR unit for at least 12 months and the prior history of the residence, including the existence of any prior noise or parking problems, indicates that the unit has been operated in good standing as a VHR, as described in section 20.622.030(G)(3).

8. For other reasons not specified herein which are unique to the location and circumstances related to the application.

9. The owner has purchased and installed noise monitoring devices as described in 20.622.040(D). (Ord, 1635, 2024; Ord. 1627, 2023;Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)

20.622.040 Operational Requirements.

A. Management of Units.

1. An owner may retain a local licensed property manager to comply with the requirements of this chapter, including without limitation, the filing of an application for a permit, the management of the vacation home rental, and compliance with the conditions of the permit. A local licensed property manager is required for all Tier 2 units with a nighttime occupancy of 10 and for all Tier 3 units, unless the property is managed by the homeowner who resides within one hour of the VHR during the rental period.

2. Each owner of a vacation home rental must designate a local contact person who has access and authority to assume management of the unit and take remedial measures. The owner must provide the County with the local contact person's phone number. After being notified of the existence of a violation of this chapter or any other provision of this code, or any complaint or disturbance requiring immediate remedy or abatement, the local contact person must respond to the location within 30 minutes, and must resolve the situation within one (1) hour. The local contact person must report the violation, complaint, or disturbance and the steps taken to resolve the situation to the County within 72 hours of the initial notification. The failure to timely report the complaint, violation, or disturbance, or the resolution of the situation shall be considered a violation of this chapter.

3. The owner must immediately notify the County in writing upon a change of the local contact, the local licensed property manager, or the telephone numbers for such individuals. This notification will be on forms prescribed by the County. The name and contact information of the local contact person and local licensed property manager shall be made available to the public. The changes must be posted in the interior of the vacation home rental within ten days of any change of contact information. The failure to timely provide or post valid names and phone numbers for the local contact person and local licensed property manager (if applicable) shall be considered a violation of this chapter.

4. All local contacts, owners, and local licensed property managers shall have successfully completed a VHR training course and achieved a qualifying score on a County administered certification test. Once certified, local contacts, owners, and local licensed property managers will not be required to become re-certified but may be required to take a refresher course and must continue to comply with all provisions set

forth in this section to remain certified. Operation of a vacation home rental without a certified local contact and a certified local licensed property manager (if applicable), shall be considered a violation of this chapter.

5. The owner is responsible for the following:

a. Ensuring that the VHR complies with all posting requirements, fire and life safety requirements, and other provisions of this chapter at all times when the home is used as a VHR.

b. Obtaining the name, address, and contact information for each renter who is 25 years of age or older.

c. Providing the renters a written copy of occupancy limits for nighttime and daytime hours; quiet hours; any parking restrictions, including for snow removal and storage; trash pickup instructions; and all other rules and regulations applicable to the VHR. Owners must also provide written notice to renters that should any violation of this chapter occur, fines may be imposed.

d. Obtaining formal, written acknowledgement from all renters over the age of 25 that he or she is legally responsible for compliance of all occupants of the VHR with all applicable laws, rules, and regulations pertaining to the use and occupancy of the VHR, and that should any violation of this chapter occur, fines may be imposed.

e. Maintaining the tenant registry information collected pursuant to subsection 5(b) above for a period of two years from date of occupancy. The Director may request copies or access to the guest registry at any time. If the owner believes the request for the tenant registry information is illegitimate, the owner may refuse to provide the information for a period of no more than ten days and may file an appeal to the VHR Advisory Board pursuant to 20.622.060(B). If the owner does not file a timely appeal, then the owner shall immediately provide the information to the requesting official.

B. Permit Issuance. The VHR permit must be issued only to the owner(s) of the vacation home rental. The owner of the vacation home rental is responsible for compliance with the provisions of this chapter and the failure of any agent to comply with this chapter is non-compliance by the owner.

C. All permits issued pursuant to this chapter are subject to the following standard conditions:

1. The owner must, by written agreement, limit daytime and nighttime occupancy of the vacation home rental to the specific number of occupants designated in the permit.

2. The owner must, by written agreement, limit all parking of renters and their guests to designated parking areas. Except for temporary loading and unloading, parking buses and recreational vehicles on-site or on the street is prohibited at all times.

3. Owners shall provide the license plate information of all vehicles being utilized by the renters and their guests upon request by a Douglas County Code Enforcement official within 2 hours after a request for such information is made. Such information shall be provided in a form and medium acceptable to Douglas County.

4. All uses must comply with County or applicable general improvement district regulations; HOA rules; parking, driveway and loading standards; and seasonal snow removal or emergency vehicle access regulations.

5. Owners must issue parking placards on the form provided by the County which renters and their guests must display on the driver's side dashboard of each of their vehicles. The parking placards shall have the address of the VHR unit and the phone number for the person responsible for the vehicle. Owners must ensure that renters and their guests park only in designated parking spaces. The failure of any renter or guest to park in the designated parking spaces and/or display the parking placard may result in a citation and fine of $500 to the owner of the vehicle. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner of the vacation home rental for any parking violations committed by the renters and their guests.

6. The owner must use best efforts to ensure that the renters or guests of the vacation home rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise or disorderly conduct by notifying the renters of the rules regarding vacation home rentals and responding when notified that renters or their guests are violating laws regarding their occupancy. It is not intended that the owner, local contact person, or local licensed property manager act as a peace officer or place him or herself in harm's way.

7. The owner must, upon notification that renters or guests of the vacation home rental have created unreasonable noise or disturbances, engaged in disorderly conduct or violated provisions of this code or state law pertaining to noise, or disorderly conduct, promptly use best efforts to achieve compliance by the renters and their guests and prevent a recurrence of such conduct by those renters or guests.

8. The owner shall be responsible for the lawful and proper removal and disposal of all trash at the vacation home rental. The owner, at a minimum, shall contract with a waste management company for regular trash removal, and shall ensure that trash removed from the vacation home rental by the owner, local contact, local licensed property manager, or any other person is not illegally deposited into any private trash receptacle or otherwise illegally dumped off site.

9. All advertising for the vacation home rental must include the:

a. Permit number;

b. Maximum daytime and nighttime occupancy;

c. Notice that gatherings and events that exceed the maximum occupancy of the vacation home rental are prohibited;

d. Maximum number of allowed vehicles;

e. Notice that renters will be issued parking placards which they and their guests must display on the driver's side dashboard of their vehicles, that renters and their guests will be required to park only in designated parking areas, and that failure to park in designated parking areas and/or display the parking placards may result in a citation and fine of $500; and

f. Quiet hours are designated between 9:00 pm and 8:00 am and will be strictly enforced.

10. Advertisements for the vacation home rental must not misrepresent the occupancy of the VHR. Maximum nighttime occupancy must be included within the title of any advertisement or listing. The number of bedrooms and/or beds shall not be included within the title of any advertisement of listing but may be included within the body of the advertisement or listing.

11. The owner of the vacation home rental must post a copy of the permit and a copy of the conditions set forth in this section in a conspicuous place. Each vacation home rental must have a clearly visible and legible notice posted within the unit on or adjacent to the front door containing the following information:

a. The name of the local contact person, local licensed property manager, and/or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis;

b. The maximum number of occupants permitted in the unit during daytime and nighttime hours;

c. The maximum number of vehicles allowed;

d. The location of designated parking spaces and special information related to seasonal snow removal and emergency vehicle access (if any);

e. Notification to renters that they will be issued parking placards which they and their guests must display on the dashboard of their vehicles, and that their failure to park in designated parking spaces and/or display parking placards may result in a citation and fine of $500;

f. The trash pick-up day and notification that trash and refuse must not be left or stored on the exterior of the property;

g. Notification that the Lake Tahoe area is a bear habitat, notification that renters should not feed the wildlife, and instructions regarding the operation of any bear box;

h. Notification that renters and their guests, as persons responsible for any event, may be cited and fined for creating a disturbance or for violating other provisions of this ordinance;

i. Notification that the County may schedule safety inspections. The inspections will be scheduled at reasonable times and renters must make the unit available for such inspections upon 24 hours' advance notice.

12. Owners and renters must make the rental unit available for safety and compliance inspections by the Director or a Code Enforcement official upon request. Any inspection must be scheduled at least 24 hours in advance. However, a renter may voluntarily provide access to the VHR unit without 24 hours' advance notice by the County. Permit compliance inspections will not be undertaken by members of the Douglas County Sheriff's Office.

13. All vacation home rentals shall comply with the following standards:

a. The minimum age to rent a vacation home rental is twenty-five (25) years. Owners shall require a copy of the renter's driver's license as proof of eligibility to rent. Owners shall retain this information for two years.

b. Compliance with the requirements set forth under this chapter shall be in addition to compliance with all other provisions of this code relating to nuisance, peace and safety.

D. Noise Monitors.

1. All Tier 3 VHRs must be equipped with noise monitoring devices. Tier 1 and Tier 2 VHRs must be equipped with noise monitoring devices after one substantiated complaint for excessive noise.

2. Noise monitoring devices must be installed at locations and in amounts specified by the Director. At a minimum, such devices must be placed in outdoor areas where occupants are expected to congregate and must include the following features:

a. The ability to monitor both volume level and duration of noise;

b. A log or record of noise data that can be maintained for a period of at least 18 months;

c. A notification system that alerts the local contact when noise levels exceed 65 decibels continuously for 5 minutes and when noise levels exceed 85 decibels regardless of duration; and

d. The ability to share noise data with Douglas County.

3. Owners must make noise data available to Douglas County at the request of the County. (Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)

20.622.050 Violations and Enforcement.

A. The Director is authorized and directed to establish rules and regulations from time-to-time as may be required to carry out the purpose and intent of this chapter. Changes to this ordinance can only be made by the Board of County Commissioners.

B. In addition to any other civil remedies set forth in this chapter, the owner, occupant or agent of any lot or premises within the County who permits or allows the existence of a public nuisance as defined in the Douglas County Code or Nevada law, upon any lot or premises owned, occupied or controlled by them, or who violates any provisions of this chapter is subject to the penalties found in Title 20 of the Douglas County Code. Each day of any such violation constitutes a separate offense.

C. Fines.

1. Operating, Marketing or Advertising a VHR without a Permit. Any person who advertises, markets, or operates a vacation home rental located anywhere within Douglas County without a current, valid, and active VHR permit is in violation of Douglas County Code and the Nevada Revised Statutes and shall be subject to a civil penalty as follows:

a. A civil penalty of up to $20,000 may be issued to any person who advertised, marketed, and/or operated a VHR and who never held a valid VHR permit for the property being used as a VHR.

b. A civil penalty of up to $5,000 may be issued to any person who had a valid VHR permit or represented a permit holder but, through inadvertence or mistake, failed to submit a completed VHR renewal application by the required deadline but has filed a complete VHR permit renewal application within 60 days of the expiration of the VHR permit. The permit may be renewed if all other conditions are met by the renewal

applicant, provided the number of VHR units does not exceed the limits on VHR permits described in Section 20.622.030(B).

c. A civil penalty of up to $20,000 may be issued to any person who had a valid VHR permit but has not submitted a complete VHR renewal application after 60 days have elapsed since the VHR permit expired. The permit may be renewed if all other conditions are met by the renewal applicant, provided the number of VHR units does not exceed the limits on VHR permits described in Section 20.622.030(B).

d. A civil penalty of up to $10,000 may be issued to any person who advertises, markets, or operates a vacation home rental at a time when the VHR permit for that property has been suspended.

2. Other Violations. A civil penalty of up to $2,500 may be issued to any owner for any other violation of this chapter. Each day that the owner fails to correct and/or abate the violation of this chapter after the date given in the notice of violation shall constitute a separate violation and shall subject the owner to additional penalties of up to $2,500 per day until the violation is corrected, to a maximum fine of $20,000. Fines shall begin to accrue automatically from the date specified in the first notice of violation. The Director may waive all or a portion of any fine upon a specific showing of good cause.

3. Parking Violations by VHR Renters and Guests. VHR renters and guests must park only in designated parking spaces and must display a parking placard at all times in accordance with the requirements of this chapter. A civil penalty of up to $500 may be issued to any renter or VHR guest who fails to park in the designated parking spaces and/or display the parking placard as required. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner of the vacation home rental for any parking violations committed by the renters.

D. The County may also seek an injunction and/or any other legal relief for violation(s) of this chapter, including, but not limited to, the collection of delinquent tax payments.

E. Enforcement actions may immediately be brought against renters and guests of a vacation home rental for violations of this chapter and/or any other provision(s) of this code for which the renters and/or guests are responsible or which occurred during the renters' and/or guests' use and occupancy of the vacation home rental. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner of the VHR for all such violations.

F. After one substantiated complaint for excessive noise, the owner must be required to install noise monitors in numbers and locations designated by Douglas County, consistent with this chapter.

G. In addition to any other reasonable means for collecting civil penalty monies owed to the County, the civil penalties are a special assessment against the property upon which the violation exists and can be collected pursuant to Douglas County Code chapter 20.691 if the following conditions exist:

1. The owner has been billed, served or otherwise notified that the civil penalties are due;

2. The amount of the uncollected civil penalties is more than $5,000; and

3. At least three months have elapsed after the date specified in the order of the Director or the Board of Commissioners by which the owner must abate the violation/remit the fee(s), or at least twelve months have elapsed after the date specified in the original notice of violation to the owner to abate the violation/remit the fee(s).

H. The owner may be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this code is committed, continued or permitted by such person.

I. The following conduct is a violation for which the VHR permit may be suspended or revoked:

1. The owner has failed to comply with any requirement of this chapter, Douglas County Code or federal or state law;

2. The owner has failed to comply with additional conditions imposed by the Director;

3. The owner has failed to either collect or remit to the County the transient occupancy and lodging taxes and monthly rental reports as required by Title 3 of the Douglas County Code;

4. The owner has supplied false or misleading information during the application process;

5. The vacation home rental presents a health and safety concern; and

6. For other grounds not specified herein which may warrant suspension or revocation of the permit such as unlawful conduct, lewd behavior or other such reasonable grounds.

J. Whenever the Director or Code Enforcement official has reasonable grounds to believe that a violation of any provision of this chapter or Title 20 of the Douglas County Code has occurred, a written notice of violation shall be served to the VHR owner(s) either via first class or registered mail, in person, or posted on the property. Mailing the notice of violation to the address provided with the application shall be deemed proper service and delivery.

K. The filing of a notice of appeal will stay the correction of the violation, abatement of a nuisance, or the imposition of any fine or penalty until the final disposition of the appeal if the conditions required in section 20.622.060(B) are met.

L. Failure to respond to a written notice of violation within the time frame identified in the notice, or to timely submit a written appeal to the VHR Advisory Board, will result in the revocation of the permit and require the owner to reapply for a permit. Therefore, it is incumbent on the owner of property to update their contact information and ensure that responses to queries and enforcement actions are prompt.

M. Failure to correct the violation within the time identified in the written notice, or failure to remit the penalties imposed by Douglas County within a ten (10) day period, will result in an automatic revocation of the permit unless the matter is appealed to the VHR Advisory Board within the mandatory ten (10) day period.

N. If there is an open building permit submitted by the property owner, or when necessary to protect life, property, health, or safety, the Director may immediately suspend a permit for up to ninety (90) days or until such time that the unsafe

condition(s) have been corrected, whichever is later. During a suspension period no rentals may occur.

O. If any owner commits two substantiated violations of this chapter within a twelve-month period, this shall result in the suspension or revocation of the owner's VHR permit.

P. An owner whose VHR permit is revoked may not reapply for a new VHR permit for twelve months following the revocation. If after twelve months the owner chooses to reapply for a new VHR permit, the Director may not consider the prior revocation as a basis for denying the new VHR permit application. If a new VHR permit is issued and the permit is revoked a second time, the owner is permanently prohibited from holding a VHR permit.

Q. The County may temporarily or permanently prohibit an individual or entity from acting in the capacity of a local contact and/or local licensed property manager if the County determines that such individual or entity failed to comply with the requirements of this chapter on two occasions within a twelve-month period.

R. Information provided by members of the public including, but not limited to, verbal statements, signed declarations, photos, videos, and noise monitoring recordings may constitute proof of a violation. (Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)

20.622.060 VHR Advisory Board and Appeals.

A. VHR Advisory Board:

1. The Board of County Commissioners has determined there is a need for a VHR Advisory Board whose function shall be to hear enforcement appeals filed by VHR owners, applications for VHR special use permits for Tier 3 VHR rentals, and to render advice to the Board of County Commissioners on proposed changes to this chapter when necessary.

2. The VHR Advisory Board shall consist of five (5) members comprised of the following:

a. Two residents of the Lake Tahoe Township that are current VHR permit holders;

b. Two residents of the Lake Tahoe Township that are not VHR permit holders; and

c. One resident of the East Fork Township.

d. If there are insufficient applications to the VHR Advisory Board to fill any class of members, then the Board of County Commissioners may appoint any registered voter in Douglas County to fill any vacant positions.

e. For the purpose of defining "resident," the member's principal resident is within the relevant Township and physically resides at the residence for at least six months during a calendar year.

3. The Board of County Commissioners shall appoint members to the VHR Advisory Board. No member may be appointed who has expressed opposition to the VHR program or otherwise appears to have a bias that may improperly influence their impartiality as a member of the VHR Advisory Board.

4. VHR Advisory Board members shall serve four (4) year staggered terms.

5. Initial terms may be two (2) years to account for mid-year appointments and staggered terms. Initially, three members shall be chosen to serve four (4) year terms and two members shall be chosen to serve for two (2) year terms.

6. At the first meeting of the VHR Advisory Board, the members shall choose a Chair and Vice-Chair who shall serve in this capacity for a one-year term. Chair and Vice-Chairs shall be selected thereafter at the first meeting held after the beginning of the calendar year and shall only serve for a one (1) year term.

7. Members shall be paid sixty dollars ($60) per meeting.

8. Staff to the VHR Advisory Board shall be assigned by the Douglas County Manager.

9. No meeting shall be held without a quorum and all meetings shall be subject to NRS Chapter 241 (Nevada's Open Meeting Law).

10. The VHR Advisory Board may adopt bylaws governing their meetings. In the absence of such bylaws, the meetings shall be governed by Roberts Rules of Order.

11. There shall be three (3) ex officio members of the VHR Advisory Board when the Board is not adjudicating appeals or hearing VHR special use permits. The members shall consist of:

a. A representative from public safety;

b. The Director; and

c. A Community Development staff member, preferably from planning and having knowledge of TRPA matters.

B. Appeals:

1. Any VHR owner issued a notice of violation or otherwise issued an adverse decision with respect to the owner's VHR permit or permit application pursuant to this chapter shall have the right to file an appeal with the VHR Advisory Board.

2. The filing of a notice of appeal shall stay all proceedings regarding the notice of violation or adverse decision, including efforts to correct the violation or abate a nuisance, the imposition of any fine, or the suspension of revocation of any permit until the final disposition of the appeal. This stay provision does not apply to any possible new violations.

3. A written notice of appeal must be filed with the Community Development Department within ten (10) working days of the date the first notice of violation was mailed via certified mail to the address on the VHR permit application or on the Douglas County Assessor's website and/or served on the property owner or other responsible party and/or posted at the VHR property. Every appeal must:

a. Be submitted in writing;

b. Include a copy of the notice of violation or adverse decision and any subsequent notice or communication sent to them;

c. Contain the person's full name, mailing address, email, and phone number, legibly printed or typed;

d. Contain a statement setting forth in detail the reasons the person contests the notice of violation or adverse decision; and

e. State the basis for appeal, as described in section 20.622.060(B)(5) below.

4. The party requesting a hearing shall be required to deposit the full amount of the fine and hearing fee at the time of filing the Request for Hearing.

5. The VHR Advisory Board shall hold a public hearing on the appeal within 120 days of the filing of the notice of appeal with the Community Development Department. The scope of such hearing shall be limited to any or all of the following as may be stated by the person requesting review in the notice of appeal:

a. There has been a failure of the County to follow the procedures prescribed in this title and/or chapter, and that such failure has prejudiced the person in respect of some substantial right;

b. No violation and/or nuisance exists on the premises that is subject of the notice of violation;

c. The time for or method of compliance required in the notice is impossible to comply with or, because of circumstances peculiar to the person or property, would work an unreasonable hardship; and/or

d. The imposition of civil penalties is inappropriate under the circumstances.

6. The appellant shall be accorded the opportunity to provide evidence or a statement in opposition to the notice of violation; and shall be accorded the opportunity to cross-examine any witness presenting testimony.

7. The County shall be accorded the opportunity to present any evidence, argument or statement in support of the notice of violation; and shall be accorded the opportunity to cross-examine any witness presenting such testimony.

8. The VHR Advisory Board shall have the authority to modify, amend or reduce any fine or required abatement action based on the evidence presented and the facts and circumstances unique to each appeal.

9. Upon a final disposition ordering correction of the violation and/or abatement of a nuisance, and unless another period for compliance is provided in the decision, the person responsible for correction and/or abatement shall have a period equal to that specified in the original notice, commencing from the date of the final disposition, in which to correct the violation and/or abate the nuisance prior to further action by the County.

10. The department shall provide a written final disposition of the appeal to the owner within ten (10) working days of the appeal hearing by the Advisory Board.

11. The advisory board shall adopt factual findings and conclusions supporting a decision which either:

a. Affirms the notice of violation as issued;

b. Modifies the notice of violation, including any fines or penalties; or

c. Rescinds the notice of violation, including any fines or penalties.

12. If the appellant believes the VHR Advisory Board was biased or abused its discretion related to the consideration of an application for a special use permit, the appellant may submit an appeal of the Advisory Board's decision to the Board of County Commissioners pursuant to chapter 20.28.020. If the appellant wants to challenge the

decision of the Board of County Commissioners, then they may file a petition for judicial review pursuant to NRS 278.310. (Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)

AGENDA ITEM NO. 3.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to adopt **Ordinance 2024-1642**, a Zoning Text Amendment, amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC (Tahoe-Mixed Use/Town Center) and T-T/HDT (Tahoe-Tourist/High Density Tourist) Overlay zoning districts, modifying height restrictions within the T-MU/TC (Tahoe-Mixed Use/Town Center) Overlay zoning district, and updating references to the TRPA Code of Ordinances. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. Second Reading. (Kate Moroles-O'Neil)

RECOMMENDED MOTION:

Approve Ordinance 2024-1642 as presented, because the required findings have been met, and direct staff to present the Ordinance 2024-1642 to the Tahoe Regional Planning Agency for review for conformity with the Tahoe Regional Plan.

FINANCIAL IMPACT:
There is no known financial impact related to this Zoning Text Amendment.

BACKGROUND:

Please Note: The agenda items for Ordinance 2024-1642, Ordinance 2024-1643, and Resolution 2024-097, will be heard together. The documents and materials relevant to those items are largely repetitive. To reduce the amount of paper that would be used to produce those repetitive materials in the agenda packet, all documents and materials for those items, including Attachments 1-6, are attached only to agenda item corresponding to Ordinance 2024-1642.

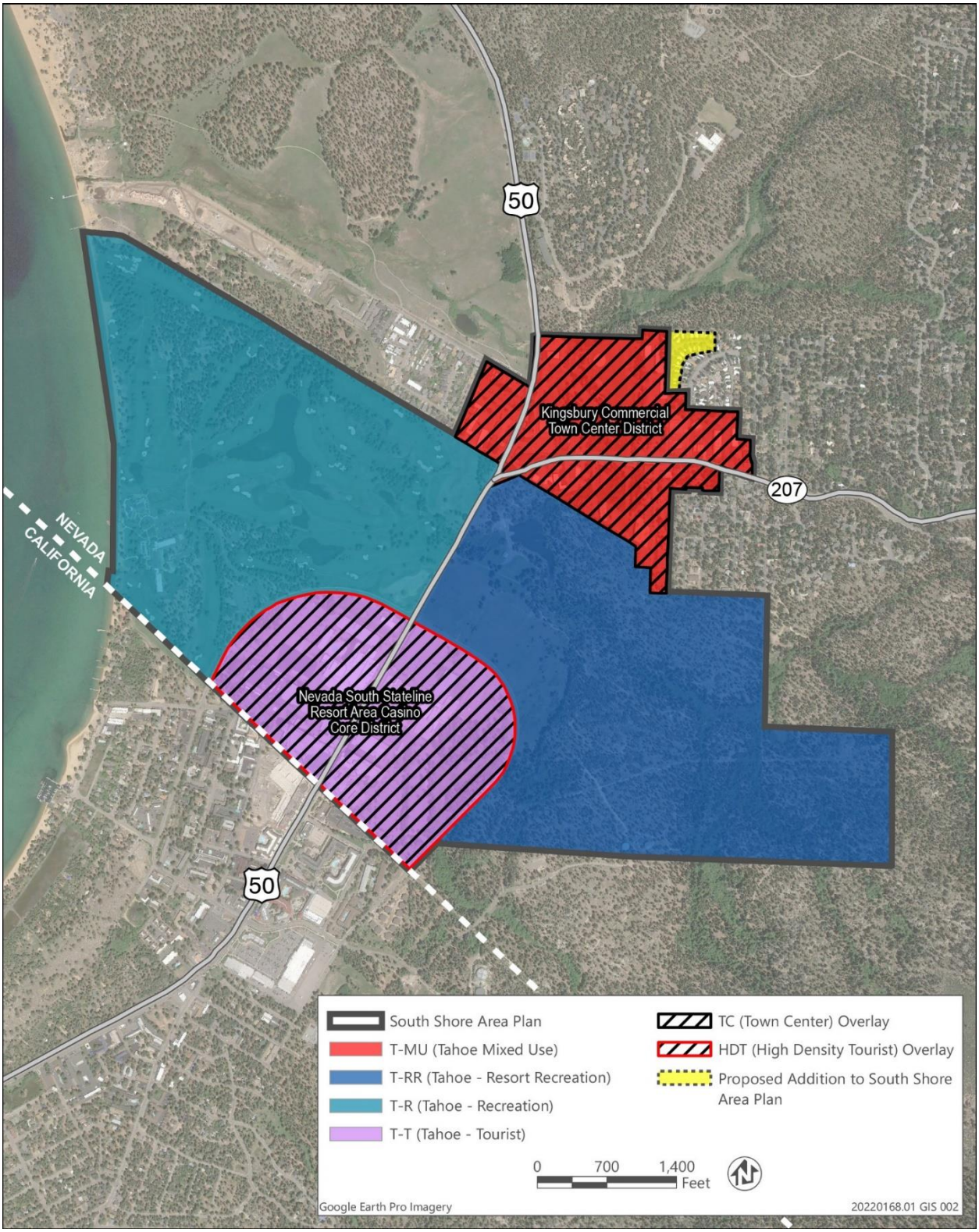
The South Shore Area Plan (SSAP) was adopted by the Douglas County Board of County Commissioners and the TRPA Governing Board in the fall of 2013. The SSAP is a component of the TRPA Regional Plan. The Regional Plans' Goals and Policies guide all future land use decisions within the Tahoe Basin. The SSAP revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan and replaced the Kingsbury and Stateline Community Plans and the relevant portions of Plan Area Statements (PASs) 070A and 080. These PASs were over 20 years old and had undergone only minor changes since their adoption.

Revisions to the SSAP have been proposed. Such revisions include: The expansion of the SSAP will incorporate the entirety of the Kingsbury Manor Mobile Home Park; changes to signage regulations; the addition of an energy conservation strategy, as required by TRPA code; and the incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing, as also required by TRPA code.

To implement the changes to the SSAP, a Zoning Text Amendment and Zoning Map Amendment are required. However, the amendments to the SSAP are ultimately approved by the TRPA Governing Board. Accordingly, the Zoning Text Amendment and Zoning Map Amendment will not become effective until the amendments to the SSAP have been approved.

ATTACHMENTS:
South Shore Area Plan Vicinity Map.docx.pdf
BoCC Staff Report 1.16.25 ZTA ORD ZMA ORD RES.doc
Attachment 1 Ordinance 2024-1642 ZTA for SSAP w CP 12.12.pdf
Attachment 2 Ordinance 2024-1643 ZMA for SSAP 12.12 w CP.pdf
Attachment 3 Current Version SSAP Last Adopted 2023-01-25.pdf
Attachment 4 Resolution 2024R-097 w CP & Exh. A New SSAP.pdf
Attachment 5 Initial Environmental Checklist (IEC) 12.13 w CP.pdf

South Shore Area Plan Vicinity Map



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
Community Development Director

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: January 16, 2025

To: Douglas County Board of County Commissioners

From: Kate Moroles-O'Neil, Planning Manager

Subject: Ordinance 2024-1642, a Zoning Text Amendment (Application DP24-0162), amending Chapter 20.703 of the Douglas County Code, relative to Tahoe Area Plan Regulations; and Ordinance 2024-1643, a Zoning Map Amendment (Application DP24-0180), expanding the T-MU/TC zoning district.

I. REQUEST

For possible action. Discussion of **Ordinance 2024-1642**, a Zoning Text Amendment, amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the Tahoe Mixed-Use/Town Center (T-MU/TC) and Tahoe-Tourist/High Density Tourist (T-T/HDT) Overlay zoning districts, modifying height restrictions within the T-MU/TC Overlay zoning district, and updating references to the TRPA Code of Ordinances; and

For possible action. Discussion of **Ordinance 2024-1643**, a Zoning Map Amendment (ref. DP 24-0180), changing the zoning for a certain property (APN: 1318-23-401-019) within the South Shore Area Plan (SSAP) by classifying the entirety of the parcel at 201 Manor Drive, comprising approximately 4.54 acres, as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. (APN 1318-23-401-019)

For possible action. Discussion on **Resolution 2024R-097** accepting proposed changes to the South Shore Area Plan and directing that such changes be presented to the Tahoe Regional Planning Agency (TRPA) for review and conformity with the Tahoe Regional Plan, based on presentation, staff report and the Initial Environmental Checklist.

The applicant is Douglas County, represented by Kate Moroles-O'Neil.

II. RECOMMENDATION

Staff recommends the following:

Approve **Ordinance 2024-1642**, a Zoning Text Amendment, and direct staff to present to the Tahoe Regional Planning Agency (TRPA) for review and conformity with the Tahoe Regional Plan, based on presentation, staff report and meeting required findings; and,

Approve **Ordinance 2024-1643** Zoning Map Amendment, and direct staff to present to the Tahoe Regional Planning Agency (TRPA) for review and conformity with the Tahoe Regional Plan, based on presentation, staff report, meeting required findings; and,

Approve **Resolution 2024R-097** and direct staff to present to the Tahoe Regional Planning Agency (TRPA) for review and conformity with the Tahoe Regional Plan, based on presentation, staff report and the Initial Environmental Checklist.

III. BACKGROUND

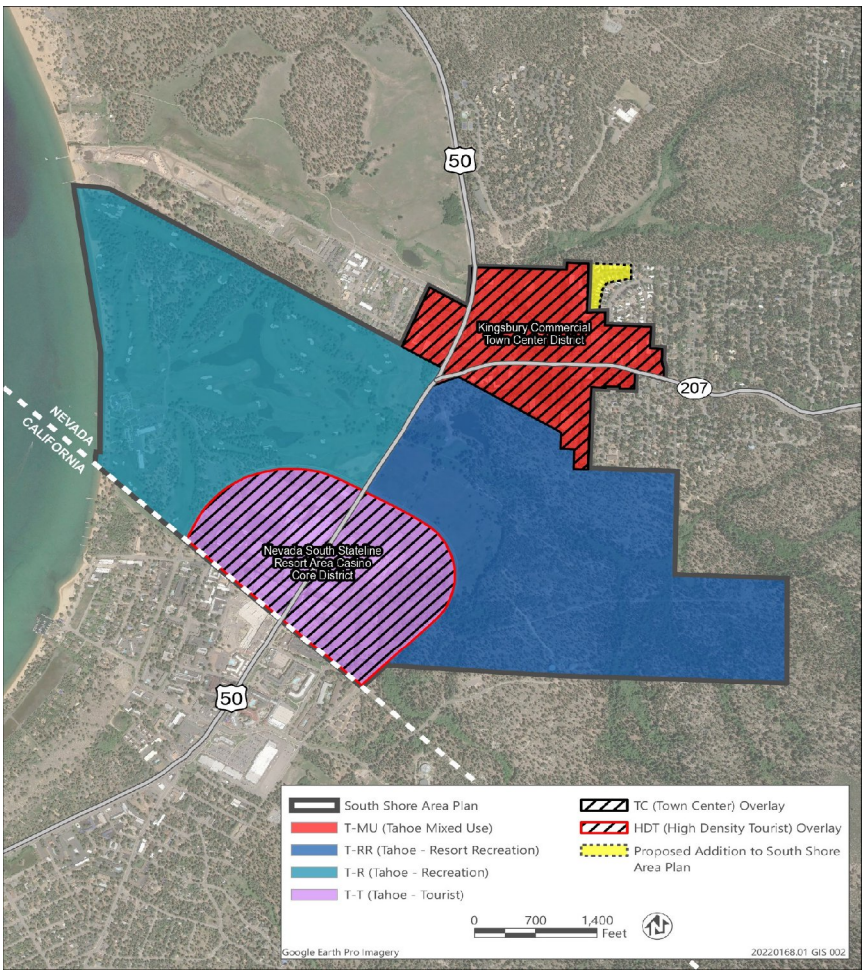
On December 10, 2024, the Planning Commission voted unanimously to recommend approval of both the ZTA (ORD 2024-1642, Attachment 1) and the ZMA (ORD 2024-1643, Attachment 2) to the Board of County Commissioners.

The South Shore Area Plan ("SSAP") was approved by the Douglas County Board of County Commissioners and adopted by the Governing Board for the Tahoe Regional Planning Agency ("TRPA") in the fall of 2013. The SSAP is a component of the TRPA Regional Plan. The Regional Plans' Goals and Policies serve as a guide for all future land use decisions within the Tahoe Basin.

The SSAP revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan, and replaced the Kingsbury and Stateline Community Plans, and the relevant portions of Plan Area Statements (PASs) 070A and 080. These PASs were over 20 years old and had undergone only minor changes since their adoption. In 2023, a ZTA (ORD 2022-1603) was approved by Douglas County then adopted by TRPA, which revised section 20.703.090 to include religious assemblies as a permitted right in the Tahoe-Mixed Use (TM-U) zoning district within the SSAP.

As depicted in Table 1 below, the SSAP includes the High-Density Tourist District containing the casino core, the Edgewood Lodge and Golf Course, the Edgewood Mountain area, and the Kingsbury Commercial Town Center. These areas are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use, respectively.

Map 1: South Shore Area Plan Vicinity Map



Revisions associated to the South Shore Area Plan have been in the works for many years. Beginning roughly in 2016, previous County staff and TRPA staff began working on reformatting and updating the current SSAP (Attachment 4) adopted in 2013. This included creating a table of contents, new chapters, as well as updating the document with current and expanded information, and upcoming projects, i.e., the Tahoe Blue Event Center. This revised document became like a working document for staff over the years. Due to staff turnover and other pressing projects, bringing forward the revised document did not come to fruition until now. With the realization that the County had not brought forward previously approved County ordinances and resolutions to TRPA for adoption, the County chose to bring forward the working document with all the content updates and new formatting, in addition to the proposed amendments. The redlines seen in the new version of the SSAP (Attachment 3), are associated with exact content that has simple revisions. Other sections of the new version of the SSAP, are associated to new content and/or expanded information on previous topics. For example, soil conservation as seen in current SSAP (Page. 29 of Attachment 4) contains 2 sentences, while the new version provides new information and an entire section, Soil Conservation, in Chapter 3 (Page 12 of Attachment 3). And as noted prior, The Tahoe Blue Event Center and its description and completion of project is captured on page 30 in Chapter 4 of the new version of the SSAP.

The previous ordinances (Ord. 2014-1425 & Ord.2014-1426) and a resolution (2014R-079) related to the proposed amendments referenced below, were approved by the Douglas County Board of Commissioners in January of 2015, but were never presented to TRPA for approval, thus did not become effective. Pursuant to Title 20, Section 20.703.310, any amendment to an approved area plan or ordinance contained within an approved Area Plan approved by the Douglas County Board shall be forwarded to the TRPA and reviewed by the Advisory Planning Commission and Governing Board for

conformity with the requirements of the TRPA Regional Plan. The current ZTA and ZMA Ordinances do indicate the repeal of those previous approvals. The proposed revisions to the South Shore Area Plan include:

- **Expanding Kingsbury Town Center to include the entirety of Kingsbury Manor Mobile Home Park**. The mobile home park parcel is partially within and partially outside of the South Shore Area Plan's Kingsbury Commercial Town Center. A total of 0.90 acres is within the Town Center, and the proposed expansion would bring in the remaining 3.64 acres currently located within PAS 078 (Middle Kingsbury). Of the 31 mobile home units in the Kingsbury Manor Mobile Home Park, six are within the Town Center currently, 24 are within the expansion area, and one straddles the Town Center/expansion area boundary. The mobile home park parcel (APN 1318-23-401-019) is at 201 Manor Drive and is privately owned.

  Ordinance 2104-1426, which was approved by the Board of County Commissioners in January of 2015, had accepted the proposed boundary change moving the entirety of the parcel at 201 Manor Drive, comprising approximately 4.54 acres, into the T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay zoning district. On December 10, 2024 the Planning Commission within their motion for approval of the current ZTA (ORD 2024-1642), recommended a footnote to be included in Title 20, Section 20.703.080 South Shore Area Plan Development Standards (Table), to indicate that the entirety of this parcel (APN 1318-23-401-019) be limited to 35' in building height. The owner, as they did back in 2014, agreed to this height restriction along with staff's support.

- **Incorporating signage regulations**. Signage regulations were inadvertently omitted from the SSAP in 2013. TRPA has requested that Douglas County adopt equivalent signage standards to the Regional Plan in Chapter 38, Section 38.2.3(D)(1) of the TRPA Code, which states that the Tahoe Area Plan Regulations and South Shore Design Standards and Guidelines, shall apply within the South Shore Area Plan. This amendment proposes adoption of these sign standards in addition to changes to signage regulations in the T-MU/TC and T-T/HDT overlay zoning districts and updating references to the TRPA Code of Ordinances.

- **Incorporate an Energy Conservation Strategy** to encourage environmentally beneficial redevelopment in the SSAP. In November 2013, the TRPA Governing Board adopted an amendment to Chapter 13, "Area Plans," of the TRPA Code requiring that all area plans include a Greenhouse Gas Reduction Strategy to reduce the emissions of greenhouse gases (GHGs) from the construction and operation of buildings; this action implemented Mitigation Measure 3.5-1 of the Regional Plan Update Environmental Impact Statement. An area plan must include an energy conservation strategy if it is to be found to be in conformance with the Regional Plan.

  Resolution 2014R-079, although never adopted by TRPA, Douglas County has been implementing many energy conservation strategies since its last audit. Many of the programs that were suggested as energy strategies back in 2014, Douglas County has already completed. Douglas County will continue to strive for energy saving measures throughout Douglas County. The County is bringing forward to the Board at the January 16, 2025 meeting, Resolution 2024R-097 (Attachment 6), which includes the Energy Conservation Strategy and proposed changes to the South Shore Area Plan.

To implement these revisions, Douglas County is proposing the following:

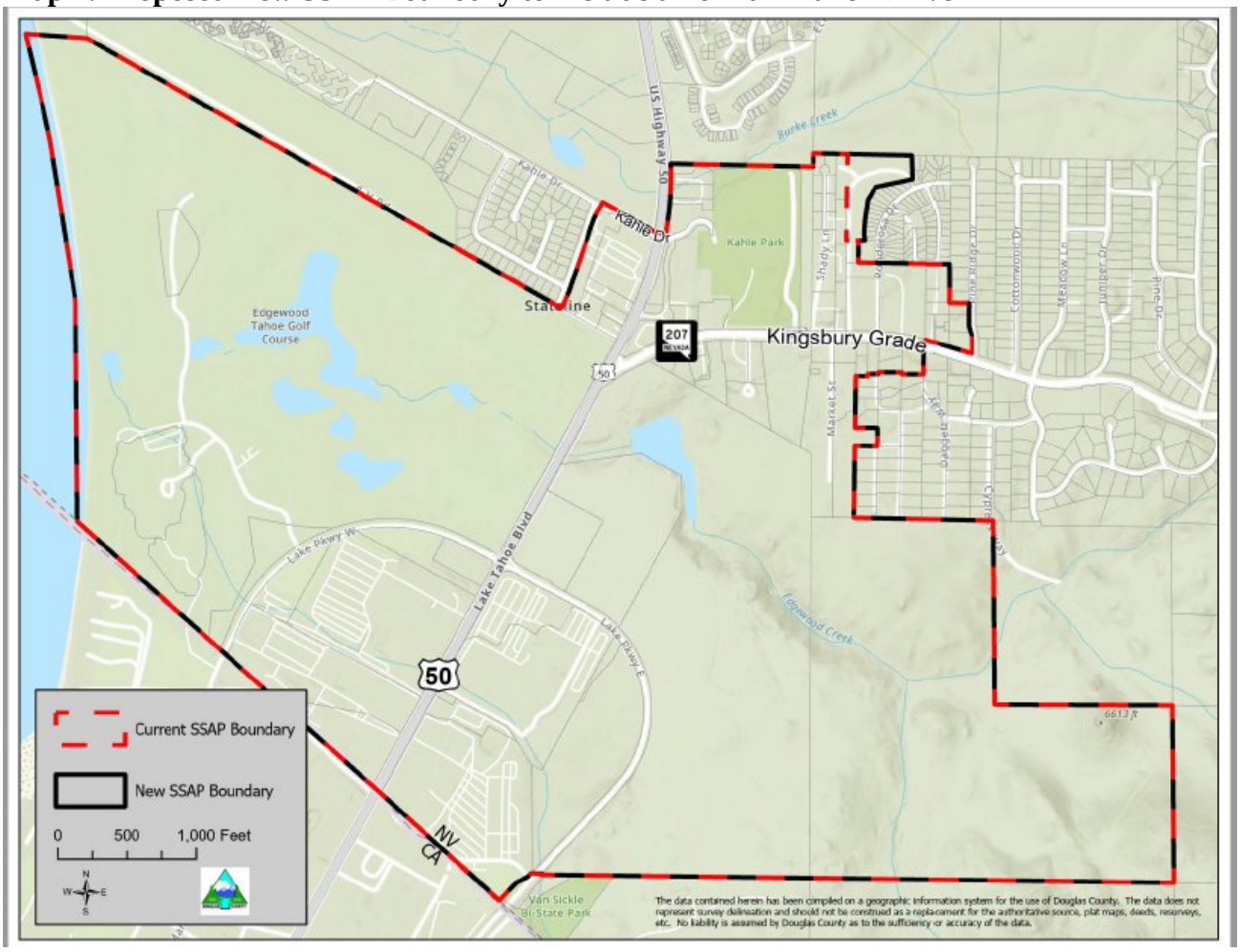
1) **Ordinance 2024-1642**, a ZTA to amend Chapter 20.703 of the Douglas County Code, relative to Tahoe Area Plan Regulations, as follows:

- Revise signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, add a footnote to 20.703.080, limiting the entirety of the Kingsbury Manor Mobile Home Park parcel

2) **Ordinance 2024-1643**, a ZMA to formally bring the entirety of the Kingsbury Manor Mobile Home Park into the South Shore Area Plan and the T-MU/TC zoning district.

3) **Resolution 2024R-097** accepting proposed changes to the South Shore Area Plan and directing that such changes be presented to TRPA for review and conformity with the Tahoe Regional Plan.

Map 2: Proposed New SSAP Boundary to include all of 201 Manor Drive



An Initial Environmental Checklist ("IEC", Attachment 5) has been prepared pursuant to the requirements of Article VI of the TRPA Rules of Procedure, and Chapter 3 of the TRPA Code of Ordinances, to evaluate potential environmental effects resulting from implementation of the SSAP Amendments. This is a TRPA required document.

The following attachments are included with this report:

- Attachment 1 – Ordinance 2024-1642, the Zoning Text Amendment
- Attachment 2 – Ordinance 2024-1643, the Zoning Map Amendment
- Attachment 3 – Current version of the South Shore Area Plan - Adopted 2023.01.25
- Attachment 4 – Resolution 2024R-097, includes Exhibit A, the proposed new version of South Shore Area Plan document
- Attachment 5 – Initial Environmental Checklist (IEC) – TRPA required document

IV. FINDINGS FOR A ZONING TEXT AMENDMENT

Pursuant to Douglas County Code, Section 20.610.050, the following findings must be made in the affirmative:

A. That the proposed amendment is consistent with the policies embodied in the adopted Master Plan and the underlying land use designation contained in the land use plan.

Staff Response: Staff believes this finding can be made. The Tahoe Basin portion of Douglas County is under the jurisdiction of TRPA. The TRPA Regional Plan was adopted in 1987, establishing a growth management system to limit development around Lake Tahoe. A new regional plan was adopted by TRPA in December 2012 to act as a guide for all future land use decisions within the Tahoe Basin. Douglas County was the first government member to adopt an area plan – the South Shore Area Plan (SSAP) – that was consistent with the new TRPA Regional Plan.

The Master Plan acknowledges the SSAP and recognizes that it can and will be amended. The Master does not prescribe any specific future land uses for this portion of the Tahoe Basin, beyond those enumerated in the SSAP itself. These zoning text amendments will facilitate the implementation of proposed amendments to the South Shore Area Plan. Accordingly, these proposed amendments are consistent with the Master Plan.

The proposed zoning text amendments are also consistent with the Land Use and Historic Preservation policies set forth in the Douglas County Master Plan, including the following:

- *Policy L22:* Maintain Community Plans and Regions to establish the policies necessary to reflect and enhance each community's desired character.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in Douglas County Code, Title 20.

Staff Response: Staff believes this finding can be made. The revised signage regulations are not applicable, however, all provisions related to adequate public facilities contained in Title 20, the Design Criteria and Improvement Standards Manual, and the TRPA Code of Ordinances are still in effect and will apply to any future projects to ensure such projects are limited to occupancies and densities that can be served with adequate public facilities.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Staff Response: Staff believes this finding can be made. As noted above, the Master Plan does not prescribe any specific future land uses for this portion of the Tahoe Basin, beyond those enumerated in the SSAP. Moreover, this is a request to amend the text of Title 20, not a zoning map. Accordingly, there are at this time no specific properties that can be identified that would be impacted by these signage regulation amendments.

D. If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights.

Staff Response: This finding is not applicable. The proposed amendments do not propose a specific change to land in any receiving area and are not located or associated with any receiving area.

V. FINDINGS FOR ZONING MAP AMENDMENT

Pursuant to Douglas County Code Section 20.610.050, the following findings must be made for approval of a Zoning Map Amendment.

A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

Staff Response: Staff believes this finding can be made. As stated above, the Tahoe Basin portion of Douglas County is under the jurisdiction of TRPA. The TRPA Regional Plan was adopted in 1987, establishing a growth management system to limit development around Lake Tahoe. A new regional plan was adopted by TRPA in December 2012 to act as a guide for all future land use decisions within the Tahoe Basin, and Douglas County was the first government member to adopt an area plan – the South Shore Area Plan (SSAP) – that was consistent with the new TRPA Regional Plan.

The Master Plan acknowledges the SSAP and recognizes that it can and will be amended. The Master Plan does not prescribe any specific future land uses for this portion of the Tahoe Basin, beyond those enumerated in the SSAP. This ZMA will facilitate to bring the entirety of the Kingsbury Manor mobile home park into the South Shore Area Plan and the T-MU/TC zoning district. Accordingly, this proposed ZMA is consistent with the Master Plan.

The proposed ZMA is also consistent with the Land Use and Historic Preservation policies set forth in the Douglas County Master Plan, including the following:

- *Policy L22:* Maintain Community Plans and Regions to establish the policies necessary to reflect and enhance each community's desired character.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title.

Staff Response: Staff believes this finding can be made. All provisions related to adequate public facilities contained in Title 20, the Design Criteria and Improvement Standards Manual, and the TRPA Code of Ordinances are still in effect and will apply to any future projects to ensure such projects are limited to occupancies and densities that can be served with adequate public facilities.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Staff Response: Staff believes this finding can be made. As noted above, the Master Plan does not prescribe any specific future land uses for this portion of the Tahoe Basin, beyond those enumerated in the SSAP. The expansion of the T-MU/TC zoning district to include all of the Kingsbury Manor Mobile Home Park eliminates an inconsistency and incompatibility that has been present since the SSAP was adopted in 2013. All mobile homes within that single parcel will now be subject to the same standards, and the parcel itself will now be subject to a single set of standards.

D. If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights.

Staff Response: This finding is not applicable. The proposed ZMA does not propose a specific change to land in any receiving area and is not located or associated with any receiving area.

V. CONCLUSION

Staff recommends approval of **Ordinance 2024-1642**, **Ordinance 2024-1643** and **Resolution 2024R-097** and direct staff to present to the Tahoe Regional Planning Agency (TRPA) for review and conformity with the Tahoe Regional Plan, based on presentation, staff report, meeting required findings; and the Initial Environmental Checklist.

ATTACHMENT 1

ORDINANCE 2024-1642

SUMMARY

An Ordinance approving a Zoning Text Amendment (ref. DP 24-0162), amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, modifying height restrictions within the T-MU/TC Overlay zoning district, and updating references to the TRPA Code of Ordinances.

TITLE

Ordinance 2024-1642, a Zoning Text Amendment, amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, modifying height restrictions within the T-MU/TC Overlay zoning district, and updating references to the TRPA Code of Ordinances.

RECITALS

WHEREAS on June 20, 2013, the Douglas County Board of County Commissioner (the "Board") accepted the South Shore Area Plan and adopted Ordinance 2013-1385, which added Chapter 20.703, Tahoe Area Plan Regulations, to Title 20 of the Douglas County Code; and

WHEREAS, on November 21, 2013, the Board adopted Ordinance 2013-1400, which revised Chapter 20.703 consistent with changes to the South Shore Area Plan that were approved by the Tahoe Regional Planning Agency (TRPA) Board; and

WHEREAS, on January 15, 2015, the Board approved Ordinance 2014-1425, which would have further revised Chapter 20.703 by adding regulations for a proposed Tahoe Douglas Area Plan and amending regulations for the South Shore Area Plan, including signage regulations;

WHEREAS, Ordinance 2014-1425 was never approved by TRPA and therefore did not become effective, but it was never formally repealed; and

WHEREAS, new revisions to the South Shore Area Plan have been proposed for approval by the Tahoe Regional Planning Agency's Advisory Planning Commission and Governing Board, which include but are not limited to the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and the incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing; and

WHEREAS, to implement the proposed revisions to the South Shore Area Plan, it is necessary that Douglas County adopt a zoning text amendment and zoning map amendment;

WHEREAS, on December 19, 2024, the Douglas County Board of Commissioners (the "Board") introduced this Ordinance 2024-1642, a zoning text amendment, as well as the associated Ordinance 2024-1643, a zoning map amendment;

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WHEREAS, on January 16, 2025, the Board held public hearings and determined that the findings required for a zoning text amendment and zoning map amendment, as stated in Douglas County Code Chapter 20.610, had been met to support the adoption of Ordinances 2024-1642 and 2024-1643; and

WHEREAS, on January 16, 2025, the Board also held public hearings and passed Resolution 2024R-097, accepting the proposed changes to the South Shore Area Plan and directing that such changes be presented to TRPA for approval.

NOW THEREFORE, based on the foregoing considerations, The Board does ordain as follows:

SECTION I: Ordinance 2014-1425, which never became effective, is hereby repealed.

SECTION II: Chapter 20.703 of the Douglas County Code, Tahoe Area Plan Regulations, is hereby amended as follows, with new language *italicized and underlined* and deleted language ~~stricken through~~:

20.703.080 South Shore Area Plan Development Standards (Table)

Development Standards	**T-T/HDT Overlay** ***(High Density Tourist District)***	**T-MU/TC Overlay** ***(Lower Kingsbury)***	**T-RR** ***(Edgewood Mountain Parcel)***	**T-R** ***(Edgewood Golf Course and Lodge)***
Height (maximum) [1] *[9]*	197 feet[2] /95 feet	56 feet*/35 feet [10]*	42 feet	42 feet/60 feet [7]
Density, Single-Family Residential [8]	1 unit per parcel (parcels less than one acre) 2 units per parcel (parcels greater than or equal to one acre)			
Density, Multiple-Family Residential (maximum)[8] *[9]*	25 units/acre	25 units/acre	15 units/acre	15 units/acre
Density, Multi-person, nursing and personal care, and residential care [8]*[9]*	25 units/acre	25 units/acre	25 units/acre	25 units/acre
Density, Tourist (maximum) [6] [8]	40 units/acre	40 units/acre	40 units/acre	250 units for site
Density, Recreation [8]	Developed campgrounds - 8 sites /acre Recreation vehicle sites - 10 sites/acre Group facilities - 25 persons/acre			
Front Yard Setback (feet) [3] [5]	25' (from Hwy 50)	25' (from Hwy 50 and S.R. 207)	25'	25'
Rear Yard Setback (feet) [3] [5]	25' (from Lake Parkway)	25'	25'	25'
Side Yard Setback (feet) [4] [5]	0'	0'	25'	25'
Side Yard Setback, Street Side (feet) [5]	25' (from Lake Parkway)	25'	25'	25'
Minimum Parcel Size (square feet)	10,000	10,000	20,000	20,000
Land Coverage (maximum) *[9]*	Per Section 30.4 of the TRPA Code of Ordinances. High Capability Lands in the T-T/HDT Overlay and T-MU/TC Overlay zoning districts may be covered up to 70%.			

[9] Not withstanding other sections of the South Shore Area Plan, residential or mixed-use developments with a residential component that is 100 percent deed-restricted, affordable, moderate, or achievable housing are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards

in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and 30.4.2.B.5, and the parking standards in TRPA Code Section 34.4.1.
[10] Buildings are limited to 35 feet in the portion of the Town Center that is the Kingsbury Mobile Home Park, 201 Manor Drive, APN: 1318-23-401-019; buildings in all other portions of the Town Center are limited to 56 feet.

20.703.180 Signage.

A. The installation, modification, or replacement of a sign requires review and approval as a project by either TRPA or the County in accordance with Chapter 38, Signs, of the TRPA Code of Ordinances, or substitute sign standards adopted as part of an Area Plan, including the signage standards in the South Shore Design Standards and Guidelines and Subsections F ~~and G~~ *through K* below.

B. TRPA shall review all signage associated with a project that has not been delegated to the County through an MOU. The County shall not require a sign permit, pursuant to Chapter 20.618, Sign Permit, of this code, for signage approved by the TRPA.

C. For all signage associated with a project delegated to the County through an MOU, the County shall require a sign permit as required by Chapter 20.618, Sign Permit.

D. For all non-residential developments containing three or more units, the County shall require a master sign plan to ensure the consistent design of signage throughout a project, pursuant to Section 20.696.375, Master sign plan required, of this code.

E. In all cases, the County is responsible for the review and approval of Building Permits for signage.

F. Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses, and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts. Two changeable copy signs may be permitted as part of a project including both a gaming and theater use. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed ~~four~~ *twelve* cycles per hour. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. In no case shall a changeable copy sign be visible from the shoreline of Lake Tahoe.

G. In the T-HDT district, the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

1. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

2. Building signs. Each primary use within a project area may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 300 square feet of sign area per building frontage for each distinct use with a total floor area greater than 500,000 square feet. Each primary use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 450 square feet.

3. Each project area may be allowed one square foot of sign area for each one lineal foot of building frontage separate and district from (1) above, up to a maximum of 120 square feet of sign area per building frontage for other primary uses with a total floor area greater than 50,000 square feet. Each use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 300 square feet.

4. Maximum height of building signs shall be 40 feet above grade or to the top of the wall on which the sign is located, whichever is less.

5. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

6. Existing tower signs (signs existing and or approved as of the effective date of this chapter), defined as business name or corporate logo, located in proximity of building roof line and within building profile, may remain and are not included in the calculation of allowable building sign area. Such signs may be maintained and replaced in kind, but any relocation or reconfiguration is subject to the provisions of this chapter.

7. Freestanding signs. Each project area which is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50, provided the signage: is not enlarged, is incorporated into a landscape planter or monument, does not exceed 600 square feet in area, and has a maximum sign height of 30 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

H. In the T-MU/TC Overlay district (Kingsbury Town Center), the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

1. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

2. Building signs. Each primary use within a project area maybe allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 200 square feet of sign area per building frontage for each distinct use with a total floor area of 50,000 square feet. Each parcel or project area may be allowed a maximum of four building frontages. Maximum height of building signs shall be 30 feet above grade or to the top of the wall on which the sign is located, whichever is less. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

3. Freestanding signs. Each project area with is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50 provided the signage: is not enlarged, is incorporated into a landscape

planter or monument, does not exceed 300 square feet in area, and has a maximum sign height of 20 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry pints are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

I. Direction and/or safety signs. In the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts, directional and/or safety signs, which are no greater than 24 square feet in area, no greater than 12 feet in height, contain no advertising copy, and have a consistent set of colors and materials, may be allowed, and shall not be included in the total allowable sign area for each use. The height of direction and/or safety signs on buildings, parking garages and porte cochere entrances/exits may exceed 12 feet but shall be the minimum necessary to identify the entrance/exit and safely facilitate pedestrian and vehicular circulation. The number and area of direction and/or safety signs shall be limited to the minimum necessary to safely facilitate pedestrian and vehicular circulation and ensure safety.

J. Regulation of Existing, Non-Conforming Signs in the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts.

1. Any signs which do not conform with the applicable requirements of this Chapter, Chapter 38 of the TRPA Code of Ordinance, and the South Shore Design Standards and Guidelines, as applicable, are considered non-conforming.

2. Non-conforming signs must be removed or replaced with conforming signs upon the occurrence of any of the following:

a. The non-conforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value;

b. The non-conforming sign is relocated;

c. The non-conforming sign is altered structurally; or

d. More than 50 percent of the non-conforming sign's copy is altered, except for changeable copy signs and maintenance.

3. Exceptions. Exceptions to the requirements of subsection 2 above may be approved for modification or replacement of existing signs, provided the following findings can be made for a sign package for the entire project area. Once an exception is approved, the non-conforming sign or signs shall be considered conforming.

a. The exception is in harmony with the purpose and intent of this Chapter, Chapter 38 of the TRPA Code of Ordinance, and the South Shore Design Standards and Guidelines;

b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that are not contemplated or provided for by this Chapter;

c. The approval of the exception will not be materially detrimental to the public health, safety, and welfare;

d. Alternative signage concepts that comply with the provision to which the exception is requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required;

e. A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final

Environmental Impact Statement, 1989;

f. The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested;

g. The exception which is approved for a building site shall not exceed the total permissible sign area for all signs; and

h. The exception is the minimum departure from the standards.

~~G.~~ *K.* Points of Interest (Wayfinding) and Community Entry Sign. Points of interest (wayfinding) signs and a community entry sign are subject to the following:

1. Signs identifying special points of interest and a community entry point may be approved as identified in an integrated community facility sign plan, as proposed or amended by the Tahoe Chamber of Commerce and approved by the Board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section.

2. The approval of the Board is subject to the following:

a. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the County as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

b. The maximum area for a community entry monument sign is 100 square feet and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

c. All signs must have proper access and maintenance easements.

d. Signs along an NDOT right-of-way must be approved by NDOT.

SECTION III: This Ordinance is enacted to implement certain amendments proposed for the South Shore Area Plan, including but not limited to the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing. Pursuant to TRPA Code of Ordinances Section 13.6.6, amendments to the South Shore Area Plan must be approved by the TRPA Governing Board. Sections I and II of this ordinance shall therefore be effective upon the TRPA Governing Board's review and approval of the above-enumerated amendments to the South Shore Area Plan.

Proposed on the _____ day of _____, 20____.

Proposed by Commissioner _____.

Adopted on the _____ day of _____, 20____, by the following vote:

Vote: Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners: _____

_____

Absent: Commissioners _____

_____

_____

Chair

ATTEST:

_____

Amy Burgans, Clerk-Treasurer

This ordinance shall be effective on the _____ day of _____, 20____.

ATTACHMENT 2

ORDINANCE 2024-1643

SUMMARY

An ordinance approving a Zoning Map Amendment (ref. DP 24-0180) for a certain property within the South Shore Area Plan by classifying the entirety of 201 Manor Drive as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay.

TITLE

Ordinance 2024-1643, a Zoning Map Amendment, changing the zoning for a certain property within the South Shore Area Plan by classifying the entirety of 201 Manor Drive (APN 1318-23-401-019), comprising approximately 4.54 acres, as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay.

RECITALS

WHEREAS on June 20, 2013, the Douglas County Board of County Commissioner (the "Board") accepted the South Shore Area Plan and adopted Ordinance 2013-1384, which established zoning districts and overlay districts for properties within the South Shore Area Plan; and

WHEREAS, on January 15, 2015, the Board approved Ordinance 2014-1426, which would have revised the zoning map throughout the portion of Douglas County within the Tahoe Basin, including a proposed Tahoe Douglas Area Plan, and which would have incorporated the entirety of the Kingsbury Manor Mobile Home Park into the Kingsbury Town Center and the South Shore Area Plan boundary; and

WHEREAS, Ordinance 2014-1426 was never approved by TRPA and therefore did not become effective, but it was never formally repealed; and

WHEREAS, new revisions to the South Shore Area Plan have been proposed for approval by the Tahoe Regional Planning Agency's Advisory Planning Commission and Governing Board, which include but are not limited to the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing; and

WHEREAS, to implement the proposed revisions to the South Shore Area Plan, it is necessary that Douglas County adopt a zoning text amendment and zoning map amendment; and

WHEREAS, on December 19, 2024, the Douglas County Board of Commissioners (the "Board") introduced this Ordinance 2024-1643, a zoning map amendment, and the associated Ordinance 2024-1642, a zoning text amendment;

WHEREAS, on January 16, 2025, the Board held public hearings and determined that the findings required for a zoning map amendment and zoning text amendment, as stated in Douglas County Code Chapter 20.610, had been met to support the adoption of Ordinances 2024-1643 and 2024-1642; and

WHEREAS, on January 16, 2025, the Board also held public hearings and passed Resolution 2024R-097, accepting the proposed changes to the South Shore Area Plan and directing

that such changes be presented to TRPA for approval.

NOW THEREFORE, based on the foregoing considerations, the Douglas County Board of Commissioners does ordain as follows:

SECTION I: Ordinance 2014-1426, which never became effective, is hereby repealed.

SECTION II: The entirety of the property located at 201 Manor Drive (APN 1318-23-401-019), comprising approximately 4.54 acres, as set forth and depicted in the attached Exhibits A and B, is hereby zoned T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay.

SECTION III: This Ordinance is enacted to implement certain amendments proposed for the South Shore Area Plan, including but not limited to the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing. Pursuant to TRPA Code of Ordinances Section 13.6.6, amendments to the South Shore Area Plan must be approved by the TRPA Governing Board. Sections I and II of this ordinance shall therefore be effective upon the TRPA Governing Board's review and approval of the above-enumerated amendments to the South Shore Area Plan.

Proposed on the _____ day of _____, 20____.

Proposed by Commissioner _____.

Adopted on the _____ day of _____, 20____, by the following vote:

Vote: Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners: _____

_____

Absent: Commissioners _____

_____

_____

Chair

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

This ordinance shall be effective on the _____ day of _____, 20____.

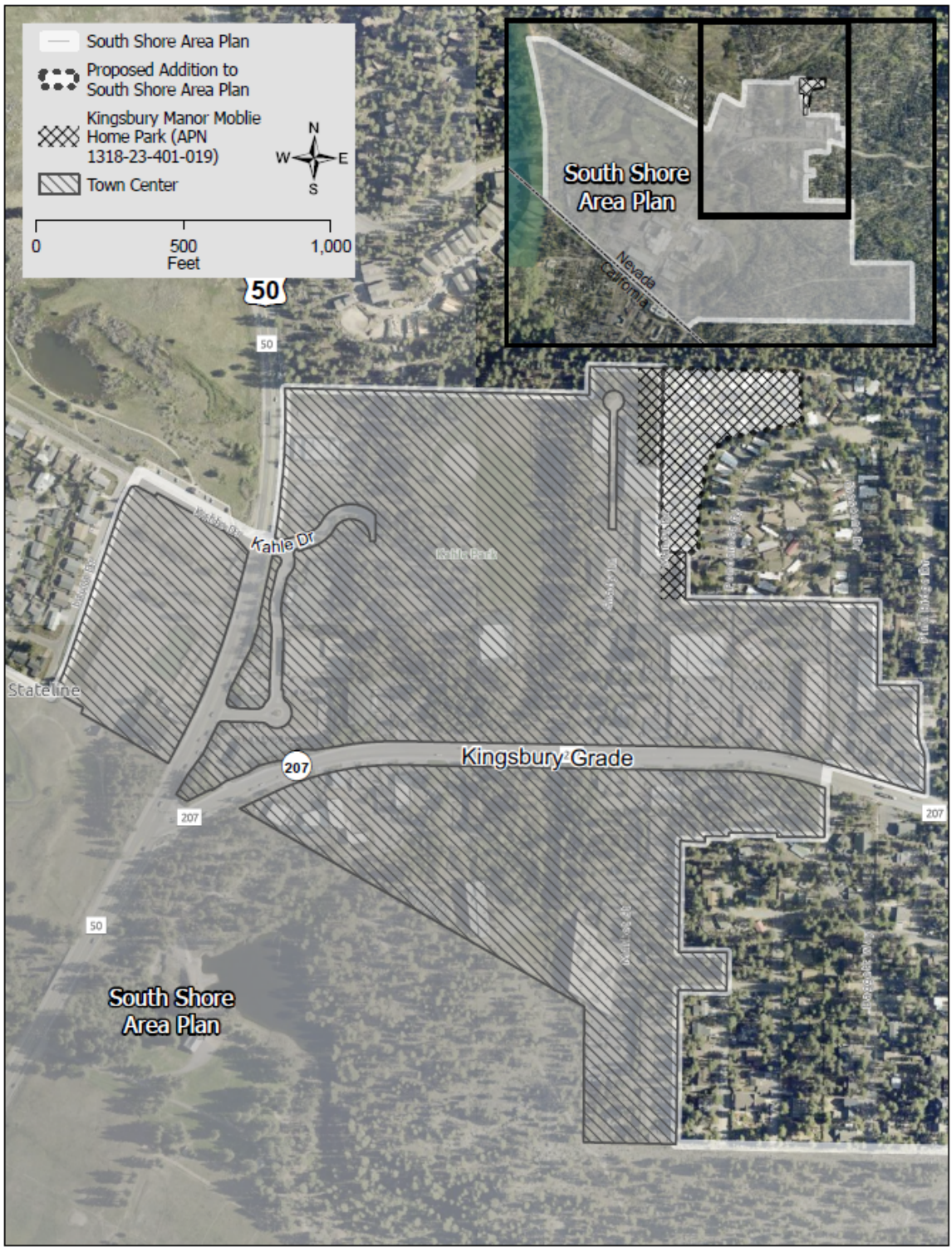
EXHIBIT A

Zoning Change to Include Entirety of APN 1318-23-401-019

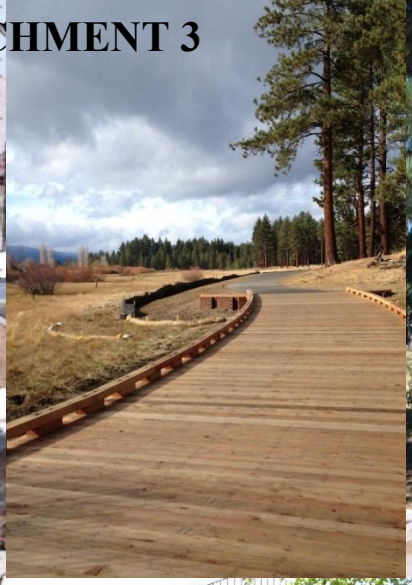
APN	Acreage	Existing Zoning	New Zoning
1318-23-401-019	4.54	T-MU (Tahoe Mixed-Use)/TC (Town Center) (only that portion formerly within the South Shore Area Plan)	T-MU (Tahoe Mixed-Use)/TC (Town Center) (entire parcel)

EXHIBIT B

Zoning Map











South Shore Area Plan

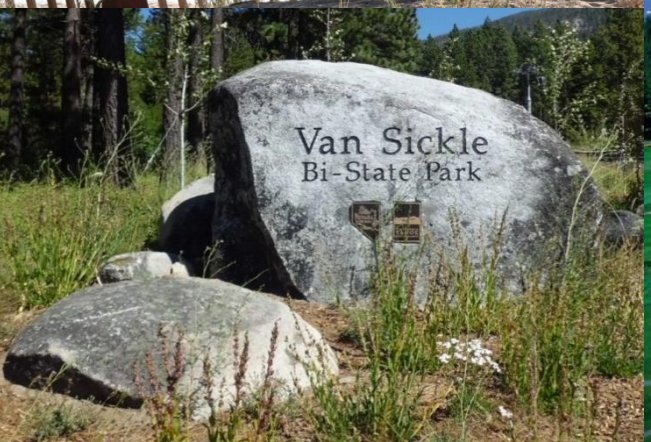
Douglas County, Nevada

Adopted by TRPA Governing Board on September 25, 2013
Amended by TRPA Governing Board on January 25, 2023

DOUGLAS COUNTY
GREAT PEOPLE GREAT PLACES

TAHOE REGIONAL PLANNING AGENCY







OVERVIEW

The South Shore Area Plan (SSAP) was adopted by the TRPA Governing Board on September 25, 2013 and Douglas County Board of Commissioners on November 21, 2013. The SSAP went into effect on December 5, 2013. The SSAP was developed to be consistent with the Goals and Policies of the Lake Tahoe Regional Plan and meet the provisions of Chapter 13, *Area Plans*, in the TRPA Code of Ordinances. The SSAP includes four separate components that will be integrated into Douglas County planning documents, including the Douglas County Master Plan, Zoning Map, Development Code, and Design Criteria and Improvement Standards. An overview of the documents that comprise the SSAP is provided below:

1) Douglas County Master Plan, Chapter 2, Land Use Element – Tahoe Planning Area

The Douglas County Master Plan, Chapter 2, Land Use Element, Tahoe Planning Area, includes existing conditions, highlights current and future issues, includes a future land use map, and provides goals, policies, and actions to address identified issues within the broader Tahoe Planning Area, as well as an overview of the SSAP and goals, policies, and actions to implement the plan.

2) Douglas County Official Zoning Map

The Official Douglas County Zoning Map includes zoning districts for parcels within the SSAP, consistent with the future land use districts adopted in the Douglas County Master Plan and the Regional Land Use Map adopted in the TRPA Regional Plan. The zoning districts are defined in Chapter 20.703, *Tahoe Area Plan Regulations,* of the Douglas County Development Code.

3) Douglas County Development Code, Chapter 20.703, Tahoe Area Plan Regulations

The Douglas County Development Code, Title 20, Chapter 20.703, *Tahoe Area Plan Regulations,* includes definitions for zoning districts, permitted uses, development standards, and other provisions to implement the SSAP.

4) South Shore Design Standards and Guidelines

The Douglas County Design Criteria and Improvement Standards manual, Part I, Division 7, includes the South Shore Design Standards and Guidelines, developed to ensure the quality redevelopment of the built environment and help bring the area into Scenic Threshold Attainment.

ACKNOWLEDGEMENTS

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Doug Johnson, Vice Chair
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Nancy McDermid
Barry Penzel

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Kara L. Thiel, Feldman McLaughlin Thiel, LLP
Liz Lundholm, AICP, Nichols Consulting Engineers
B. Gorman, Tahoe Chamber of Commerce

Douglas County Master Plan, Chapter 2, Land Use Element, Tahoe Planning Area

Tahoe Planning Area

Introduction



The Tahoe Planning Area serves as the Land Use Element of the South Shore Area Plan and future Area Plan for the rest of Douglas County under the jurisdiction of the Tahoe Regional Planning Agency (TRPA). It has been developed to conform to the Tahoe Regional Planning Compact, Thresholds, and 2012 TRPA Regional Plan. Once an Area Plan is adopted by the TRPA Governing Board, it is considered to be a component of the TRPA Regional Plan.

Location and General Description

The Tahoe Planning Area, previously referred to as the Tahoe Regional Plan, is located on the western edge of Douglas County, Nevada. The area totals 23,461 acres, or approximately 5 percent of the County. Approximately 84 percent of land is in public ownership, and the remaining 16 percent is in private ownership. The area borders Lake Tahoe, the 10th deepest lake in the world, known for the clarity of its waters and scenic beauty.

Background

The Lake Tahoe Region is under the jurisdiction of the TRPA, established in 1969 under the Bi-State Tahoe Regional Planning Compact (Public Law 91-148), in order to control growth and development and protect Lake Tahoe's clarity and environment.

In the 1980s, the Bi-State Tahoe Regional Planning Compact was amended (Public Law 96-551, 94 Stat. 3233) to further control growth; the Environmental Threshold Carrying Capacities, or "thresholds", which are environmental standards that address matters such as air quality, water quality, and noise, were adopted (August 1982); and the 1987 Regional Plan was adopted, which put in place residential growth caps called "allocations" and established caps on all other forms of development.

The TRPA developed Community Plans and Plan Area Statements to implement the 1987 Regional Plan. Douglas County adopted three Community Plans for Stateline, Kingsbury, and Round Hill and 30 Plan Area Statements. The Community Plans and Plan Area Statements address the policies, regulations, and programs for specific areas in order to attain and maintain the environmental thresholds and implement the goals and policies of the 1987 Regional Plan.

2012 TRPA Regional Plan

In December 2012, the TRPA Governing Board adopted an updated Regional Plan. The TRPA Regional Plan Goals and Policies serve as a guide for all future land use decisions

within the Lake Tahoe Region, and are adopted by reference into the Douglas County, Nevada, Master Plan. The priorities of the updated Regional Plan include:

1. Accelerating water quality restoration and other ecological benefits by supporting environmental redevelopment opportunities and Environmental Improvement Program (EIP) investments.
2. Transitioning to more permitting by local governments to create one-stop-shopping for homeowner improvements in order to return TRPA to the more regional role the Compact originally intended.
3. Creating walkable communities and increasing alternative transportation options.

Important policies addressed in the Regional Plan include:

- Retaining the established regional growth control system. Under this system, rampant overdevelopment was stopped and open spaces preserved. Most of the policies from the 1987 Regional Plan stayed in place.
- Creating a more efficient planning system that integrates TRPA requirements into the plans and permits of other government agencies.
- Encouraging property owners to transfer development rights from sensitive or outlying areas to town centers with the goal of restoring these lands.
- Eliminating regulatory barriers to the environmental redevelopment of rundown buildings.
- Simplifying burdensome regulations for homeowners while achieving threshold gain.
- Integrating with the Regional Transportation Plan to support sidewalk and bike trail projects that reduce automobile dependency and increase walkability and safety.
- Continuing to deliver restoration projects under the EIP that achieve erosion control on roadways and restore forests and wetlands.

Area Plans

The 2012 TRPA Regional Plan and TRPA Code of Ordinances, Chapter 13, *Area Plans*, include new provisions that allow for local, state, and federal agencies, in coordination with TRPA staff, to prepare coordinated Area Plans for the implementation of land use goals, policies, and ordinances. The Area Plans, which must include implementing ordinances and zoning, are required to be consistent with the Regional Plan. Once an Area Plan has been found in conformance with the Regional Plan, local, state, or federal agencies may assume development review authority by entering into a Memorandum of Understanding (MOU) with TRPA. For Douglas County planning purposes, the objective is to replace the existing Community Plans and Plan Area Statements with one Area Plan for the entire County and assume additional development review authority by entering into an MOU with TRPA.

Current Conditions

In order to move forward with the implementation of the 2012 TRPA Regional Plan and development of an Area Plan for Douglas County, it is important to understand current conditions.

Environment

For a number of years, Douglas County has been participating in programs developed by the TRPA, and partnering agencies, to restore the environment and maintain the clarity of Lake Tahoe. The programs include:

Best Management Practices

Thousands of properties around the Lake Tahoe Region have installed Best Management Practices (BMPs), measures to reduce storm water runoff, minimize soil erosion and capture polluted water before it enters Lake Tahoe. The TRPA requires the installation of BMPs with new development. The Nevada Tahoe Conservation District (NTCD) assists with the design and installation of BMPs on existing developed residential parcels. Figure 2.4 shows Douglas County's estimated BMP compliance rate.

Figure 2.4
Douglas County BMP Compliance

	Total Estimated Developable Parcels	**BMP Certificates**	**BMP Compliance Percentage**
Single-Family Residential	2,598	946	**36%**
Multi-Family Residential	1,739	751	**43%**
Commercial	139	71	**51%**

Source: TRPA
Note: These numbers are estimates as of 8/31/2012. Percentages and data change daily as additional certificates are added and parcels are retired from development, created, combined, and split. Certificate numbers include BMP and Source Control.

Overall, the percentage of developed parcels with BMP Certificates is much higher in Douglas County than in the rest of the Lake Tahoe Region, as shown in Figure 2.5.

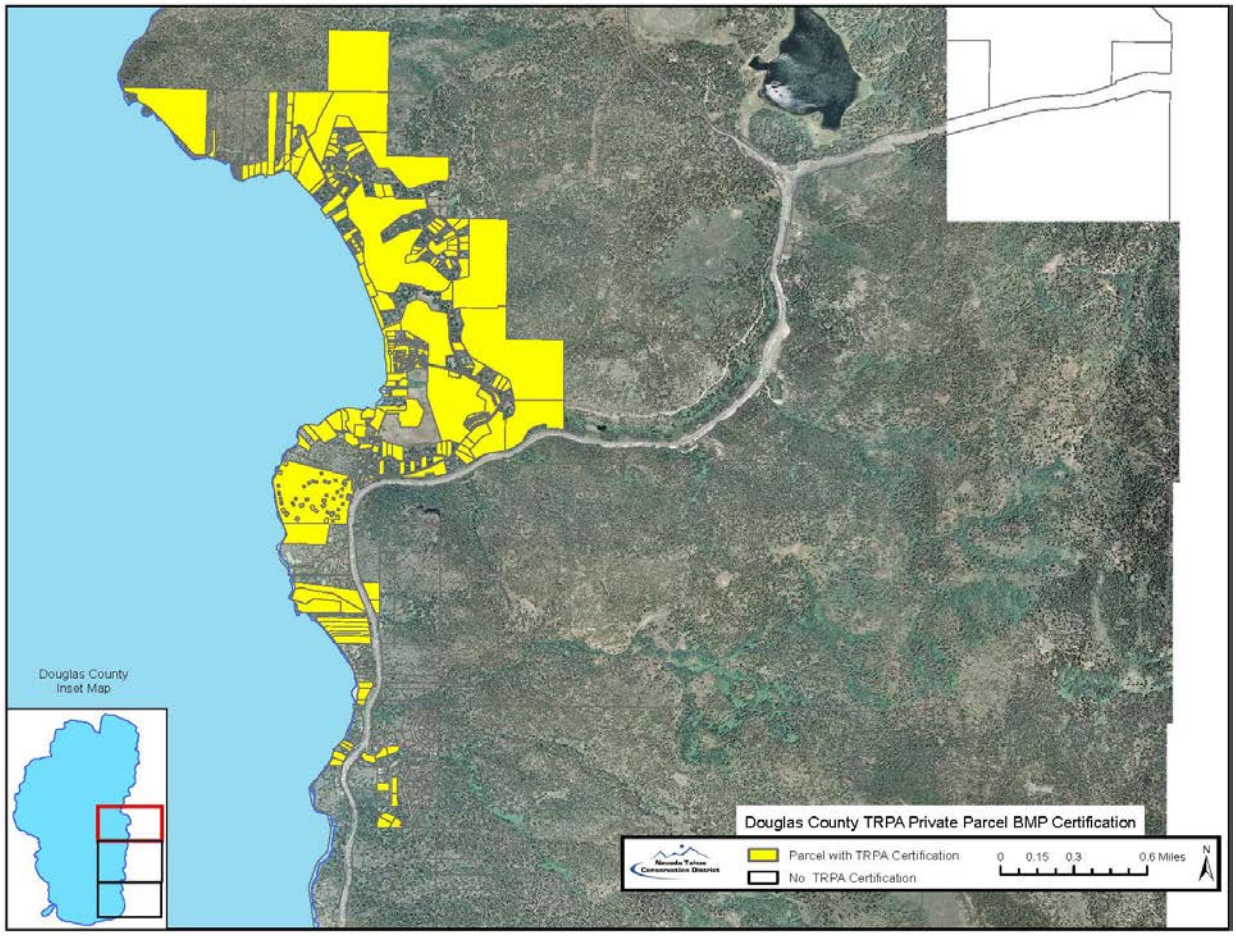
Figure 2.5
Percentage of Developed Parcels with BMP Compliance

	Lake Tahoe Region	Douglas County	California	Nevada
Single-Family Residential	26%	**36%**	21%	44%
Multi-Family Residential	62%	**43%**	50%	68%
Commercial	28%	**51%**	16%	56%

Source: TRPA 2012, NTCD Presentation to Douglas County Board of Commissions on Preliminary Cost Estimate to Meet Lake Tahoe TMDL Load Reductions on October 18, 2012

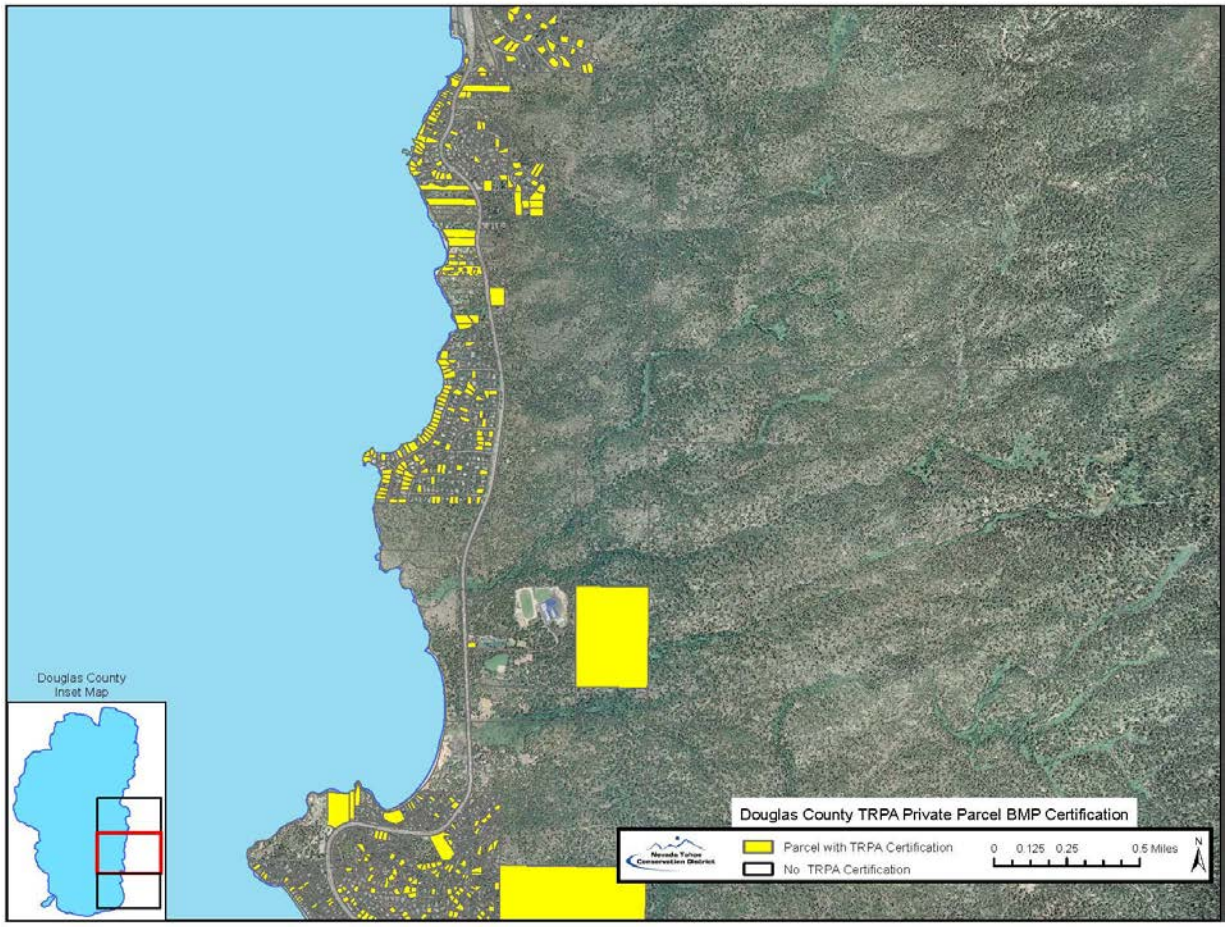
Maps 2.16a, b, and c show the location of private parcels with BMP certificates.

Map 2.16a
Private Parcel BMP Certificates



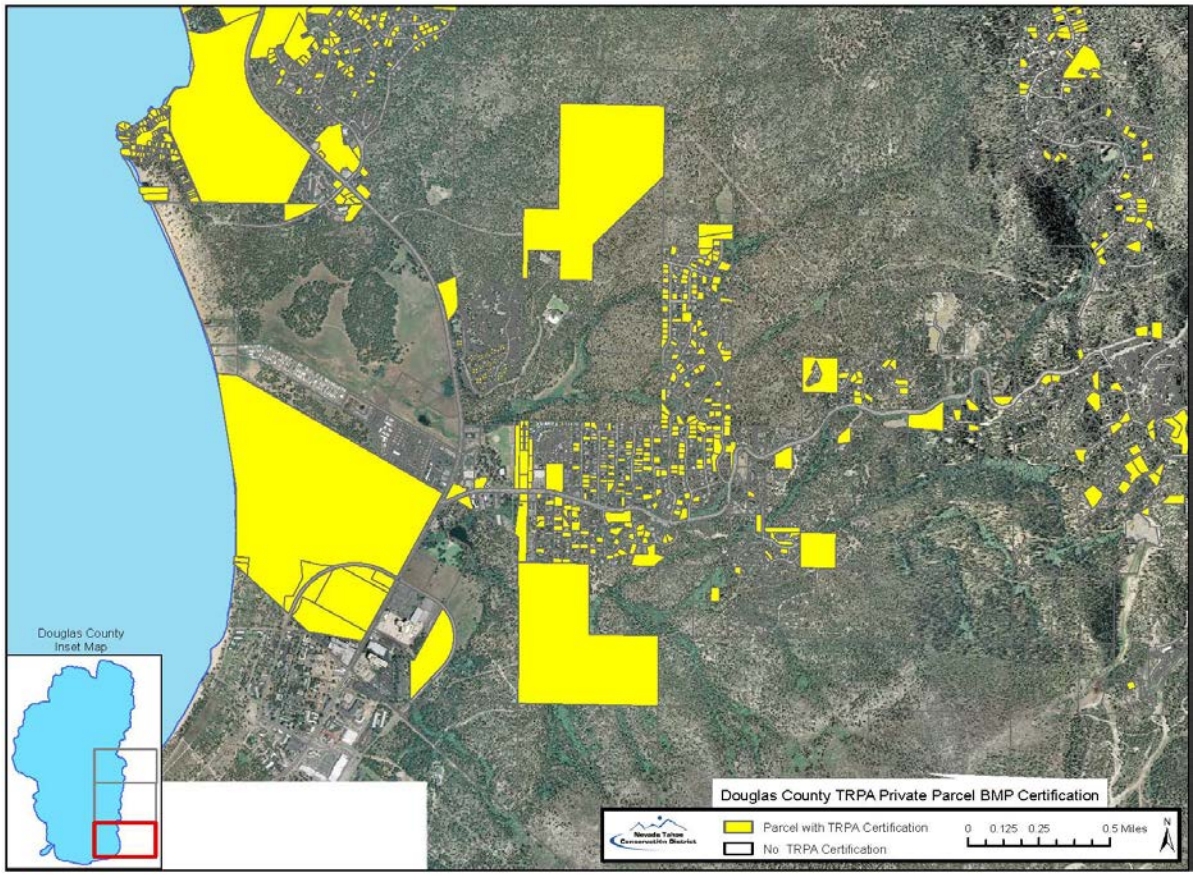
Source: NTCD

Map 2.16b
Private Parcel BMP Certificates



Source: NTCD

Map 2.16c
Private Parcel BMP Certificates



Source: NTCD

The TRPA, Douglas County, and NTCD continue to work to increase BMP compliance on individual parcels, as well as through the development of area-wide water quality improvement projects.

Environmental Improvement Program (EIP)

The TRPA is responsible for coordinating the EIP, a program that identifies projects and programs needed to improve the environment at Lake Tahoe. The cost of implementing the EIP has been apportioned between the Federal Government, the States of Nevada and California, local governments, and private property owners. In Douglas County, approximately 31 water quality and erosion control EIP projects have been completed by various agencies, including the State of Nevada, County, GIDs, NTCD, NDOT, and private entities (refer to Figure 2.6). Additional EIP projects have also been completed by the U.S. Forest Service.

Figure 2.6
Water Quality or Erosion Control EIP Projects

Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
186	CR02	Cave Rock Estates; EIP #10078	1990	Retaining walls, slope stabilization, conveyances to dry basins (3000 cf, 6630 cf);
				Streets affected include: US50, Cave Rock Dr., Winding Way, Gull Ct, Wren, Lark, Chukkar, Gull, Pheasant Lane, Robin Circle.
188	EWCF	Kingsbury Highlands ECP	1990	Retaining walls, conveyances to infiltration trench (450 cf);
				Project area is off SR207 on Highlands Rd, Laurel Lane, and Laurel Circle
187	ZK01	Zephyr Knolls ECP	1991	Conveyances;
				Lakeview Dr, US 50
176	BCB	Lower Kingsbury ECP (Phase 0) / Burke Creek ECP	1992	Retaining walls, revegetation (71,800 sf), slope stabilization (56268 sf), conveyances, rock lined channel, vegetated swale (456 lf);
				Project area is Lower Kingsbury (Charles Ave, Crest View, Cypress, Daggett, Delissa, Desni, Edgewood, Granite Springs, Hall, Hawthorne, Juniper, Meadow, Palisades, Panorama, Pine, Pony Express, Reinken, Robert, Sequoia, William, Woodland) & Burke Crk (Chimney Rock, Mackay, Reynolds, Ridge, Sherwood Ct, Sherwood Dr, Summit, Terrace View)
204	EWCE	Kingsbury Hubbard Drive ECP	1992	Retaining walls, slope stabilization, conveyances;
				Project area Hubbard Drive
205	EWCG	Summit Village/Kingsbury Estates ECP	1992	Retaining walls, conveyances, percolation trench
168	SK02	Skyland WQIP Phase 1; EIP #10055	1997	Conveyances to and dry basins on 50/Myron (1000 cf, 690 CF), Lynn (360 cf), Myron/Skyland (1400 cf), Skyland/Tahoe (1250 cf)

Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
23	MB01	Marla Bay ECP; EIP #10069	2000	Revegetation, conveyance piping to sediment traps
146	RH04	Round Hill GID Water Quality Project Phase 0; EIP #10155	2001	Conveyance piping;
				Project area in Navajo Court which drains to the end of the cul-de-sac
22	BCC, EWCH	Upper Kingsbury North; EIP #240	2002	Conveyances to and dry basins on Benjamin/Aspen (2400 cf), Donna/Scott (4200 cf), Kingsbury/Benjamin (3600 cf);
				Upper Kingsbury North ECP (Kingsbury Village)/Tahoe Estates
105	ZC01	Zephyr Cove GID WQIP; EIP #10079	2002	Conveyances to and 2 infiltration galleries; Armortech rock lined channel.
12	EWCG	Upper Kingsbury South ECP Phases I & II (Tahoe Village); EIP#242	2002	Conveyances to and dry basins on Buchanan (4800 cf), Jack Cir (3600 cf), Jack Dr (3600 cf);
				Upper Kingsbury, Tahoe Village, Tahoe Estates; SR 207 Kingsbury Grade from US 50 to Dagget Pass
20	CR02	Cave Rock Estates Slope Protection Project (CR ECP Ph 2B); EIP #10078	2003	Retaining walls, 78,000 sf revegetation/bare soil cover
14	BCB, EWCD	Lower Kingsbury Phase I & II; EIP #239	2003	Conveyances to and dry basins (2000 cf, 1000 cf), TVs (6 CDS, 1 Jenson); SEZ restoration, vegetated swale 3000 LF;
				Lower Kingsbury Phase I & II; SR 207 Kingsbury Grade from US 50 Junction to Daggett Pass
13	SK01	Skyland WQIP Phase II; EIP #10055	2003	Conveyances to and 3 Baysaver treatment vaults;
				Skyland location- Tahoe Dr, Skyland Dr, Skyland Ct & Alpine Dr

Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
19	RH02,03,04	Round Hill Phase I and Navajo Court: & Phase III-SEZ; EIP #10155	2003	Retaining walls, slope stabilization, conveyances to treatment vaults: 2 Vortechnic, 1 Jenson, 1 CDS ;
				The smaller project was designed to finish one street that didn't get completed in Phase 0.
	SSWA	SSWA; EIP #01.01.01.11	2004	Project numbers 115, 160, 178, 207, 209 (NTCD codes)

Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
106		Round Hill GID Water Quality Project Phase II; EIP #10155	4-Oct	Slope stabilization, revegetation (56550 sf);
				This project consisted of an SEZ restoration and included installation of 7 manholes to access the new sewer line and some revegetation.
46	KUC	Kahle Drive WQIP; EIP #10054	2006	Conveyances to and 1 treatment vault (Vortechnic) and 1 wetland/retention basin (64,700 cf);
				Water Quality improvement project for Oliver Park GID and Kahle Drive, runoff from Michelle Dr, Faris Ct, Aynes Ct, Irwin Dr, Laura Dr & Kahle Drive funnel into wetlands located downhill, water is treated and discharges across Kahle Drive into Rabe Meadow.
99	LR01	Lakeridge GID WQIP, Lakeridge- Phase I & Hidden Woods Phase II; EIP #678	2006	Retaining walls, slope stabilization, conveyances to and 1 treatment vault (Vortechnic), 1 wetland basin (9100 cf);
				Collect water from Cedar Ridge, Sugar Pine Cir, Lincoln Cir & Canyon Cir and treat (catch basin) & convey the water to the infiltration basins located just below Hwy 50, the water then flows into a treatment vault & discharges to Lake Tahoe. Water from Tamarack Dr & Pine Point Dr (located below Hwy 50) also conveys into the treatment vault.

Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
47	LV01	Lake Village Homeowners Assn WQIP Phase IA; EIP #679	2006	Slope stabilization, conveyances to 1 treatment vault (Vortechnics), dry basin (3000 cf);
				Most of Lake Village Homeowners Association except for the south west corner of the HOA, including the west section of Cascade Ct, the south section of Manzanita Ct, and Lake Village Drive.
113	LP01	Lincoln Park WQIP; EIP #677	2006	Conveyances to and treatment vault (Vortechnics 7000);
				Located within Lincoln Park along Hwy 50, including Alley 'A' and Lincoln Way
17	LC01	Logan Creek ECP; EIP #676	2007	Retaining walls, slope stabilization, conveyances to and 1 treatment vault (Vortechnic), 3 dry basins (1928 cf);
				Logan Creek Estates-Logan Crk Dr, Michael Lane
165	RH03, RH04	Round Hill GID Ph III; Round Hill Phase I and Navajo Court: & Phase III-SEZ; EIP #10155	2007	Conveyances to and dry basin (350 cf), rock lined channel, revegetation;
				Round Hill-Cheyenne Cir towards McFaul Way, it was a drainage project along these streets
16	HW01	Hidden Woods Homeowners Assn WQIP; EIP #678	2007	Conveyances to and treatment vault (Vortechnics 3000), infiltration gallery (2@ 960 sf);
				Project parts of 2 phase effort (1-WQ Improvement, 2-Improve road entrance to Hidden Woods) Project extends from US Hwy 50 entrance along Hidden Woods Drive to first section of Hidden Woods Circle.

Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
109	LV01	Lake Village (Lake Village Drive Impr.) WQIP Phase IB, EIP #679	2007	Slope stabilization, revegetation (8000 sf), conveyances to dry basin (900 sf);
				Includes the southwest corner of the HOA along Lake Village Drive and the west section of Cascade Ct and south section of Manzanita Ct
236	LV02	Lake Village Phase II WQIP EIP #679/01.01.01.13	2012	Numerous dry basins, armortec lined conveyances;
				This project area includes Lake Village Drive/Echo Drive from US Highway 50 to the Kingsbury Middle School. This project will strive to reduce source control issues associated with compacted parking areas, eroding cut slopes and unstable road shoulders. In addition, measures such as catch basins, pretreatment vaults, retention/detention facilities and infiltration basins may be included for the collection and treatment of stormwater runoff and to minimize peak flows and runoff volumes where feasible and appropriate. Stormwater runoff to be treated is generated on impervious surface within the Douglas County right of way.
240	WW01	Warrior Way WQIP; EIP #10173	2012	Conveyance and basins for treatment of Warrior Way road runoff flows
	GB01	Glenbrook Creek Restoration; 01.02.03.03	2013	Enhance Glenbrook Creek and surrounding meadow with targeted restoration actions and vegetation management.

Water Quality or Erosion Control – Funded Projects (2013 – 2016)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Description**
	CR02	Cave Rock GID WQIP Retrofit; 01.01.01.16	2014	Existing sand bed filter is piping and not capturing FSP. Filter bed reconfiguration may be necessary and engineered media will be necessary;
				New project is maintenance and upgrade of bed filter installed in 1990's
	ZC01	Zephyr Cove GID WQIP; 01.01.01.15	2014	Expected installation of infiltration basins to treatment NDOT and ZCGID (DC) flows consist of creating infiltration basins on USFS property;
				The current treatment facilities at ZCGID are not designed to capture FSP. They consist of medium sized, deep concrete tanks with grates. These devices will capture coarse-sediments, but cannot capture fine sediments of concern. Additionally, they appear to be undersized and the current is sufficient to lift the grates off-of them causing safety concerns. Hwy 50 conveys stormwater runoff through this area.
	DCA	Burke Creek Crossing, Master Plan; 01.02.03.01	2015	Replace culvert on Burke Creek at Hwy 50 with large box culvert. Realign channel downstream of Hwy 50.
	EDGE	Edgewood; 04.02.02.11	2015	Edgewood Lodge Improvements and pond excavation; shoreline

Water Quality or Erosion Control – Future Potential Projects (2016 – 2021)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Description**
	MB01	Marla Bay WQIP; EIP #242, 01.01.01.14		The current treatment facilities at MBGID are not designed to capture FSP. They consist of deep concrete tanks with grates. These devices will capture coarse-sediments, but cannot capture fine sediments of concern. Resizing the vaults and installing filters may be necessary. Potential to convey and treat runoff in adjacent parcels. Hwy 50 conveys stormwater runoff through area.
	PT01	Pittman Terrace WQIP; EIP #01.01.01.17		Un-treated or under-treated stormwater is being directly discharged to the Lake. Solution may consist of installing appropriate stormwater sufficient to lift the grates off of them causing safety concerns also. Resizing the vaults andn installing filters may be necessary. Hwy 50 conveys stormwater runoff through this area.

NDOT Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
115	SSWA	US50 to Stateline	2000	The project provides water quality improvements for the casino corridor along Highway 50 including Lake Parkway East and West.
				Improvements include curb and gutter, conveyance pipes, drainage inlets, sediment traps and treatment vaults (4), along with riprap slope stabilization and revegetation
218		Kahle Drive (Pre EIP)	1992	Burke Creek/Kahle Ditch Restoration Project
				#218-Burke Creek / Kahle Ditch Restoration Project (1992)- runoff from Douglas County Community Center, Douglas County Administration area and NDOT routed down Kahle Drive to treatment vault to dry basin which discharges to Rabe Meadow/Burke Creek

NDOT Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
46		Kahle Drive WQIP	2003	#46- Kahle Drive WQIP (2006)- Oliver Park runoff routed down Kahle Drive via drainage inlets and conveyance pipes to treatment vaults (2) to a wetland which discharges to Rabe Meadow/Burke Creek, the project also included paving, riprap slope stabilization and revegetation
119	760	SR760 - from Ellks Point Rd; EIP #688	2002	State Route 760 water quality, erosion control and drainage improvements from Highway 50 junction to Nevada Beach entrance
				Improvements include curb and gutter, conveyance pipes, drainage inlets and a settling basin, along with riprap slope stabilization, revegetation and a paved bike trail to Lake Tahoe

NDOT Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
118	5013, 5002, 5012, 5011, 5016	US50 - from Bourne Meadow to south of Tahoe Drive; EIP #687	2004	Highway 50 water quality, erosion control and drainage improvements from Bourne Meadow to just south of Tahoe Drive
				Improvements include curb and gutter, conveyance pipes, drainage inlets, and treatment vaults (2), along with retaining walls (Binwalls 2-3), riprap slope stabilization and revegetation
171	2862, 2863, 2864, 2804, 2814, 2815, 2816, 2818,	SR28 in Incline from Lakeshore Blvd to SR431 (Part of Phase II); EIP #10156	2005	The project provides water quality improvements for the entire length of Highway 28 from the Highway 431 junction to the east Lakeshore Blvd entrance in Incline Village.
	2808, 2805, 2809, 2850A, 2850B, 2851, 2813, 2820			Improvements include curb and gutter, conveyance pipes, drainage inlets, conveyance ditches, 2 treatment vaults, riprap slope stabilization, revegetation and paving
185	5015, 5006, 5009, 5008	US50 in Douglas County from Kahle Dr to Elks Point Rd (Part of Phase II)	2005	The project provides water quality improvements from Kahle Drive to Elks Point Rd
				Improvements along the NDOT right of way consist of curb and gutter, retaining walls, riprap slope stabilization, conveyance piping, drainage inlets and sediment traps
	5014, 5001, 5018, 5019	Highway 50, Skyland to Cave Rock	2005/2006	

NDOT Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
137	506, 505, 504, 503, 502, 501, 5017	Highway 50, Cave Rock to Glenbrook; #954	2006	Highway 50 water quality improvements from approximately 0.5 miles north of Cave Rock to Glenbrook entrance (Mile Point 7.6-9.6)
				Improvements include curb and gutter, conveyance pipes, trench drains, a treatment vault, riprap slope stabilization and revegetation
		NDOT Hwy 50- Bin Wall 1 Elks Point N	2006/2007	
230	20701-20712	NDOT 207; EIP #01.01.02.16	2011	The project design provides water quality improvements for the entire length of Kingsbury Grade (a.k.a. State Route 207) in Douglas County, NV.
				The project includes a significant amount of source control for cut and fill slopes (revegetation, rock rip-rap and retaining walls), pavement of road shoulders, new storm drain, lining of existing roadside channels with articulated block, vegetative buffers, improvement of discharge points to stream environment zones (SEZ), infiltration basins, construction of new articulated block lined channels and asphalt concrete swales and the installation of sediment treatment cans and sumped drop inlets.

NDOT Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
NA		NDOT Hwy 50 - Water Quality Improvement Project Phase A EIP 01.01.02.14	2012	The project area is comprised of three discontinuous segments from Cave Rock to the US Highway 50/State Route 28 intersection. Significant cut slopes exist throughout the project area and contribute a significant amount of sediment to stormwater. Slope stabilization options such as revegetation and soil/rock nailing and refacing will be evaluated through the alternative design process. In addition, facilities for the conveyance and treatment of stormwater will be evaluated and designed. Erosion control (primarily cut and fill slope stabilization) and water quality features will be implemented to reduce the discharge of sediments and pollutants into Lake Tahoe as part of a two phase project.
NA		NDOT Hwy 50 - Water Quality Improvement Project Phase B EIP 01.01.02.15	2014	Second phase of EIP 01.01.02.14

Source: NTCD

There are five projects exclusive to Douglas County on the EIP 5-year Priority Project List (January 1, 2012 through December 31, 2016) that have yet to be completed. These are Burke Creek (EIP #01.02.03.01), Zephyr Cove Water Quality Improvement Project (WQIP) (EIP #01.01.01.15), Cave Rock WQIP Retrofit (EIP #01.01.01.16), Marla Bay WQIP (EIP #01.01.01.14), and Pittman Terrace WQIP (EIP #01.01.01.17). The Burke Creek project requires the replacement of the culvert at Burke Creek and Highway 50 and realigning the channel downstream to improve fish passage and sediment transport as well as enhance the stream environment zone. The NTCD has organized the Burke Creek Working Group and planning for this project is underway. The Zephyr Cove and Cave Rock projects have received funding and are in the beginning stages of design. The remaining two projects may be funded at a later date.

The County plans to add projects that will contribute to pollutant load reductions that will be identified in the future Stormwater Load Reduction Plan (SLRP), refer to discussion

on Total Maximum Daily Load (TMDL) below, to the EIP list and process an Area Plan amendment to include them into this Plan in the future. The projects will be added to the EIP list in order for the County to secure funding and receive credit for the projects as part of the annual Performance Evaluation, which is an evaluation of each local jurisdiction's progress in meeting certain environmental goals and is linked to the distribution of residential allocations.

Additional implementation of the EIP will occur through development and redevelopment along the TRPA designated Scenic Travel Routes (i.e. Highway 50 and State Route 208). Since all projects must meet scenic quality standards along the travel routes, an incremental improvement to Scenic Quality Thresholds are expected through implementation of the Area Plan.

Total Maximum Daily Load (TMDL)

Douglas County participated with a number of local, state, and federal agencies in the development of the Lake Tahoe TMDL Program, adopted at the Tahoe Summit on August 16, 2011. The program is a requirement of the federal Clean Water Act. The program is designed to protect Lake Tahoe, an Outstanding National Resource Water, from certain pollutants of concern, including fine sediment particles, nitrogen, and phosphorus, with fine sediment from urban stormwater runoff contributing most to Lake clarity decline.

According to the Lake Tahoe TMDL Technical Report (LRWQCB and NDEP 2010), it is estimated that Nevada jurisdictions contribute 25 percent of the entire Basin fine sediment particle load to the Lake. Douglas County borders approximately 18 percent of the Lake Tahoe shoreline, yet is estimated to have the least amount of runoff contributing to the decrease in Lake clarity at three (3) percent of the Basin-wide fine sediment particle load.

To meet the requirements of the Lake Tahoe TMDL Program, the pollutant load prior to 2005 (October 2004) must be reduced by the amounts shown in Figure 2.7.

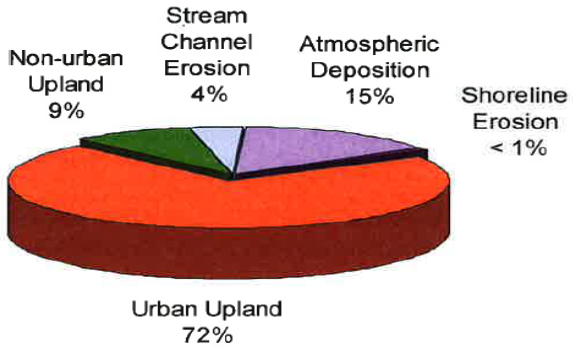
Figure 2.7
Load Reduction Targets for the Lake Tahoe TMDL

Pollutant	5-Year Milestone 2016	10-Year Milestone 2021	15-Year Milestone 2026	Transparency Standard (65-Year)
Fine Sediment Particles	10%	21%	34%	71%
Total Phosphorus	7%	14%	21%	50%
Total Nitrogen	8%	14%	19%	46%

Source: Final Lake Tahoe Total Maximum Daily Load (August 2011)

Since the TMDL Report found that stormwater run-off from urban upland developed areas (roads and town centers) produces the greatest amount of fine sediment particles (72 percent) entering the Lake (refer to Figure 2.8), the 2012 TRPA Regional Plan is encouraging the redevelopment of the existing built environment and implementation of associated water quality improvement projects to improve Lake clarity.

Figure 2.8
Sources of Fine Sediment Particles in the Lake Tahoe Basin



Source: Final Lake Tahoe Total Maximum Daily Load (August 2011)

Douglas County's Stormwater Load Reduction Plan (SLRP), the Plan to implement the Lake Tahoe TMDL Program, is currently being developed by the Nevada Division of Environmental Protection (NDEP) and NTCD. This plan is essential for laying out how Douglas County will meet its TMDL load reduction obligations under a Memorandum of Agreement with NDEP. The SLRP is expected to be finalized by 2014. It is being developed in two phases:

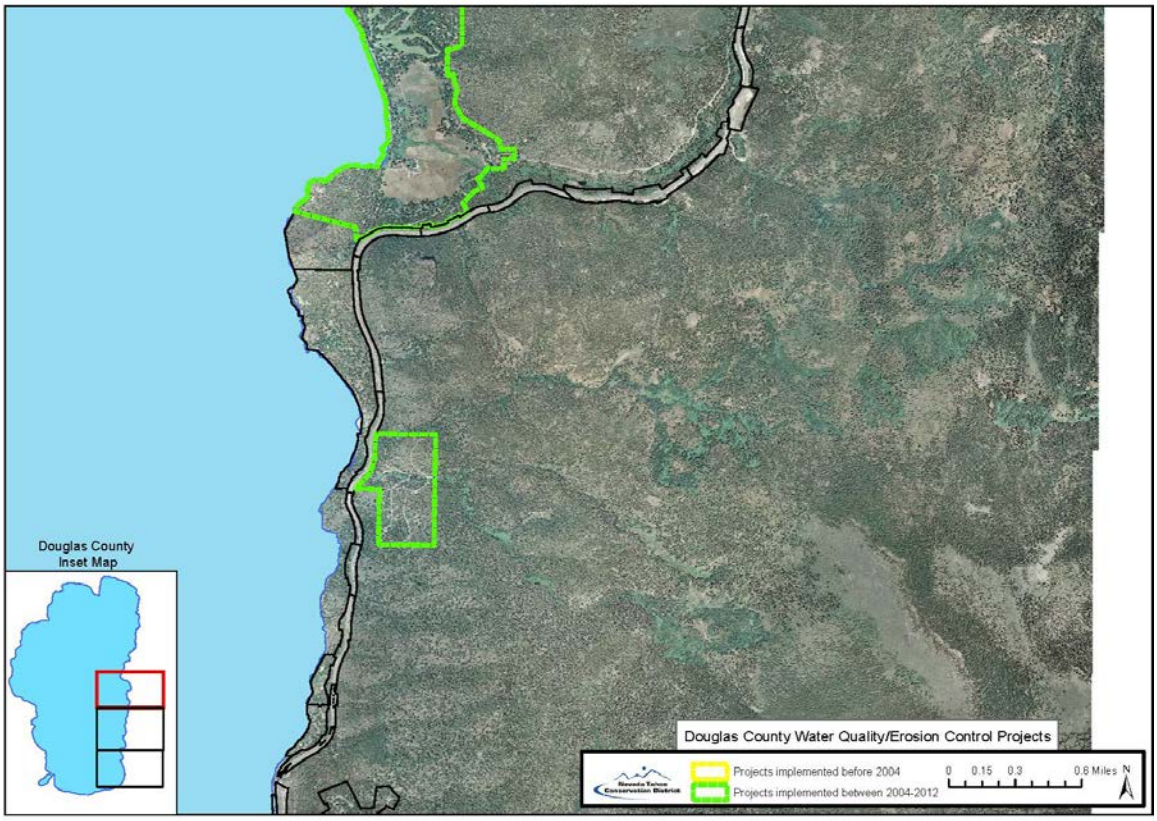
Phase I: The NTCD is developing baseline and existing conditions pollutant loads for the Nevada jurisdictions of Douglas County, Washoe County, and NDOT. These estimated loads will be available by mid-2013. Loads are determined on a 'catchment' basis within each jurisdiction, leading to an overall jurisdictional baseline (2004) and existing (2012) pollutant load estimate. Because of the geographic layout of urbanized areas within Douglas County, these catchments may cover multiple jurisdictions including the County, General Improvement Districts (GIDs) and Homeowner Associations (HOAs). The difference between the existing conditions pollutant load and the baseline pollutant load is the load reduction achieved thus far, and will go toward meeting the first TMDL implementation milestone. In addition to developing jurisdictional baseline pollutant load estimates, this phase will identify, evaluate, rate and rank catchments based on pollutant risk potential.

Phase II: SLRPs for each jurisdiction will describe cost-effective strategies and on-the-ground actions that will provide a 34 percent load reduction from the jurisdiction's October 2004 baseline stormwater loads. The results of the load reduction modeling using the Pollutant Load Reduction Model (PLRM) and SLRP protocols will become

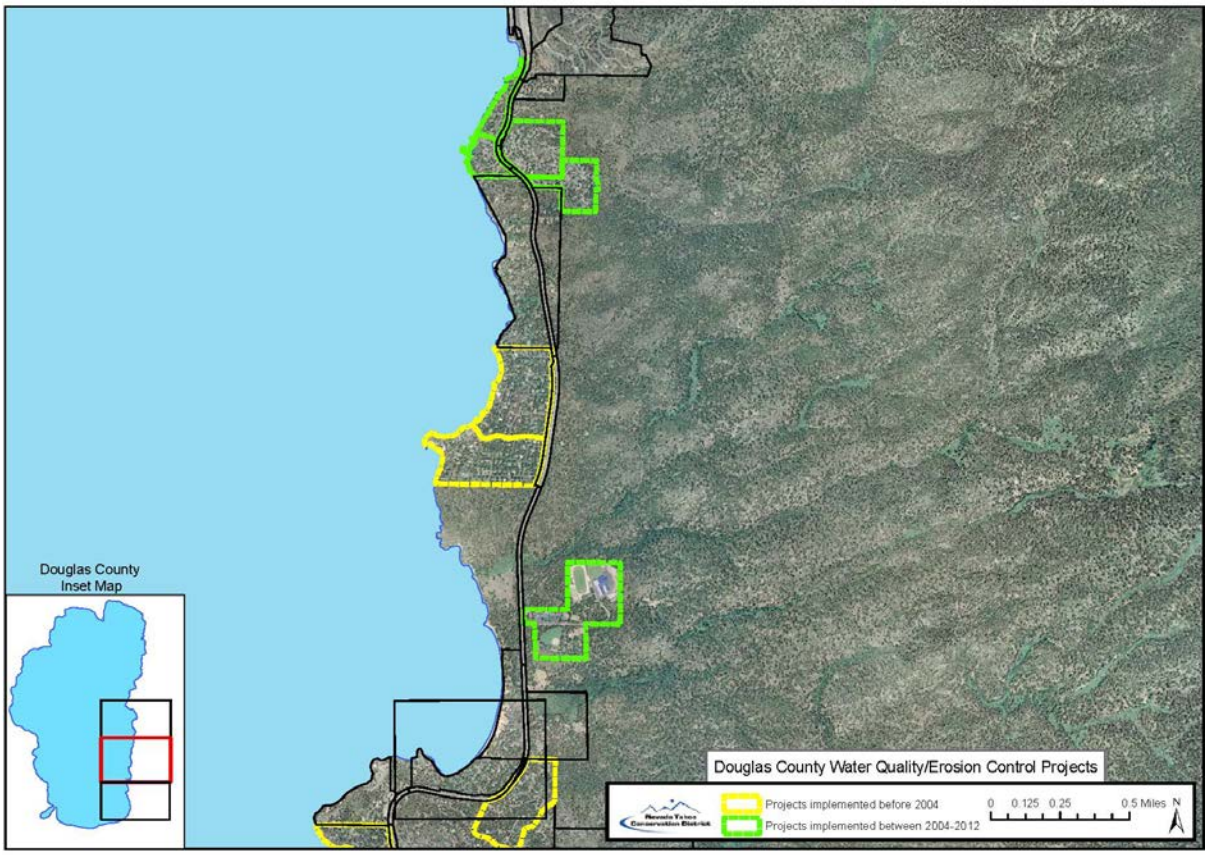
the basis of developing implementation alternatives for the agencies and will include a timeline and preliminary cost estimates. The study will identify particular catchments within each jurisdiction that will be prioritized for specific implementation actions. Identifying areas with the greatest sediment yields will facilitate jurisdictions to focus their load reduction activities in those locations and on those actions and strategies that will result in the greatest load reductions.

Maps 2.17a, b, and c show baseline and existing water quality and erosion control project areas and Maps 2.18a, b, and c show funded and future water quality and erosion control project areas identified by the NTCD to be incorporated into the SLRP.

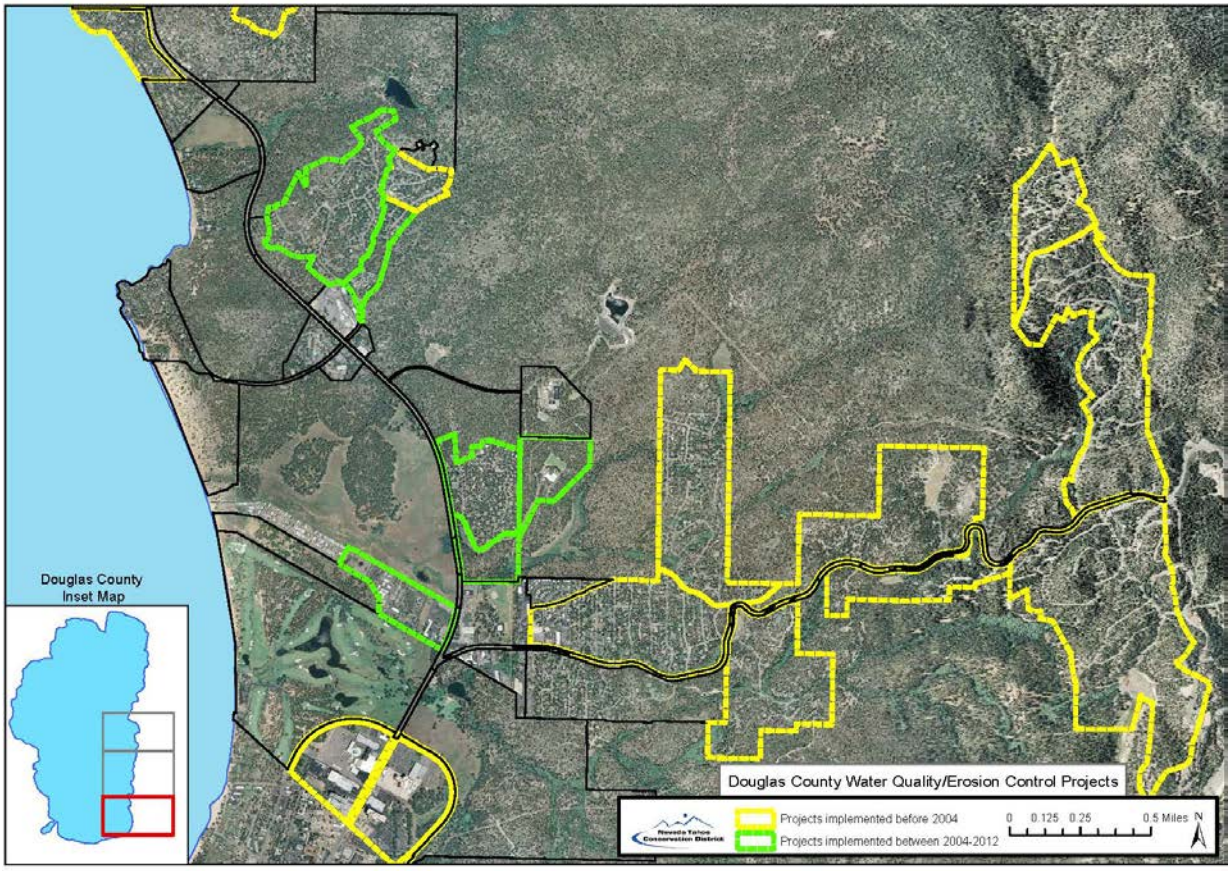
Map 2.17a
Baseline and Existing Water Quality/Erosion Control Projects



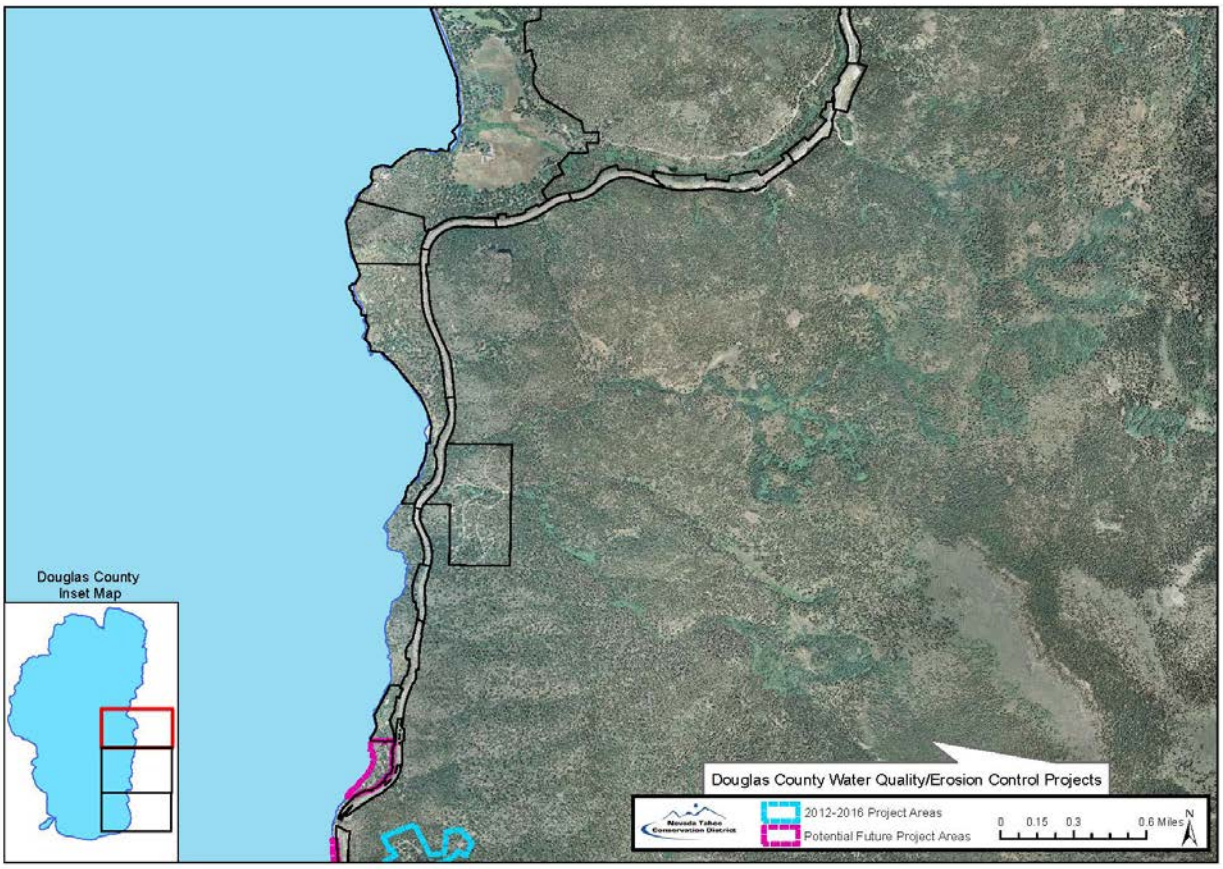
Map 2.17b
Baseline and Existing Water Quality/Erosion Control Projects



Map 2.17c
Baseline and Existing Water Quality/Erosion Control Projects

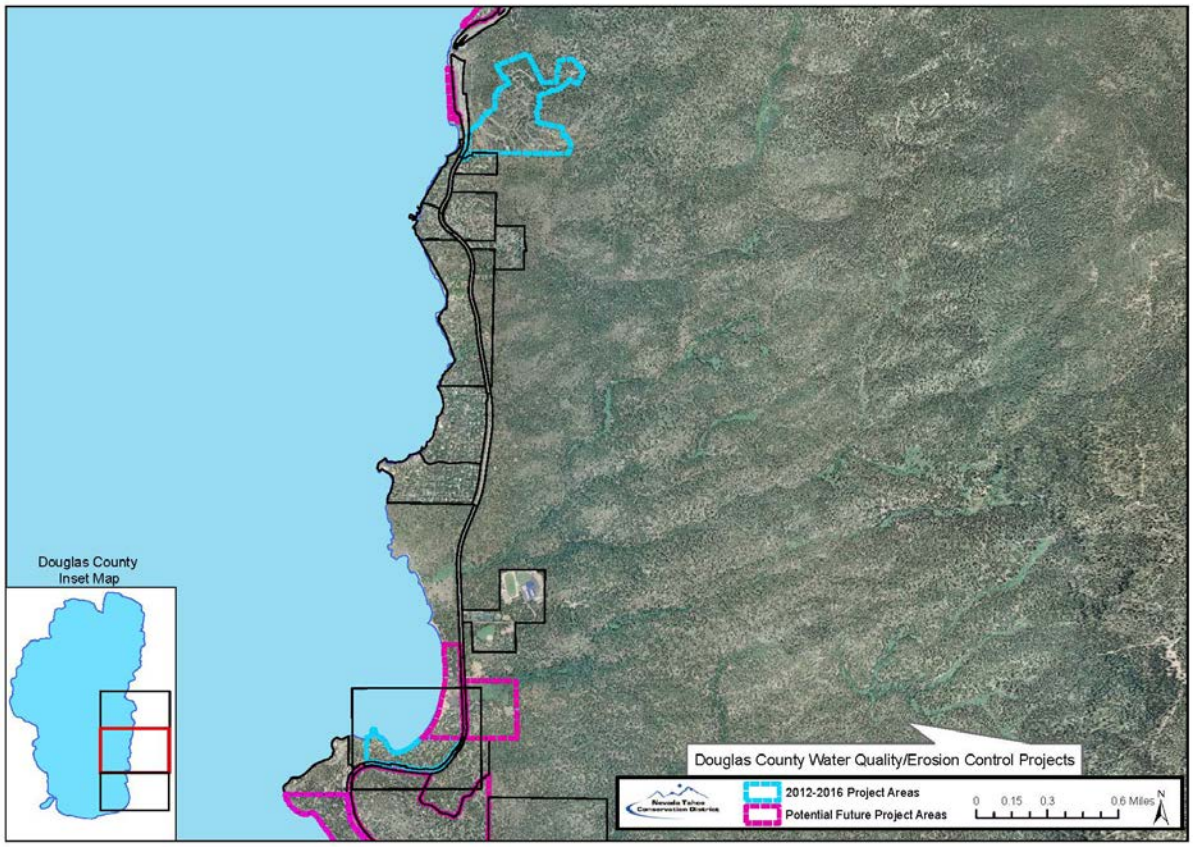


Map 2.18a
Funded and Future Water Quality/Erosion Control Projects



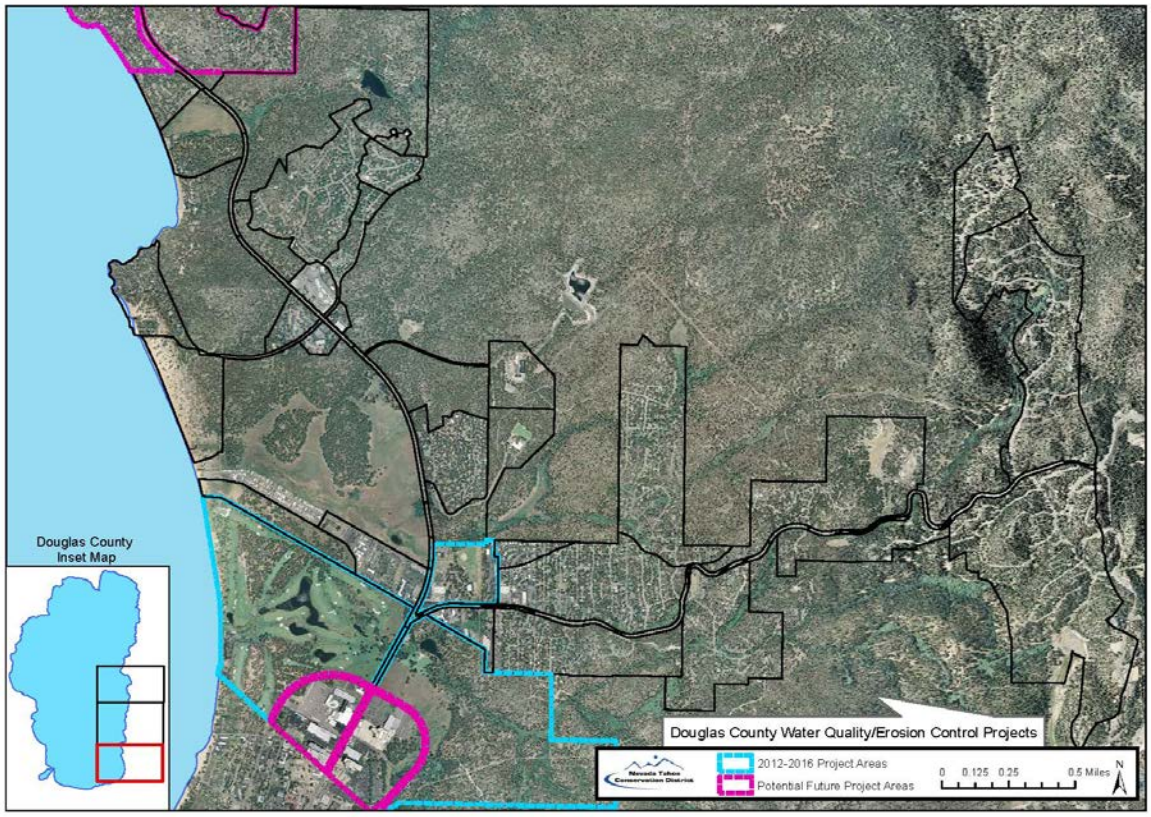
Source: NTCD

Map 2.18b
Funded and Future Water Quality/Erosion Control Projects



Source: NTCD

Map 2.18c
Funded and Future Water Quality/Erosion Control Projects



Source: NTCD

Preliminary estimates conducted by the NTCD suggest Douglas County's baseline fine sediment load is 100,000 lbs/year. It must be noted that these estimates are preliminary and the final Douglas County baseline load will be released in the SLRP. Using these preliminary estimates, Douglas County will need to implement water quality improvement actions, including: 1) capital improvement projects; 2) implementation of BMPs; and 3) advanced road operations that cumulatively result in 10,000 lbs/year to achieve the 10 percent reduction requirement by 2016 (Five-Year Milestone).

Preliminary modeling results show that a great level of load reduction has already been achieved over baseline conditions. These load reductions are primarily through the implementation of large scale water quality improvement projects, such as Lake Village, Cave Rock, and Lakeridge, and private parcel BMP implementation. Projects that include water quality improvements, such as the Tahoe Beach Club and Edgewood Lodge and Golf Course Improvement Project, will also help the County meet its fine sediment particle load reduction goals. If it is determined that additional fine sediment particle load reduction is necessary to achieve the Five-Year Milestone, the next and most cost-effective step may be to implement advanced road operations.

It needs to be noted that Douglas County maintains less than six miles of roads within the Tahoe Planning Area. NDOT, GIDs, and HOAs maintain the remaining roads in Douglas County. In most cases, the GIDs and HOAs do not have the expertise, resources, or financial capability of implementing advanced road operations independently. As a result, the NTCD and County are exploring the option of forming a TMDL Cooperative to share in the responsibility of advanced road operations. The SLRP analysis will identify other potential cost-effective means to implement load reduction strategies specific to Douglas County.

TMDL Monitoring

The Implementers' Monitoring Program (IMP) is a partnership between the Tahoe Resource Conservation District, El Dorado County, Placer County, the City of South Lake Tahoe, Douglas County, Washoe County, NTCD, NDOT, and Caltrans. Funding in the amount of $750,000 from Round 12 of the Southern Nevada Public Lands Management Act (SNPLMA) issued through the USDA Forest Service will provide these jurisdictions the ability to implement coordinated monitoring requirements necessary for meeting urban jurisdiction permit needs. Utilizing these funds, the Lake Tahoe Basin's first collaborative monitoring plan for implementing the TMDL Program, through the California National Pollutant Discharge Elimination System (NPDES) permit and a Nevada Memorandum of Agreement (MOA) has been developed, known as the "Implementers Monitoring Plan" (Plan). The data collected as part of this monitoring will support the TMDL Management System and the modeling and assessment tools associated with the Lake Clarity Crediting Program. Five catchments have been chosen to be registered and monitored for crediting purposes. These catchments are defined as the area that drains to an outfall monitoring site and can be modeled as a PLRM catchment. In some instances, PLRM catchments are subsets of larger Urban Planning Catchments. Monitoring will include flow measurements and water quality sampling at eleven monitoring stations: the outfalls of the five selected catchments, and the inflows to and outflows from the selected BMPs located within three of those catchments. Participation in the Plan by Douglas County will allow it to meet the monitoring requirements set forth in the MOA. Growing funding constraints prohibit monitoring to be conducted at more frequent intervals and at more locations around the Lake Tahoe Region, therefore this coordinated effort allows for detailed monitoring to be conducted at specific locations, the results of which will be applicable to similar sites in all jurisdictions. Jurisdictional representatives sought for a "One Lake, One Plan" approach to use the available funding in the most efficient manner.

Wastewater

All septic systems have been removed from the Tahoe Planning Area. All development is connected to public and private wastewater systems and all wastewater is pumped out of the Tahoe Planning Area to the Carson Valley in order to protect the clarity of Lake Tahoe. For more information on the management of wastewater, refer to Chapter 12, *Public Services and Facilities Element*.

Thresholds

Douglas County's commitment to implementing environmental programs and projects continues to help the TRPA in maintaining and attaining environmental thresholds. The 2011 Threshold Evaluation Executive Summary Findings for the Lake Tahoe Region are provided in Figure 2.9.

Figure 2.9
2011 Threshold Evaluation Report Findings

Threshold	2011 Threshold Evaluation Executive Summary Findings
Water Quality	The rate of Lake Tahoe annual clarity decline has slowed over the last decade. The winter clarity threshold indicator met the interim target of 78.7 feet (2011 measured 84.9 feet) and is trending toward attainment of 109.5 feet. Trends in stream water quality indicated that conditions have not declined over time. However, summer lake clarity and nearshore conditions are highlighted as major areas of concern.
Air Quality	The Tahoe Basin made air quality gains over the last five years. The majority of air quality indicators in the Lake Tahoe Basin were at or better than attainment with adopted standards. The Report shows that indicators for carbon monoxide and vehicle-miles-traveled moved from non-attainment into attainment. Federal and state tailpipe and industrial emission standards have likely contributed to this achievement along with local projects which delivered walkable, transit-friendly improvements such as the Heavenly Gondola in South Lake Tahoe.
Soil Conservation	An analysis of impervious cover (land coverage) showed that seven of the nine land capability classes were in attainment with threshold targets, however, sensitive wetlands and very steep lands are "over-covered" which can negatively affect water quality and other resources. Stream zone restoration efforts implemented by TRPA partner agencies are making progress in achieving restoration goals with more needing to be done.
Scenic Resources	The Tahoe Basin made gains in scenic quality over the last five years. Overall, compliance with scenic quality standards is at 93 percent with an improving trend in scenic quality for the built environment. Developed areas along roadways and Lake Tahoe's shoreline continue to be the locations where scenic improvements are needed.
Vegetation	The Regional Plan and partner agencies have successfully protected sensitive plant species, keeping those standards in attainment. However, a couple of uncommon plant communities fell short of attainment because of non-native species; beaver, aquatic invasive species and noxious weeds were identified as potential threats to the integrity of uncommon plant communities. Progress is being made on fuels reduction and forest ecosystem restoration.
Recreation	Both Recreation Threshold Standards have been implemented and are in attainment. TRPA partners have made substantial progress in upgrading recreational facilities through the EIP.
Fisheries	TRPA and partner agencies have implemented a robust aquatic invasive species control and prevention program; however, aquatic invasive species continue to be a major area of concern because their threat to fisheries and other aquatic biota.
Wildlife	Indicators for special interest wildlife species show stable or improving conditions. TRPA's development regulations have protected riparian wildlife habitats and partner agencies are making progress restoring these valuable habitats.
Noise	TRPA and the peer review panel recommended that noise standards and evaluation approaches be re-evaluated. The majority of standards were determined to be out of attainment as a result of a 'no exceedance' interpretation of the standard and that TRPA has little enforcement authority to address many noise issues – in particular, single event noise.

Source: 2011 Threshold Evaluation

Socioeconomic Conditions

While environmental conditions have stabilized in many instances, socioeconomic conditions in the Tahoe Planning Area have deteriorated significantly as a result of land use regulations in the 1987 TRPA Regional Plan that dis-incentivized redevelopment, the introduction of tribal gaming in California, and the economic recession. Troubling socioeconomic trends in the Tahoe Planning Area include:

- Gaming revenues decreased significantly from a high of $338 million in 2004 to $209 million in 2011, a decrease of 38 percent (South Shore Vision Destination Economic Impact Analysis/Nevada Gaming Commission).

- Employment within South Shore casinos declined from 7,074 in 2001 to 3,423 in 2011, a reduction of 52 percent (South Shore Vision Destination Economic Impact Analysis).

- The population in the Tahoe Planning Area declined from 6,739 people in 2000 to 5,227 people in 2010, a reduction of 22 percent (Douglas County Master Plan/U.S. Census).

- School enrollment declined in Tahoe schools from a total of 822 students in 1990/1991 to 431 students in 2010/2011, a reduction of 48 percent (Douglas County School District).

- Approximately 49 percent of Douglas County homes in the Tahoe Planning Area are owned by second home owners (Lake Tahoe Basin Prosperity Plan/2003 TRPA Data).

- The unemployment rate in Douglas County (countywide) increased from a high of 6 percent in 1990 to a high of 14.8 percent in 2012 (U.S. Department of Labor: Bureau of Labor Statistics).

- In 2010, the median sales price for a single-family home in the Tahoe Planning Area was $600,000, as compared to $210,000 in Minden and Gardnerville (Douglas County Assessor's Office/Douglas County Master Plan, Chapter 4, *Housing Element*).

- There are only four affordable housing projects, consisting of 133 affordable housing units, located in the Tahoe Planning Area (Douglas County Master Plan, Chapter 4, *Housing Element*).

For information on how Douglas County is addressing the above socioeconomic trends, refer to Chapter 9, *Economic Development Element*, which provides an overview of the programs and projects the County is working on to implement the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan,

and Chapter 4, *Housing Element*, which contains specific recommendations for addressing housing issues in the Tahoe Planning Area.

Public Services and Facilities

Chapter 12, *Public Services and Facilities Element*, provides information on how public services and facilities, including public safety, libraries, schools, solid waste, and water and wastewater and descriptions of public service and facility providers within the Tahoe Planning Area, as well as maps showing the location of public facilities and service areas.

Inventory of Existing Land Use Conditions

The following is an inventory of existing land use conditions:

Ownership

The Tahoe Planning Area includes 4,844 parcels. Figure 2.10 shows the property ownership, number of parcels, and acreage. The majority of the 23,461 acres, or 84 percent, is owned by federal, state, or local government entities. Thus, only 16 percent is under private ownership.

Figure 2.10
Tahoe Planning Area Ownership, Parcels, and Acreage

Property Ownership	Parcels	Acreage
Private	4,058	3,763
Federal	527	18,041
State	168	1,274
Local	91	383
Total	4,844	23,461

Source: Douglas County GIS Department and Assessor's Database (2013)

Population and School Enrollment Decline

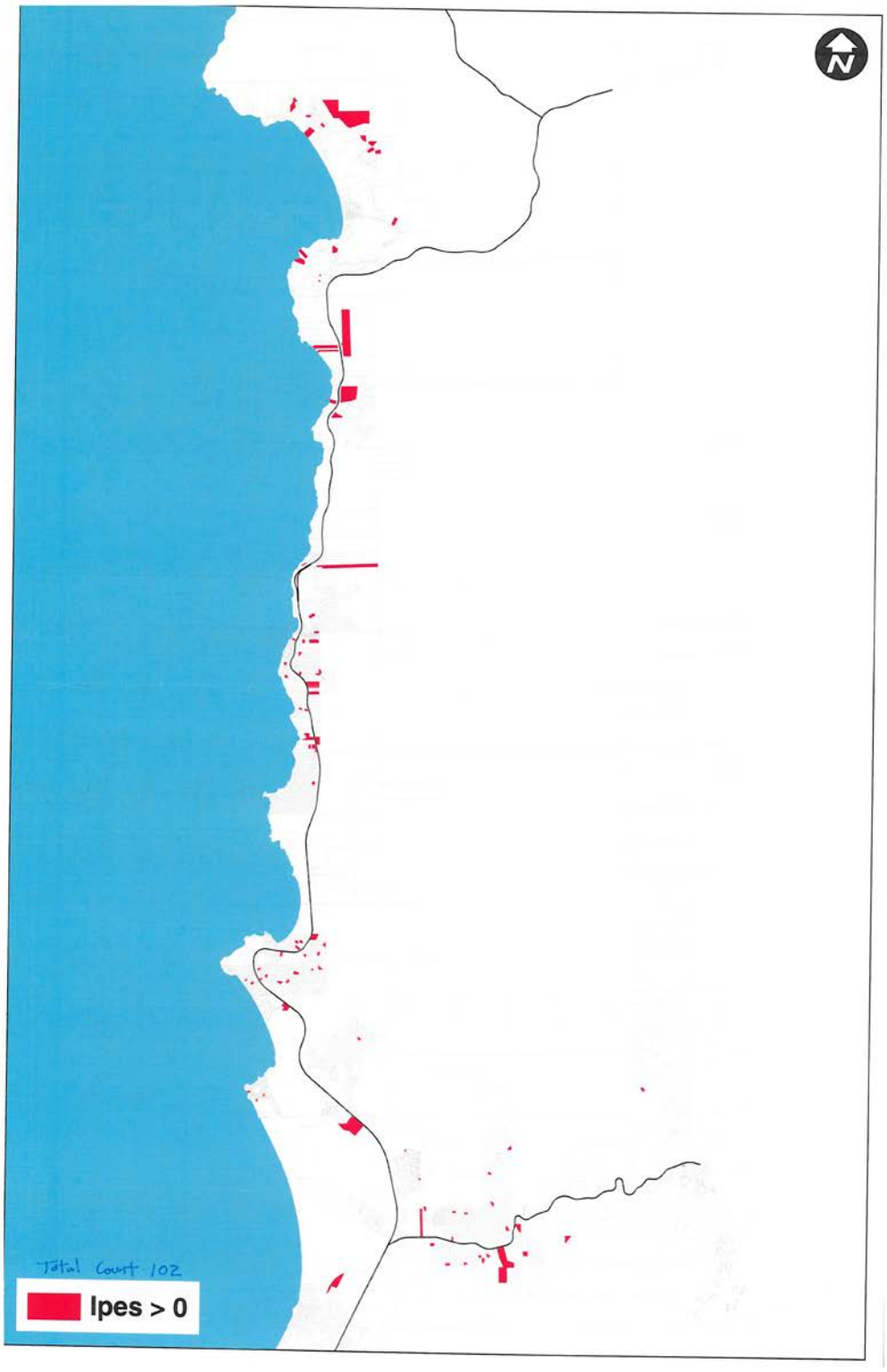
The population in the Tahoe Planning Area declined from 6,739 people in 2000 to 5,227 in 2010 (U.S. Census). This decline in population also led to declining school enrollments and the closure of Kingsbury Middle School in 2008. Zephyr Cove Elementary (grades K-6) and Whittell High School (grades 7-12) are still operating and located in the area. The Douglas County School District Facilities Master Plan (2010) provides a variety of options for addressing declining school enrollment in the Tahoe Planning Area, from maintaining the status quo, establishing a K-12 school on the Whittell High School site, or closing one or both schools and busing students to the Carson Valley or South Lake Tahoe.

Residential Build-Out Scenario

Following the adoption of the 1987 Regional Plan, the TRPA developed the Individual Parcel Evaluation System (IPES) and assigned a numerical score to vacant parcels according to their relative suitability for development. IPES scores were not applied to residential parcels that were already developed or to parcels ineligible for residential use. As of 2012, there were a total of 102 vacant residential parcels in the Tahoe Planning Area with an IPES score above zero. Douglas County is going to receive six residential allocations in 2013. If Douglas County continues to receive six residential allocations per year and they are used to develop the 102 vacant parcels with an IPES score above zero, residential parcels in the Tahoe Planning Area could be completely built-out within less than 17 years.

Map 2.19 shows the location of existing vacant parcels with an IPES score of zero or above.

Map 2.19
Existing Vacant Parcels with an IPES Score



Source: TRPA GIS Department

Douglas County has distributed all of the residential allocations that were allocated to the County before the Regional Plan Update in 2012. As of November 2012, 53 people remained on a waiting list for a residential allocation in Douglas County.

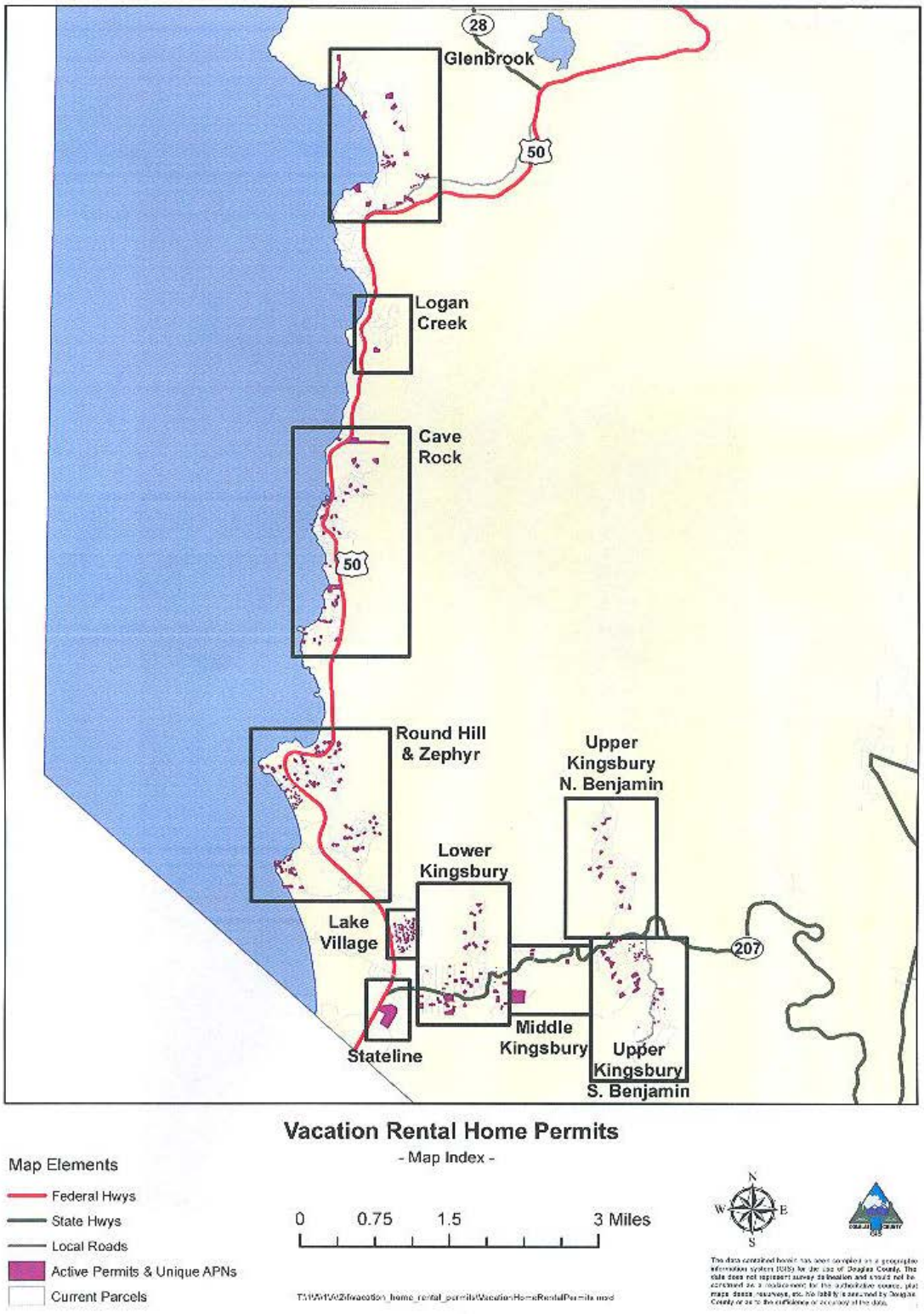
Second Homes

As of November 2012, there were approximately 3,948 housing units (single-family and multi-family) in the Tahoe Planning Area (Douglas County Assessor). The Lake Tahoe Basin Prosperity Plan found that approximately 49 percent of Douglas County homes are owned by second home owners (2003 TRPA data). The impact of second homeownership on Tahoe communities should be examined as part of an ongoing TRPA regional housing needs assessment.

Vacation Home Rental Permits

Douglas County, pursuant to Douglas County Code, Chapter 5.40, *Vacation Rentals in the Tahoe Township*, requires a vacation home rental permit for all properties used as a vacation home rental for more than 28 consecutive days in the Tahoe Township. As of October 2012, Douglas County had 397 active vacation home rental permits, which is approximately 10 percent of total housing units in the Tahoe Planning Area. Map 2.20 shows the location of the permits.

Map 2.20
Vacation Home Rental Permits



Source: Douglas County GIS Department

Planned Unit Developments

The following is a list of existing and tentatively approved planned unit developments within the Tahoe Planning Area. The planned unit developments will continue to be subject to development regulations and standards imposed on the projects with the original approvals, or as amended, as well as applicable TRPA and Douglas County Code requirements.

Castle Rock Park
Cave Rock Villas
Kingsbury Pines
Lake Village
Manzanita Heights
Ponderosa Park
Stanford Square
Summit Village
Uppaway
Villagers Townhouses
Peterson (tentatively approved)
Phat Pads/Cave Rock Junction (tentatively approved)
Tahoe Beach Club (tentatively approved by TRPA)

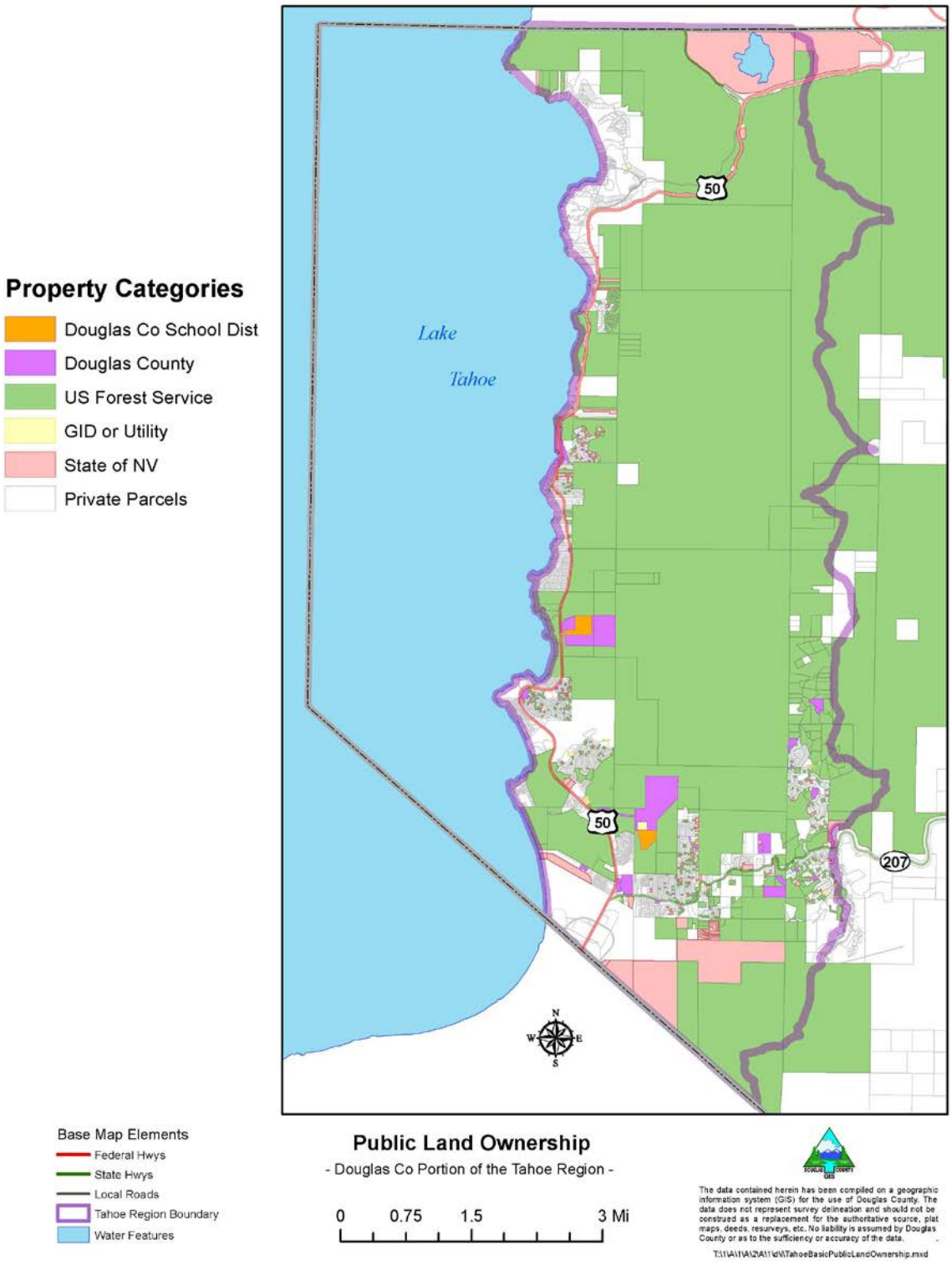
Commercial and Tourist Lands

The majority of commercial and tourist developments are concentrated within Community Plans. The Stateline and Kingsbury Community Plans will be replaced with the South Shore Area Plan. Commercial lands outside of the South Shore Area Plan, including the Round Hill Community Plan, will be evaluated as part of a future Area Plan amendment.

Public Lands

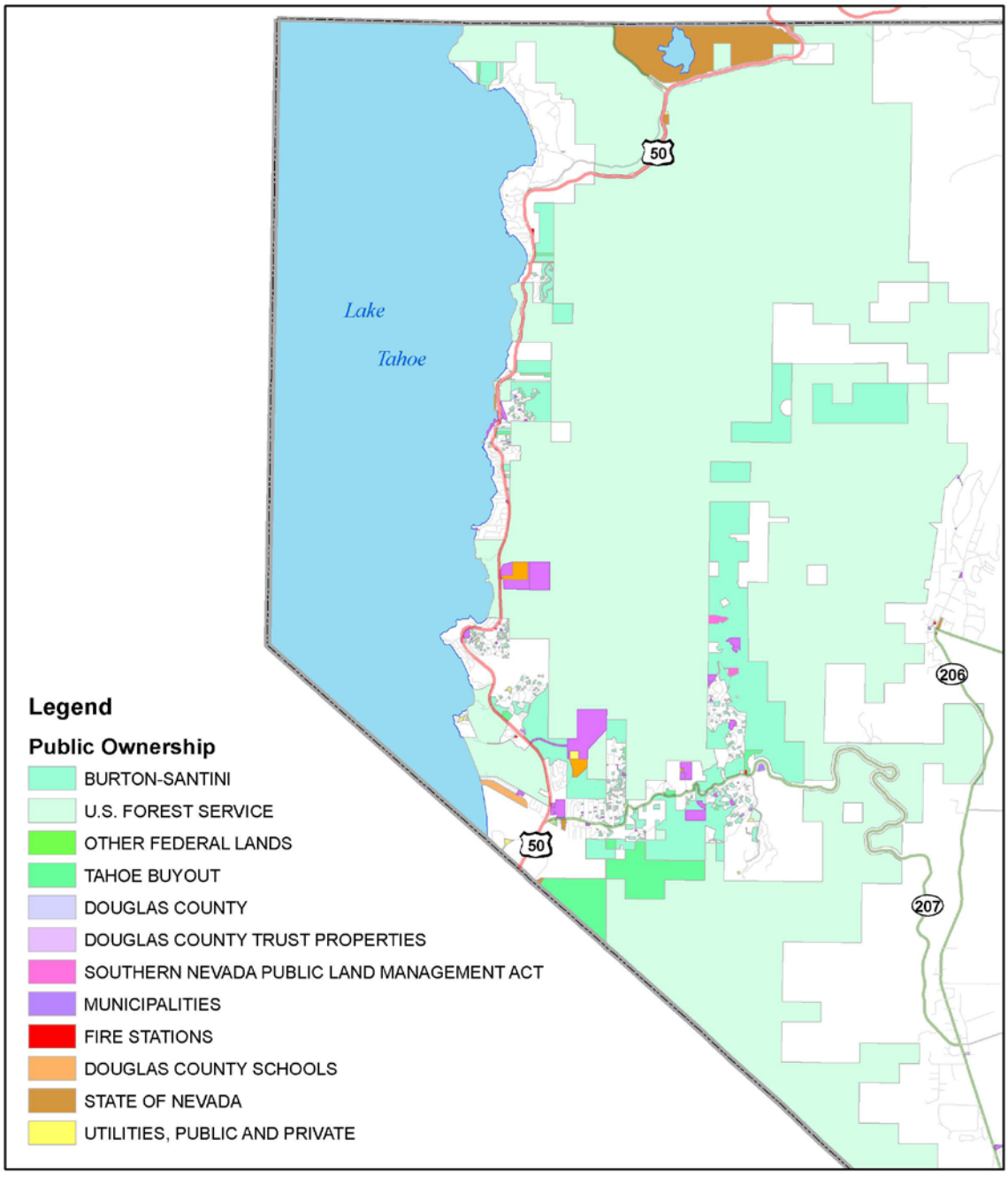
The majority of the 23,461 acres, or 84 percent of land, within the Tahoe Planning Area is owned by federal, state, or local government entities. Map 2.21 shows the location of public lands by owner and Map 2.22 shows the location of public land acquisitions through programs developed to project Lake Tahoe, such as Burton-Santini, Tahoe Buyout, and Southern Nevada Public Land Management Act (SNPLMA).

Map 2.21
Public Lands by Owner in the Tahoe Planning Area



Source: Douglas County GIS Department 2013

Map 2.22
Public Land Acquisition in the Tahoe Planning Area



Forest Service

In the Tahoe Planning Area, approximately 77 percent of land is part of the National Forest System, which includes 527 parcels, or approximately 18,041 acres. The U.S. Forest Service, Lake Tahoe Basin Management Unit (LTBMU), manages National Forest System lands in the Lake Tahoe Region pursuant to the Land and Resource Management Plan (Forest Plan) and a MOU with TRPA. The LTBMU is currently in the process of updating the 1988 Forest Plan. The Forest Plan, and as amended, is adopted by reference into the Master Plan and will guide how National Forest System lands are managed in the Tahoe Planning Area.

State of Nevada

In 2012, the State of Nevada, Department of Conservation and Natural Resources, Division of State Lands, owned 157 parcels (includes State Parks), totaling approximately 1,389 acres, in the Tahoe Planning Area. A number of these lands are protected and not available for development or disposal. They are managed by Nevada Tahoe Resource Team (NTRT), coordinated by the Nevada Division of State Lands, to protect Lake Tahoe and its watershed. Management goals include clean water, healthy forests, the reduction of excess fire fuels and hazardous forest conditions, good wildlife habitat, and reasonable public access. The Nevada Division of State Lands also administers a land bank, coordinates Nevada's share of the EIP, as well as implements other Tahoe programs, and administers the Nevada Tahoe Regional Planning Agency (NTRPA), which reviews the provisions of the Tahoe Compact related to gaming.

The Department of Conservation and Natural Resources, Nevada Division of State Parks, manages the Spooner Lake, Van Sickle, and Cave Rock State Parks in Douglas County. The Nevada Division of State Parks is in the process of updating the Lake Tahoe Nevada State Park's General Management Plan. The General Management Plan, and as amended, is adopted by reference into the Master Plan and will guide how State Parks are managed in the Tahoe Planning Area.



NDOT owns five parcels, totaling approximately 16 acres, and the University of Nevada owns two parcels totaling approximately 33 acres in the Tahoe Planning Area.

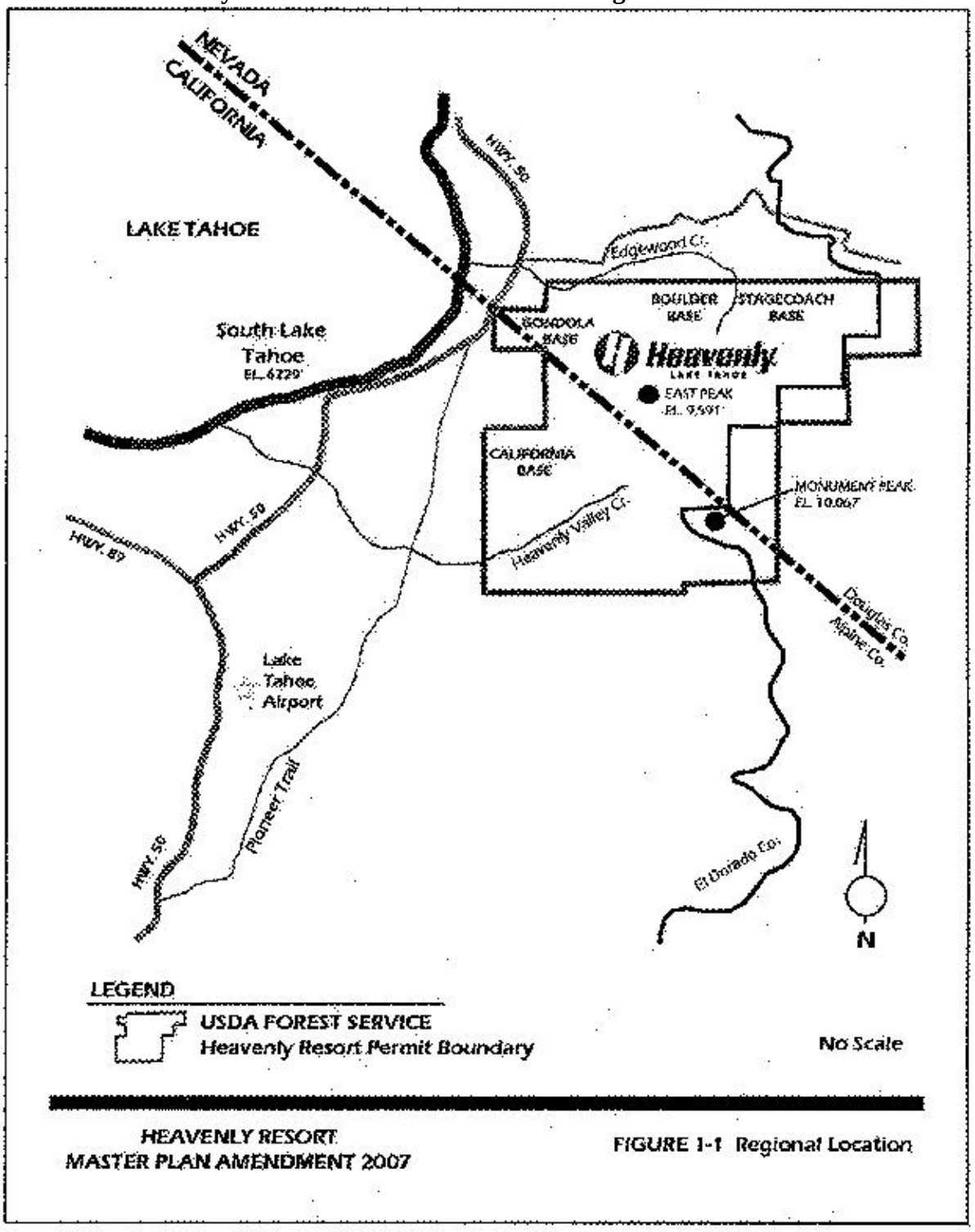
Local Governments

As of 2012, Douglas County owned 52 parcels, totaling approximately 209 acres, in the Tahoe Planning Area. There are other public lands under the ownership of the Douglas County School District, GIDs and fire departments.

Heavenly Mountain Resort Master Plan

Heavenly Ski Resort is located in the States of Nevada and California, with the majority located on U.S. Forest Service land. Approximately 6,210 acres of land in the eastern portion of the resort, including the Stagecoach Base and Boulder Base areas, lie within Douglas County. The Heavenly Mountain Resort Master Plan, which is a twenty year plan for the improvement, expansion, and management of the resort, was updated in 2007 (TRPA Adopting Ord. # 2007-04). The Heavenly Mountain Resort Master Plan, and as amended, will continue to guide future land use decisions for the Resort. Map 2.23 depicts the limits of the Master Plan area.

Map 2.23
Heavenly Mountain Resort Master Plan Regional Location



Source: Heavenly Mountain Resort Master Plan Amendment 2007

Transportation

All future planning projects in the Tahoe Planning Area must comply with the provisions of Mobility 2035: Lake Tahoe Regional Transportation Plan (2012) and Lake Tahoe Region Bicycle and Pedestrian Plan (2010), and as amended. For more information on transportation, refer to Chapter 5, *Transportation Element*.

2012 TRPA Regional Plan Land Use Classifications and Special Planning Districts

The 2012 TRPA Regional Plan includes eight new land use districts and four new special planning districts, which are defined as follows:

Land Use Districts:

Wilderness: Not applicable in Douglas County.

Backcountry: Backcountry Districts are designated and defined by the U.S. Forest Service as part of their Resource Management Plans. These lands are roadless areas including Dardanelles/Meiss, Freel Peak and Lincoln Creek. On these lands, natural ecological processes are primarily free from human influences. Backcountry areas offer a recreation experience similar to Wilderness, with places for people seeking natural scenery and solitude. Primitive and semi-primitive recreation opportunities include hiking, camping, wildlife viewing, and cross-country skiing, in addition to more developed or mechanized activities not allowed in Wilderness areas (e.g., mountain biking, snowmobiling). Management activities that support administrative and dispersed recreation activities are minimal, but may have a limited influence. Limited roads may be present in some backcountry areas; road reconstruction may be permitted on backcountry lands where additional restrictions do not apply. Backcountry areas contribute to ecosystem and species diversity and sustainability, serve as habitat for fauna and flora, and offer wildlife corridors. These areas provide a diversity of terrestrial and aquatic habitats, and support species dependent on large, undisturbed areas of land. Backcountry areas are managed to preserve and restore healthy watersheds with clean water and air, and healthy soils. Watershed processes operate in harmony with their setting, providing high quality aquatic habitats.

Conservation: Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. Conservation areas include (1) public lands already set aside for this purpose, (2) high-hazard lands, stream environment zones, and other fragile areas, without substantial existing improvements, (3) isolated areas which do not contain the necessary infrastructure for development, (4) areas capable of sustaining only passive recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management.

Recreation: Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this plan identifies

as recreation areas include (1) areas of existing private and public recreation use, (2) designated local, state, and federal recreation areas, (3) areas without overriding environmental constraints on resource management or recreational purposes, and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas.

Resort Recreation: Resort Recreation areas are the specific Edgewood Mountain and Heavenly parcels depicted on Map 1 of the Regional Plan.

Residential: Residential areas are urban areas having potential to provide housing for the residents of the Region. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and non-residential uses that complement the residential neighborhood. These lands include: (1) areas now developed for residential purposes; (2) areas of moderate-to-good land capability; (3) areas within urban boundaries and serviced by utilities; and (4) areas of centralized location in close proximity to commercial services and public facilities.

Mixed-Use: Mixed-use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Region or have the potential to provide future commercial, public service, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience, and enhanced sustainability.

Tourist: Tourist areas are urban areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the Bi-State Compact as suitable for gaming. These lands include areas that are:

1) already developed with high concentrations of visitor services, visitor accommodations, and related uses;
2) of good to moderate land capability (land capability districts 4-7);
3) with existing excess land coverage; and
4) located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Special Planning Districts:

High Density Tourist District: The High Density Tourist District contains a concentration of hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities for local residents. The High Density Tourist District is the appropriate location for the Region's highest intensity development.

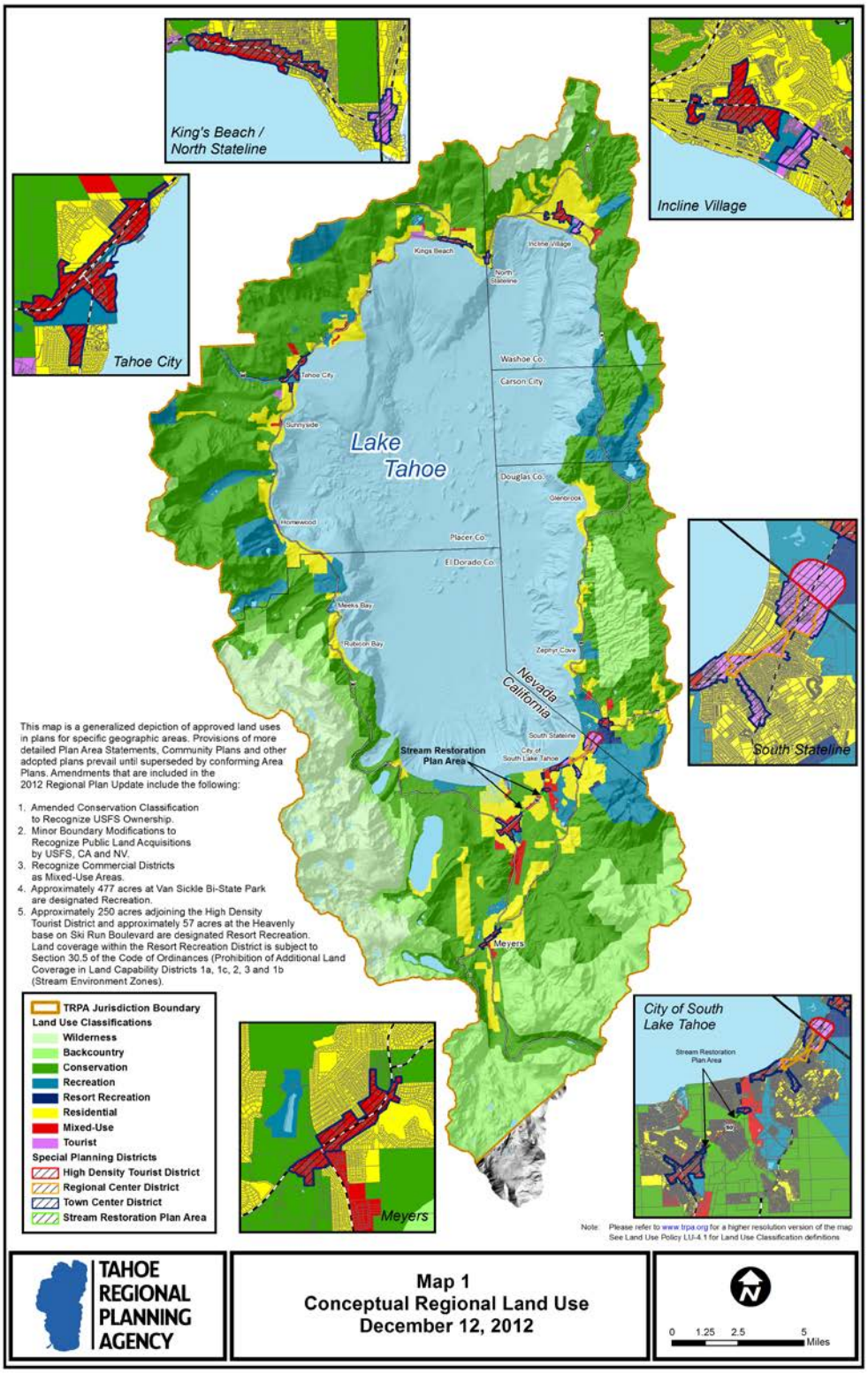
Regional Center District: Not applicable in Douglas County.

Town Center District: Town centers contain most of the Region's non-residential services and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities in the Region.

Stream Restoration Plan Area: Not applicable in Douglas County.

The 2012 TRPA Regional Plan Conceptual Regional Land Use Map shows the planned locations of each of these uses and is provided as Map 2.24.

Map 2.24
2012 TRPA Regional Plan Conceptual Regional Land Use Map



Source: 2012 TRPA Regional Plan

Land Use Compatibility

Based on the inventory of existing conditions and the Conceptual Regional Land Use Map, Douglas County has developed new future land use and zoning districts for the Tahoe Planning Area. Wherever feasible and although standards often differ, the new future land use and zoning districts have been developed to be compatible with the future land use and zoning districts in effect for the rest of the County. The purpose of this is to replace the existing Community Plan and Plan Area Statement Map with a future land use and zoning map that will tie into the land use and zoning map in effect for the remainder of the County outside the Tahoe Planning Area. The Special Planning Districts, including the High Density Tourist District and Town Center District shown on the Conceptual Regional Land Use Map, will be reflected as overlay zoning districts on the Official Douglas County Zoning Map. New zoning districts are defined in Douglas County Code (Title 20), Chapter 20.703, *Tahoe Area Plan Regulations*. The future land use districts are defined below. The Tahoe Planning Area Future Land Use Map has been updated to reflect new future land use districts within the South Shore Area Plan (refer to Map 2.32).

Future Land Use Districts for the Tahoe Planning Area are defined below:

Backcountry: Backcountry areas are designated and defined by the U.S. Forest Service as part of their Resource Management Plans. These lands are roadless areas, including Lincoln Creek. On these lands, natural ecological processes are primarily free from human influences. Backcountry areas offer a recreation experience similar to Wilderness, with places for people seeking natural scenery and solitude. Primitive and semi-primitive recreation opportunities include hiking, camping, wildlife viewing, and cross-country skiing, in addition to more developed or mechanized activities not allowed in Wilderness areas (e.g., mountain biking, snowmobiling). Management activities that support administrative and dispersed recreation activities are minimal, but may have a limited influence. Limited roads may be present in some backcountry areas; road reconstruction may be permitted on backcountry lands where additional restrictions do not apply. Backcountry areas contribute to ecosystem and species diversity and sustainability, serve as habitat for fauna and flora, and offer wildlife corridors. These areas provide a diversity of terrestrial and aquatic habitats, and support species dependent on large, undisturbed areas of land. Backcountry areas are managed to preserve and restore healthy watersheds with clean water and air, and healthy soils. Watershed processes operate in harmony with their setting, providing high quality aquatic habitats.

Commercial: Commercial areas are existing commercial or tourist areas that provide or have the potential to provide a mix of uses, including commercial, tourist, recreation, public service, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience, and enhanced sustainability. Commercial areas also include areas recognized by the Bi-State Compact as suitable for gaming. These lands include areas that are:

1. Already developed with high concentrations of visitor services, visitor accommodations, and related uses;
2. Of good to moderate land capability (land capability districts 4-7);
3. Have existing excess land coverage; and
4. Located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Conservation: Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. Conservation areas include (1) public lands already set aside for this purpose, (2) high-hazard lands, stream environment zones, and other fragile areas, without substantial existing improvements, (3) isolated areas which do not contain the necessary infrastructure for development, (4) areas capable of sustaining only passive recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management.

Receiving Area: Receiving Areas are areas that are eligible to receive the transfer of existing residential development and residential development rights, tourist accommodation units, and commercial floor area and are located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Recreation: Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this plan identifies as recreation areas include (1) areas of existing private and public recreation use, (2) designated local, state, and federal recreation areas, (3) areas without overriding environmental constraints on resource management or recreational purposes, and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas. The T-RR (Tahoe-Resort Recreation) zoning district, which is compatible with the Recreation land use district, may only be applied to the specific Edgewood Mountain parcel depicted on Map 1 of the 2012 TRPA Regional Plan. This area allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.

Residential: Residential areas are urban areas having potential to provide housing for the residents. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and non-residential uses that complement the residential neighborhood. These lands include: (1) areas now developed for residential purposes; (2) areas of moderate-to-good land capability; (3) areas within urban boundaries and serviced by utilities; and (4) areas of centralized location in close proximity to commercial services and public facilities.

Figure 2.11 has been developed to illustrate the relationship between future land use and zoning for the Tahoe Planning Area.

Figure 2.11
TRPA Conceptual Land Use Districts, Douglas County Future Land Use Districts, and Equivalent Douglas County Zoning Districts

TRPA Conceptual Land Use Districts	Douglas County Future Land Use Districts	Equivalent Douglas County Zoning Districts
Backcountry	Backcountry	T-F (Tahoe-Forest)
Conservation	Conservation	T-F (Tahoe-Forest)
Recreation Resort Recreation	Recreation**	T-R (Tahoe – Recreation) T-RR (Tahoe – Resort Recreation)
Residential	Residential**	T-SFR-8,000 (Tahoe-Single-Family Residential, 8,000 square foot minimum parcel size) T-MFR (Tahoe-Multi-Family Residential, maximum density of 15 du/acre)
Mixed-Use Tourist	Commercial**	T-MU (Tahoe – Mixed-Use) T-T (Tahoe-Tourist Commercial) HDT (High Density Tourist) Overlay TC (Town Center) Overlay
All Districts	All Districts	T-PF (Tahoe-Public Facility)* PD (Planned Development) Overlay

*The T-PF (Tahoe-Public Facility) zoning district is compatible with all Douglas County future land use designations and will be applied to public facilities in existence as of December 12, 2012.

** Receiving Areas may be designated on the Future Land Use Map within a Recreation, Residential, or Commercial Land Use District if located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

TRPA Review

Pursuant to TRPA Regional Plan Land Use Policy – LU 4.12, TRPA will continue to review projects within the High Density Tourist, Conservation, and Resort Recreation Land Use Districts on the Conceptual Regional Land Use Map and the Shorezone of Lake Tahoe, as well as all development that is equal to or greater than:

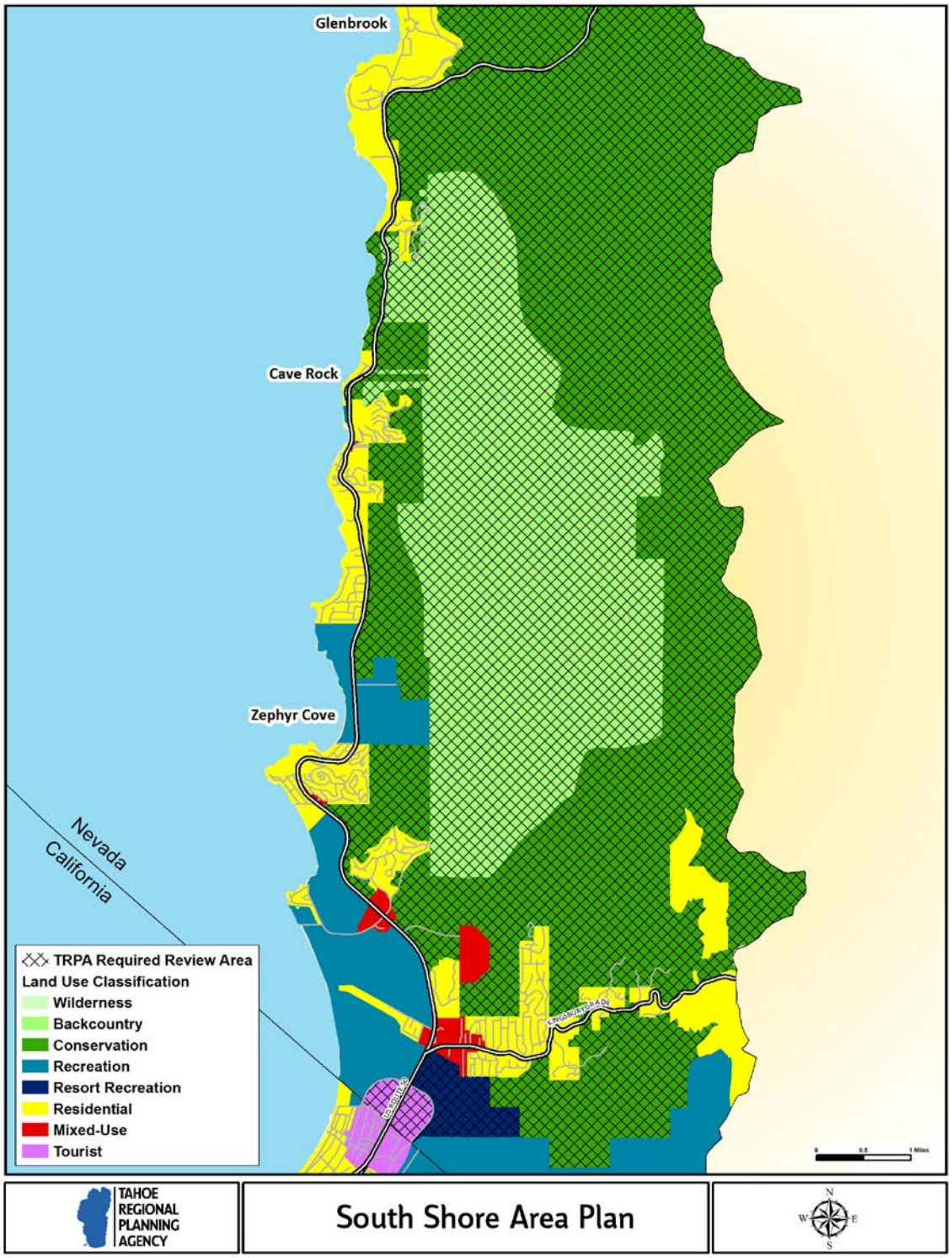
Figure 2.12
TRPA Review Required

	Regional Center	Town Center	Not in Center
Residential	100,000 square feet	50,000 square feet	25,000 square feet
Non-Residential	80,000 square feet	40,000 square feet	12,500 square feet

Note: All measurements are new building floor area.

Map 2.25 shows the location of parcels within the High Density Tourist, Conservation, and Resort Recreation Land Use Districts on the Conceptual Regional Land Use Map subject to TRPA review. Projects within the Backcountry Land Use District will also require a TRPA review.

Map 2.25
TRPA Review Required



Source: TRPA

PHASE I: SOUTH SHORE AREA PLAN

In order to encourage the environmental redevelopment of the existing built environment, promote economic vitality, and work towards the attainment of TRPA's environmental threshold standards, the County is moving forward with the South Shore Area Plan (Phase I), for the properties generally along Highway 50 from the California-Nevada Stateline to the lower Kingsbury area. The South Shore Area Plan replaces the Stateline Community Plan, Kingsbury Community Plan, and a portion of Plan Area Statements 070A (Edgewood), including Special Area #1 (C-070A SA1), and a portion of Plan Area Statement 080 (Kingsbury Drainage), including Special Area #2 (R-080 SA2). The existing Community Plan (Round Hill) and Plan Area Statements not included within the South Shore Area Plan will continue to be subject to the provisions of the applicable Community Plan or Plan Area Statement, until such time as an Area Plan is developed for the entire Tahoe Planning Area.

Background

In 2011, Douglas County participated with the South Tahoe Alliance of Resorts (S.T.A.R.), City of South Lake Tahoe, TRPA, and community members on the development of the South Shore Vision Plan, a planning document that focuses on the redevelopment of the built environment along the Highway 50 Corridor, from Ski Run Boulevard in the City of South Lake Tahoe, California, to Kahle Drive in Douglas County, Nevada.

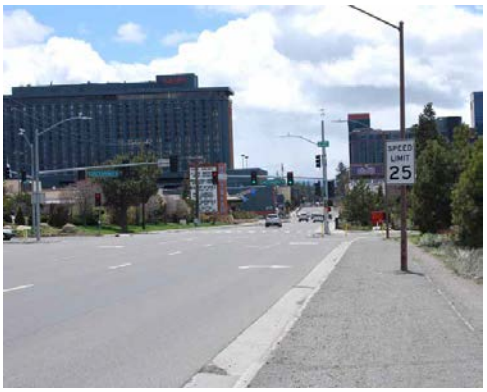
The South Shore Vision Plan addressed the following key issues:

- Reinventing the area to address the older and obsolete built environment.
- Improving the market and economic conditions that currently exist.
- Assessing transportation needs, including the proposed U.S. Highway 50/South Shore Community Revitalization Project (Loop Road) and "Main Street" narrowing.
- Defining and understanding travel and tourism barriers.
- Finding solutions to other impediments to redevelopment.
- Assessing the limits to the potential for redevelopment.
- Analyzing current summer and winter programs.
- Identifying new attraction/uses and improving the bed base.
- Initiating environmental enhancements.
- Coordinating with the Lake Tahoe Basin Prosperity Plan to find solutions for revitalizing the Basin economy.

The purpose of the South Shore Vision Plan was to create a vision for the most significant tourist destination in the Lake Tahoe Region, and to utilize the "Vision" to inform the TRPA Regional Plan Update and attract new capital investment to upgrade the natural and built environment and implement environmental improvements.

The South Shore Vision Plan also demonstrated how the existing out-dated built environment could be transformed into a world class tourist destination. The following photos depict existing conditions and the illustrations depict the "Vision" for the South Shore:

Existing Conditions









Source: South Shore Vision Plan

South Shore Vision Plan Illustrations







Source: South Shore Vision Plan

The South Shore Vision Plan also demonstrated that the redevelopment of the South Shore could include many positive environmental benefits, such as:

- Reduction in coverage
- Increased open space
- Restored stream environment zones
- Water quality improvement projects
- Pedestrian friendly streets
- Public transportation
- Energy efficient buildings
- Access to recreational opportunities

Ultimately, the South Shore Vision Plan was successful in providing a framework for promoting positive changes to the Regional Plan for Douglas County and the City of South Lake Tahoe.

South Shore Area Plan

The South Shore Area Plan has been developed to build upon the concepts in the South Shore Vision Plan, as well as be consistent with the goals and policies in the 2012 TRPA Regional Plan. The boundaries of the South Shore Area Plan include those properties evaluated in the South Shore Vision Plan within Douglas County, as well as the properties within the Kingsbury Community Plan. The boundary of the South Shore Area Plan is depicted in Map 2.26.

Map 2.26
South Shore Area Plan Boundary



Source: Douglas County GIS Department

The four primary areas within the South Shore Area Plan are described below:

High Density Tourist District

The Casino Core area, the previous Stateline Community Plan, was designated a High Density Tourist District on the TRPA Conceptual Regional Plan Land Use Map. This is the primary area, along with the lower Kingsbury area, targeted for redevelopment. The area is currently dominated by casino/hotel uses, including the Horizon Hotel/Casino, MontBleu Hotel/Casino, Harrah's Hotel/Casino, Harvey's Hotel/Casino, and CVS Pharmacy (previously Bills Casino). Existing conditions include:

- 2,266 hotel rooms.
- Five existing hotel towers that range in height from 85 to 197 feet.
- Four parking garages and a substantial amount of surface parking.

The objective is to transform the area into a world class recreational tourist destination, which will include:

- Replacing the existing towers with energy efficient buildings that are architecturally compatible with the natural scenic beauty of the Region and move the area towards Scenic Threshold attainment.
- Reducing coverage and surface parking.
- Restoring stream environment zones, improving water quality, and creating open space.
- Creating a pedestrian friendly environment.

The other main objective is to provide a variety of recreational opportunities within walking distance from the bed base, such as:

Skiing: The existing Gondola provides direct access to Heavenly Mountain Ski Resort.

Golfing: The existing Edgewood-Tahoe Golf Course is within walking distance.

Biking: The Nevada Stateline-to-Stateline Bikeway provides access to the Lake within biking and walking distance.

Hiking: The Van Sickle Bi-State Park is within walking distance and provides access to hiking, picnicking, mountain biking, and horseback riding.

Beach: The Edgewood Lodge and Golf Course Improvement Project includes an easement to access a new public beach within walking distance (previously there was no public beach within walking distance).

Lake: The Tahoe Transportation District has been exploring the feasibility of providing waterborne transit from this area to give visitors and residents an opportunity to spend time on the Lake, as well as provide access to Tahoe City on the northshore.

Shopping: The creation of a pedestrian friendly retail environment.

Dining: The inclusion of a wide variety of dining options.

Entertainment: The development of outdoor and indoor entertainment amenities.

Overall, the objective is to revitalize the economy, contribute to the attainment of TRPA environmental threshold standards, including water quality and scenic, and create a sustainable tourist destination that provides access to recreational opportunities within walking and biking distance of the bed base, which is intended to contribute to a reduction in vehicle miles traveled and improved air quality. All redevelopment projects in the High density Tourist District will be evaluated to ensure consistency with these overall objectives.

Edgewood Lodge and Golf Course

This site contains the existing Edgewood-Tahoe Golf Course, and was placed within the Recreation Land Use District on the TRPA Conceptual Regional Land Use Map. In 2012, the TRPA approved the Edgewood Lodge and Golf Course Improvement Project on the site. The project consists of a tourist accommodation complex with a total of 194 new tourist accommodation units (TAUs) transferred from retired hotel sites in the City of South Lake Tahoe; improvements in water and energy efficiency; and the a new public beach. The project also includes environmental enhancement projects intended to contribute to attainment of TRPA environmental threshold carrying capacities. The goals of these threshold improvement projects, among others, are to:

1) Meet and exceed existing TRPA stormwater infiltration and treatment requirements;
2) Reduce the overall pollutant load of sediment, fine sediment, phosphorus and nitrogen;
3) Improve the function of the Golf Course Creek and Edgewood Creek stream environment zones (approximately 200,000 square feet of stream environment zones and 1.5 acres of coverage within the shorezone will be restored); and
4) Dredge and remove accumulated material in site ponds to reestablish pollutant capture capacity.

The project demonstrates how new projects can bring environmental gain to the Lake Tahoe Region. It is anticipated that the project will begin to be implemented in 2013.

Edgewood Lodge Project



Source: Edgewood Lodge Golf Course Improvement Project Presentation to TRPA Advisory Planning Commission on May 9, 2012

This site was in Plan Area Statement 070A (Edgewood), including Special Area #1 (Tourist Area), which allowed for up to 250 tourist accommodation units to be transferred to the site. This site will continue to be allowed a maximum of 250 tourist accommodation units with the South Shore Area Plan.

Edgewood Mountain

The Edgewood Mountain area is approximately 256 acres and has historically been a conservation area, although numerous recreation, public service, and some residential uses were historically allowed in the area. The site contains the historic Friday Station (an original Pony Express stop). With the 2012 TRPA Regional Plan Update, the parcel was placed in the Resort Recreation District on the Conceptual Regional Land Use Map. The purpose of designating it Resort Recreation was to allow for additional recreational opportunities, such as a cross country ski area, to be located near the bed base and to reduce vehicle miles traveled thus improving air quality. The 2012 TRPA Regional Plan also allows for tourist accommodations and commercial structures that are accessory to a recreation use to be located on the site, as long as development is transferred in from outside of the designated area and the transfer results in the retirement of development. Tourist accommodation units or commercial development may be subdivided into air space condos (no lot or block subdivisions are allowed). The parcel has been identified as a future site for a bike/pedestrian path to connect Market Street to the Van Sickle Bi-State Park, consistent with the Lake Tahoe Regional Transportation Plan and the Lake Tahoe Region Bicycle and Pedestrian Plan (refer to T Action 4.3).

Lower Kingsbury



The lower Kingsbury area contains more than 100 different commercial, industrial, and public uses. The most notable uses include the Lakeside Inn Hotel/Casino, Douglas County Government Offices/Tahoe Transportation and Visitors Center, Edgewood Village, Kahle Community Center/Park, Kingsbury Station, Red Hut Center, Shady Lane Commercial (Industrial) Center, Kingsbury Square, and Kingsbury Center. With the 2012 TRPA Regional Plan Update, the parcels were designated Mixed-Use/Town Center on the Conceptual Regional Land Use Map.

In 2008, all of the parcels within the lower Kingsbury area were evaluated in the Lower Kingsbury Visioning and Land Use Alternatives Report. The Summary Report was developed with input from local property owners, identified opportunities and constraints for revitalization and environmental improvements and resulted in a number of recommendations, including:

1. Transforming the area into a pedestrian friendly and mixed-use environment.
2. Creating more diverse housing options.
3. Developing an area wide water quality improvement project.
4. Creating more bike connections, including connections to the Kahle Community Center and a bike/pedestrian path from Market Street to the South Shore through the Edgewood Mountain Parcel.

Financial or regulatory incentives and/or County sponsored redevelopment programs were identified as potential catalysts for redevelopment in the area.

The South Shore Vision Plan evaluated the properties that contain the Lakeside Inn and Douglas County Government Center/Tahoe Transportation and Visitors Center. It identified this area as the Gateway Area into the South Shore and recommended redeveloping this area into a mixed-use environment and, beginning at Kahle Drive, creating a streetscape along the entire street corridor that includes pedestrian amenities, landscaping, and an interesting environment to support retail.

The lower Kingsbury area is the only area designated as a Mixed-Use/Town Center on the Conceptual Regional Land Use Map within the County. This area is intended to provide a mix of commercial, public services, light industrial, office, and residential uses and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities.

Douglas County is adopting new land use and zoning provisions in this area to encourage property owners to develop mixed-use projects, including more diverse housing options,

as well as take advantage of additional density and height provisions, which will also result in environmental benefits as development commodities are transferred from more environmentally sensitive areas. The Tahoe Planning Area now includes new actions (refer to T Actions T 2.3 and T 4.3) to address outstanding issues, such as moving forward with an area wide water quality improvement project and a pedestrian/bike connection between Market Street and Van Sickle Bi-State Park. The County recognizes that including the lower Kingsbury area in the South Shore Area Plan is the first step in fostering the redevelopment and revitalization of the area.

Economic Analysis

In 2012, the Lake Tahoe Visitors Authority (LTVA), S.T.A.R., City of South Lake Tahoe, and Douglas County funded the South Shore Vision Destination Economic Impact Analysis, which explores the economic impacts of maintaining current operations and infrastructure (status quo) as opposed to implementing changes (transformation) proposed in the South Shore Vision Plan.

Status Quo: The Analysis found that over the past decade the South Shore has experienced a significant decline in economic activity, within the following areas:

- Gaming revenue
- Rooms rented
- Occupancy
- Retail sales
- Employment

For Douglas County, the greatest area of concern has been the significant decline in gaming revenue from a high of $338 million in 2004 to $209 million in 2011, a decrease of 38 percent. This decline is attributed to the opening of tribal casinos in California, the lack of investment in infrastructure as a result of the regulatory nature of the Lake Tahoe Region, and the economic recession. Overall, the Analysis found that the status quo does not provide a level of revenue that is sustainable for the South Shore.

Transformation: The Analysis found that in order to transform the economy and generate long term revenue, the types of changes proposed in the South Shore Vision Plan are necessary. These changes include:

- Diversifying into a more recreation based economy;
- Leveraging Lake Tahoe's history with entertainment in a unique setting; and
- Upgrading the visitor experience by providing walkable areas that feature upgraded visitor and community based experiences.

The Analysis also found that policy makers are at a unique juncture in that they can maintain the status quo or transform the visitor experience to foster economic vitality in the South Shore.

Existing Conditions and Conservation

The TRPA LiDAR Impervious Coverage Calculations from 2012 for the Kingsbury Commercial area and Nevada South Stateline area are provided in Figure 2.13.

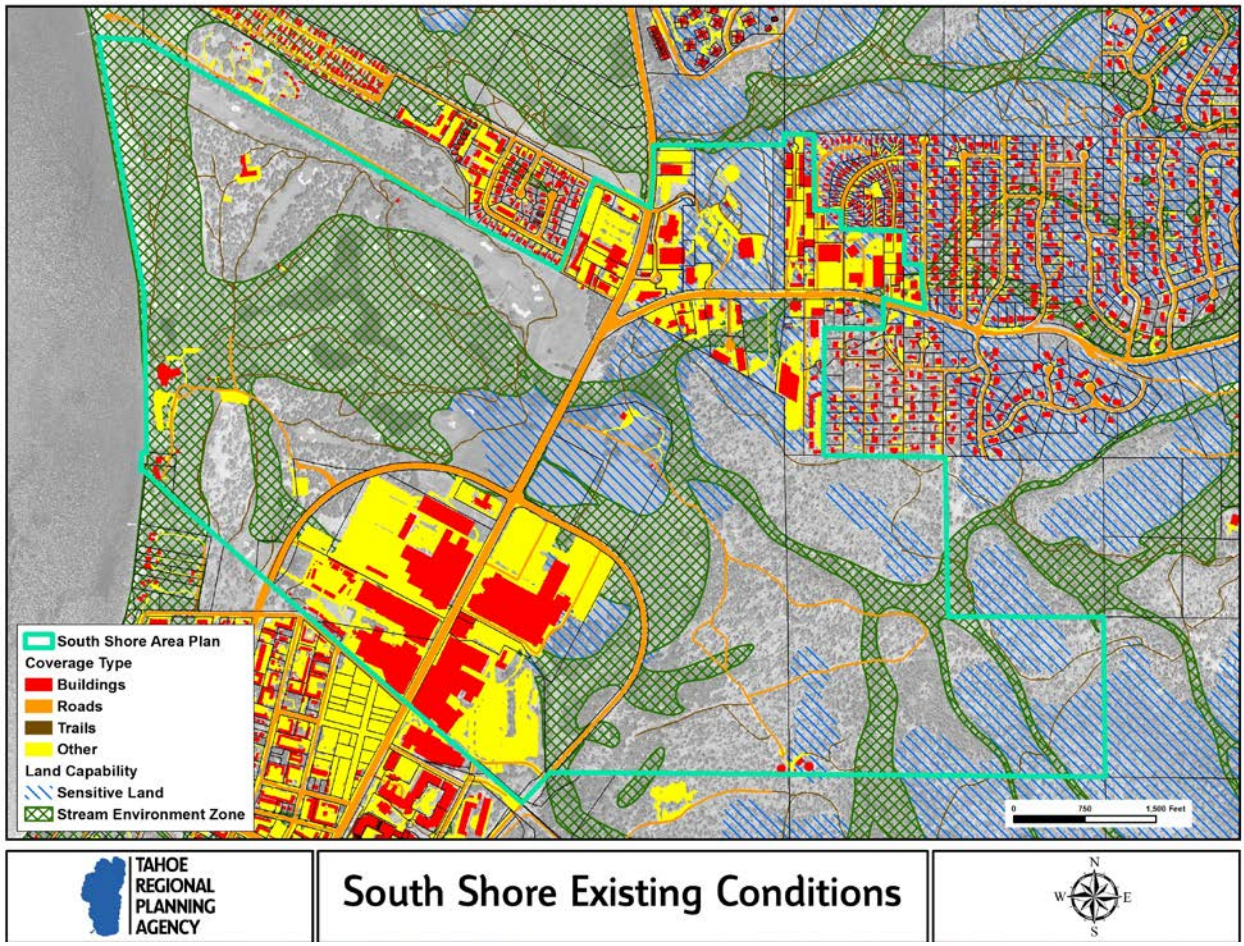
Figure 2.13
LiDAR Impervious Coverage Calculations, 2012

Town Center	Acres Impervious	Total Area	Percent Impervious
Kingsbury Commercial	51.55	88.25	58.42
Nevada South Stateline	81.41	115.44	70.52

Source: TRPA

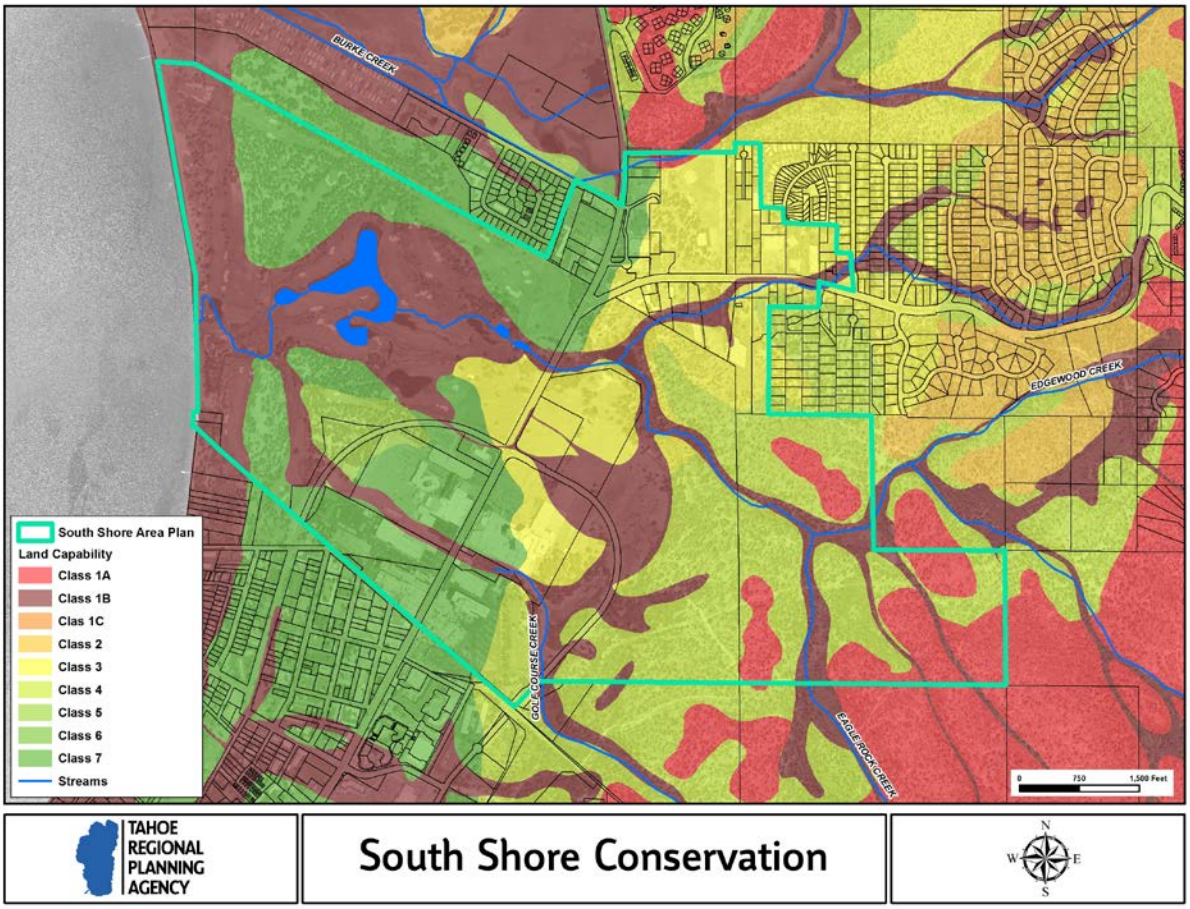
Maps 2.27 and 2.28 show existing coverage and land capability for the South Shore Area Plan, respectively.

Map 2.27
South Shore Area Plan Coverage (Existing Conditions)



Source: TRPA

Map 2.28
South Shore Area Plan Land Capability (Conservation) Map



Source: TRPA

The South Shore Area Plan retains the strict environmental protections required under the TRPA Regional Plan and includes several strategies to further accelerate environmental improvements and restoration including the following:

- **Environmental Redevelopment:** Promoting the redevelopment of existing developed areas to include increased bicycle, pedestrian, and transit amenities; coverage reduction; and compliance with water quality and other environmental regulations.
- **Transfers of Development Rights/Existing Development:** The High Density Tourist District and Lower Kingsbury Area, or "Centers", have been designated as Receiving Areas for transfers of development on the Future Land Use Map (refer to Map 2.32). As shown on Map 2.27, the Centers are already extensively developed and meet or exceed coverage limitations. As Receiving Areas, future development will be directed to these areas instead of occurring in outlying and/or environmentally sensitive areas. Although not reflected as Receiving Areas on the Future Land Use Map, the Edgewood-Tahoe Golf Course site (limited to Special Area #1) is a receiving area in that up to 250 TAUs may be transferred to the site and the Edgewood Mountain site is a receiving area in that development is only allowed if it is transferred in and the transfer results in the retirement of development.
- **Compact Mixed-Use Land Use Pattern:** The Area Plan has new zoning districts to encourage a greater mixing of uses, which can result in fewer and shorter vehicle trips and associated improvements in air quality and traffic. In addition, the High Density Tourist District represents the largest tourist bed base in the Region, and the plan promotes recreational and non-auto transportation options in and around the district to further reduce vehicle trips.
- **TMDL Implementation:** Requires water quality improvements that will help the County meet TMDL milestones.
- **Comprehensive Coverage Reduction:** The Area Plan includes a policy that requires the County to consider opportunities for coverage reduction in all public and private redevelopment projects within Centers.
- **Area-Wide Water Quality Improvements:** Area-wide stormwater management systems, including the existing Stateline Stormwater System, are recognized and called for to ensure compliance with TRPA BMP and SLRP requirements.
- **Stream Environment Zone Protection:** An Area Plan policy requires Douglas County to consider opportunity for SEZ restoration in all public and private projects that contain disturbed SEZ.

Commercial Floor Area

The 35,000 square feet of remaining Commercial Floor Area (CFA) for the Stateline Community Plan and 1,250 square feet of remaining CFA for the Kingsbury Community Plan, for a total of 36,250 square feet of CFA, that has yet to be allocated to a project is

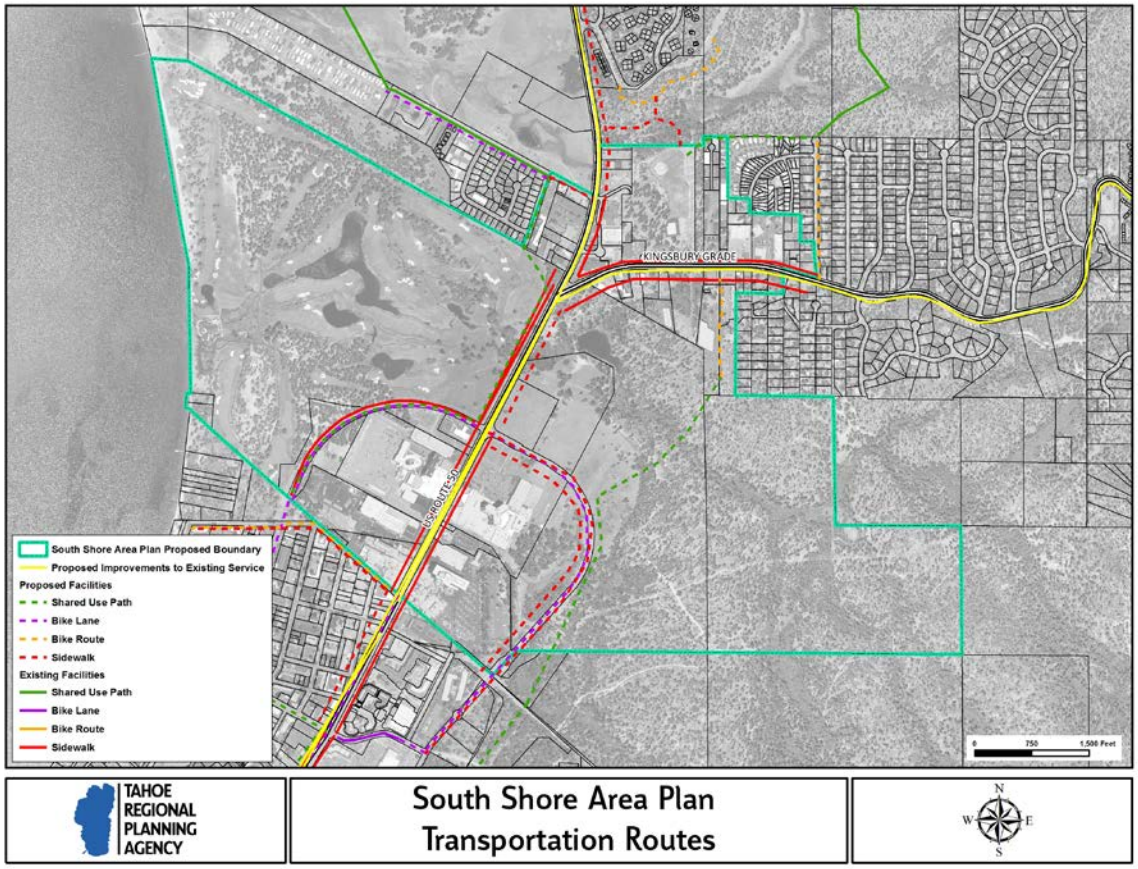
now available throughout the South Shore Area Plan. Under the 2012 TRPA Regional Plan, no new CFA will be allocated by TRPA until all of the existing CFA is used.

Transportation

The South Shore Area Plan was developed around the future U.S. 50 South Shore Community Revitalization Project (Loop Road), which is a project that would allow for traffic to flow around the High Density Tourist District and for the existing Highway 50 to be turned into a pedestrian friendly Main Street. The Tahoe Transportation District is currently conducting public workshops to evaluate alternative routing options for the project.

Map 2.29 includes the bike and pedestrian plan for the South Shore Area Plan (reflects bicycle and pedestrian facilities shown on Map 5, Conceptual Bicycle & Pedestrian Facilities, of the 2012 TRPA Regional Plan).

Map 2.29
South Shore Area Plan Bike and Pedestrian Plan



Source: TRPA

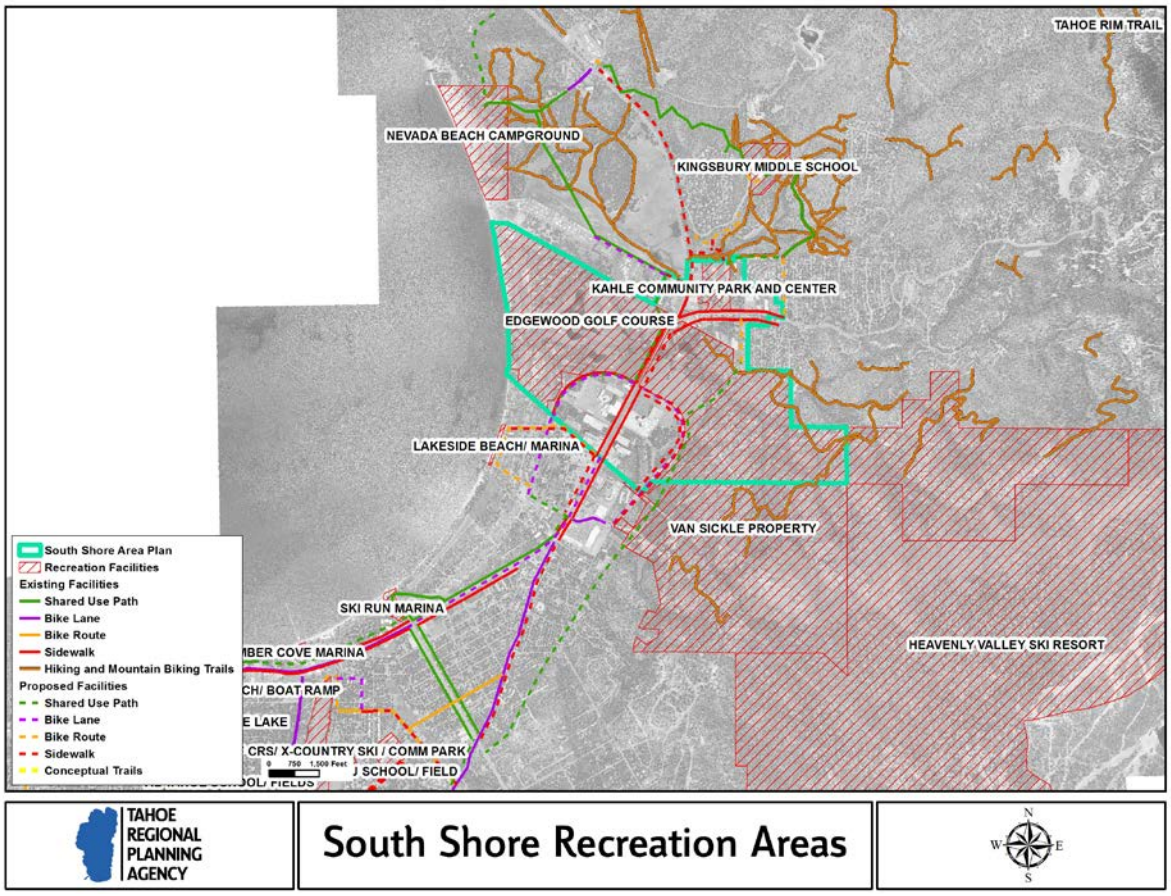
Transit services are currently provided throughout the South Shore Area Plan. Transit services are provided at the casinos and bus shelters have been placed along Highway 50

and the Kingsbury Grade (State Route 207). The Kingsbury Transit Center, along Highway 50, is located at the base of the Kingsbury Grade. There are also transit services provided to connect the South Shore to the Carson Valley and free ski shuttles are offered. Future transit projects will be provided as planned for in the Regional Transportation Plan.

Recreation

Map 2.30 shows existing and future recreation opportunities within biking and walking distance of the South Shore Area Plan. The Nevada Stateline-to-Stateline Bikeway provides access to Lake Tahoe and the Van Sickle Bi-State Park includes trails that provide direct access to the Rim Trail.

Map 2.30
South Shore Area Plan Recreation Areas



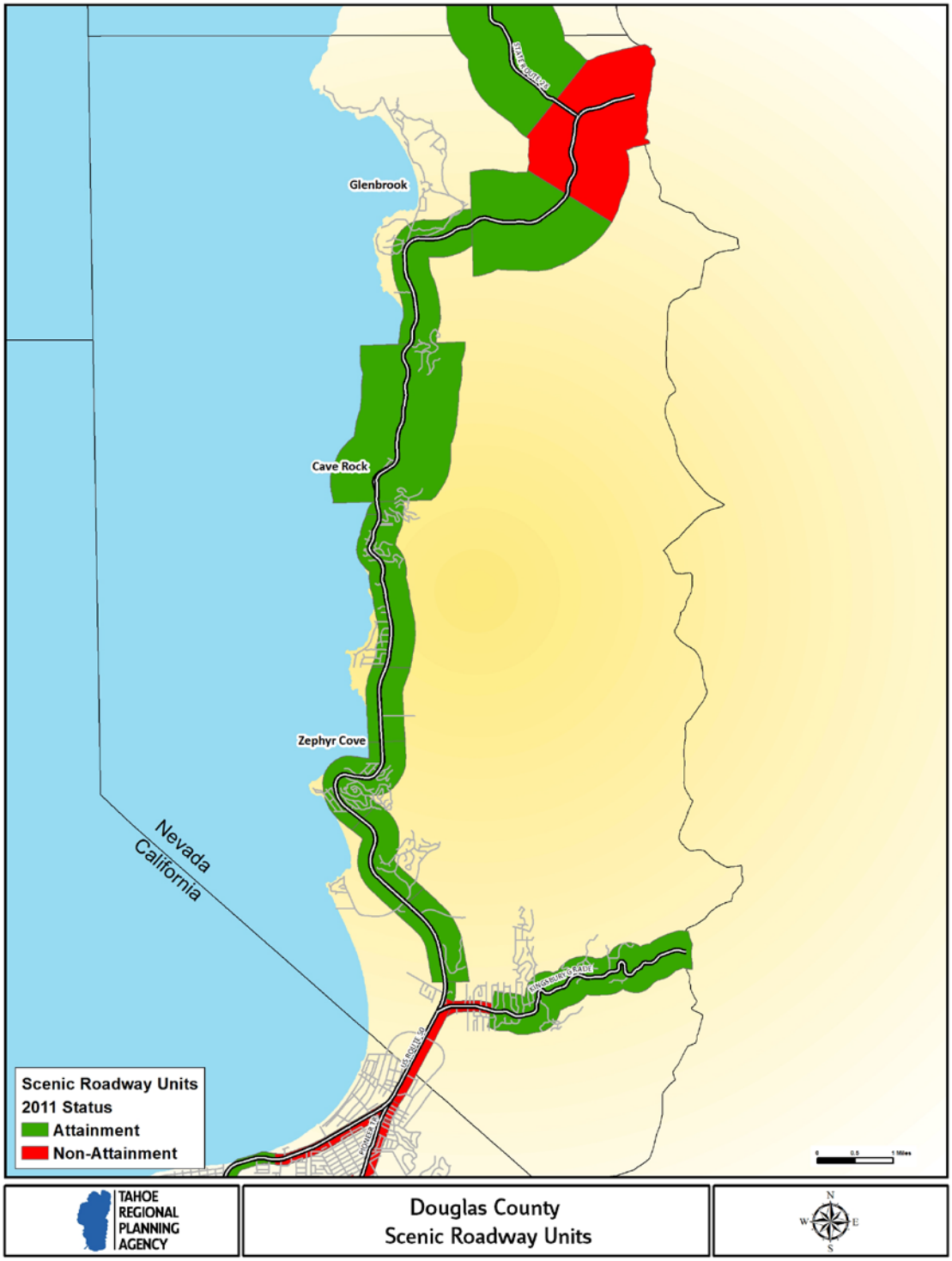
Source: TRPA

Design Standards and Guidelines

The 2011 Threshold Evaluation Report shows that the portions of Highway 50 that run through the South Shore Area Plan are currently not in attainment of the Scenic Threshold Standards (see Map 2.31). The South Shore Design Standards and Guidelines,

which include architectural, lighting, landscaping, and signage standards, have been developed to ensure that future development is brought into attainment, reflects the desired mountain character of the area, builds upon the concepts developed in the South Shore Vision Plan, and ties into existing and future redevelopment projects, such as the Heavenly Village Project, within the City of South Lake Tahoe.

Map 2.31
Scenic Threshold Status for Roadways in Lake Tahoe Region



Source: TRPA

Wayfinding Signage



A wayfinding signage program needs to be developed for the South Shore Area Plan to encourage visitors to walk, bike, or use transit (refer to T Action 4.4). It should be noted that the City of South Lake Tahoe and Tahoe Chamber of Commerce installed wayfinding street signs along Highway 50 in the City and the Tahoe Chamber of Commerce is working on a wayfinding signage program for Douglas County.

Area Wide Water Quality Control

The Stateline Regional Stormwater Treatment Disposal System Agreement (1997), established the Stateline Stormwater Association, created for the purpose of constructing, operating, and maintaining stormwater control, treatment, and disposal facilities to serve the casino core area of Stateline and achieve water quality targets. Association members consist of Mont Bleu, Harrah's, Harvey's, Horizon, Park Cattle Company (Edgewood Companies), Wells Fargo Bank, Douglas County (Lake Parkway), and the NDOT (Highway 50). This was the first public-private partnership developed to address stormwater on an area-wide level. Improvements constructed by the association tie together previously existing individual drainage systems and deliver an estimated 83 percent of the design storm volume to the treatment facility, with subsequent discharge to the irrigation storage reservoir on the Edgewood-Tahoe Golf Course. The Edgewood Lodge and Golf Course Improvement Project includes upgrades to this system, which will significantly reduce the amount of fine sediment particles entering Lake Tahoe. This area wide water quality control system also satisfies the TRPA requirement for onsite stormwater infiltration for drainage treatment and retention. It is anticipated that future redevelopment will also tie into this system. An area-wide water quality control system should be developed for the lower Kingsbury area to accelerate BMP installation.

PHASE II: DOUGLAS COUNTY AREA PLAN

Douglas County plans to get the South Shore Area Plan in place by mid-2013 and then come forward with an amendment to the South Shore Area Plan to create one Area Plan, which will be called the Douglas-Tahoe Area Plan, for all properties within the Tahoe Planning Area.

Key Issues

Nevada Senate Bill (SB) 271

Nevada Senate Bill (SB) 271 requires Nevada to withdraw from the Bi-State Compact if certain changes are not made, including amendments to the Governing Board's voting rules, consideration of changing economic conditions in the Regional Plan, and placing the legal burden of proof that an action violates the Compact on the challenger. The bill sets October 1, 2015, as a date for changes to be implemented with a possible extension to 2017 if the Governor proclaims that progress is being made.

The States of Nevada and California were able to come to a Bi-State Agreement which resulted in the final adoption of the 2012 TRPA Regional Plan, a significant step in meeting the provisions of SB 271. It is unclear at this time how the other issues raised in SB 271, including changes to the voting rules, will ultimately be resolved.

TRPA Regional Plan List of Priority Projects

There were a number of issues raised during the TRPA Regional Plan Update that have yet to be addressed (refer to 2012 TRPA Regional Plan, Attachment 5, *Preliminary List of Priority Projects*). These include: the need to prioritize an evaluation of affordable housing policies, evaluate floodplain management regulations, and evaluate the TRPA Code of Ordinances to make it more understandable and effective. Douglas County plans to continue to work with TRPA and other interested parties to address these issues.

Funding for Environmental Improvement Projects/TMDL

It is anticipated that funding available for EIP projects and the implementation of the TMDL Program/SLRP will be scarce as a result of the current economic climate and budget problems at federal, state, and local levels. Therefore, it is extremely important to develop regulations that encourage environmentally beneficial redevelopment and the associated implementation of water quality improvements, as well as evaluate the feasibility of developing a local funding source.

TMDL Coordination

One of the primary components of TMDL/SLRP implementation includes advanced road operations (or street sweeping) to reduce the amount of fine sediment from entering the Lake. In addition to Douglas County and NDOT, there are 11 GIDs and four HOAs responsible for maintaining streets in Douglas County. In most cases, these smaller entities do not have the resources or financial capability of implementing advanced road operations independently. Thus, the NTCD and County are currently discussing the idea of creating a TMDL Cooperative to implement advanced road operations.

Housing

Douglas County needs to utilize the information in Chapter 4, *Housing Element*, which includes recommendations to address housing needs in the Tahoe Planning Area, to encourage the TRPA to develop policies and programs that support the development of affordable housing and mixed-use town centers with a variety of housing options. TRPA is undertaking a regional housing needs assessment with the objective of revising regional policies to better address an unmet need for affordable and moderate income housing. Douglas County will work with TRPA through this process to ensure changes to regional policies are coordinated with Chapter 4, *Housing Element*.

Economy

Douglas County needs to continue to work to address issues raised in the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan, as discussed in Chapter 9, *Economic Development Element.*

Transportation

The South Shore Area Plan was developed around the South Shore Community Revitalization Project (Loop Road). Although it is discussed in the Compact and has been in the planning process for over 20 years, this project has yet to move forward as a result of lack of funding and support from residents and business owners impacted by the project in the City of South Lake Tahoe. In order to encourage the redevelopment of the built environment and walking and biking in the South Shore Area Plan, Douglas County plans to continue to work with the TMPO/TDD, NDOT, and City of South Lake Tahoe to explore alternative designs, secure funding, and implement the project.

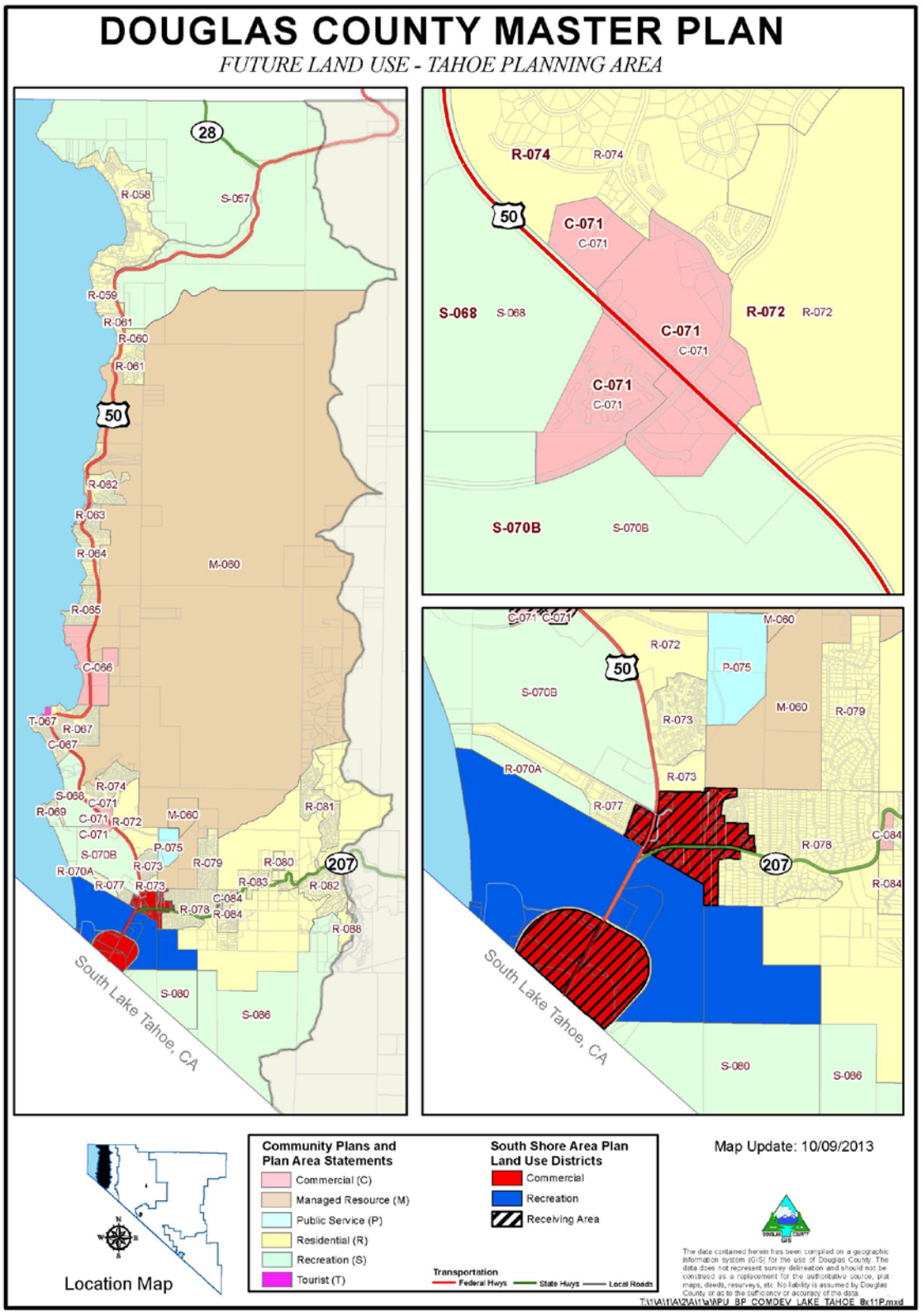
Tahoe Planning Area Future Land Use Map

Figure 2.14 lists the Douglas County Community Plan (Round Hill) and Plan Area Statements still in effect. Plan Area Statements 070A (Edgewood) and 080 (Kingsbury Drainage) have not been deleted because portions of the Plan Area Statements are still in effect. Map 2.32 is the future land use map for the Tahoe Planning Area and includes the new land use districts for the South Shore Area Plan.

Figure 2.14
Tahoe Planning Area Community Plan and Plan Area Statements

CP/PAS#	Community Plan/ Plan Area Statement	Land Use
57	Spooner Lake	Recreation
58	Glenbrook	Residential
59	Shakespeare Point	Residential
60	Genoa Peak	Conservation
61	Logan Creek	Residential
62	Cave Rock	Residential
63	Lincoln	Residential
64	Lakeridge	Residential
65	Skyland	Residential
66	Zephyr Cove	Recreation
67	Marla Bay/Zephyr Heights	Residential
68	Round Mound	Recreation
69	Elk Point	Residential
070A	Edgewood	Recreation
070B	Rabe	Recreation
71	Round Hill CP	Commercial/Public
72	Round Hill/Tahoe Dempsey	Residential
73	Lake Village	Residential
74	Round Hill/ Residential	Residential
75	Douglas County SID	Service
77	Oliver Park	Residential
78	Middle Kingsbury	Residential
79	Chimney Rock	Residential
80	Kingsbury Drainage	Conservation
81	Kingsbury Village	Residential
82	Upper Kingsbury	Residential
83	Kingsbury Heights	Residential
84	Palisades	Residential
86	Heavenly Valley (NV)	Recreation
88	Tahoe Village	Residential

Map 2.32
Tahoe Planning Area Future Land Use Map



Tahoe (T) Planning Area Goals, Policies, and Actions

The following goals, policies, and actions serve as a guide for moving forward with addressing issues and implementing identified projects and programs:

T Goal 1 **To coordinate with the TRPA in achieving mutual objectives and simplify the development review process.**

T Action 1.1 Douglas County, in coordination with TRPA, shall develop an Area Plan that covers the entire Tahoe Planning Area.

T Action 1.2 Douglas County shall enter into a Memorandum of Understanding (MOU) with TRPA to take over additional permitting responsibilities in the Tahoe Planning Area.

T Action 1.3 Douglas County shall encourage TRPA to develop a technical working group to improve the predictability and effectiveness of the TRPA Code of Ordinances.

T Action 1.4 Douglas County shall coordinate with TRPA to develop a regional housing needs assessment and implementing policies and programs.

T Goal 2 **To continue to participate in efforts to improve the clarity of Lake Tahoe and surrounding environment.**

T Policy 2.1 Douglas County shall continue to implement projects identified in the Environmental Improvement Program (EIP).

T Policy 2.2 Douglas County shall consider opportunities for SEZ restoration in all public and private redevelopment projects that contain disturbed SEZ.

T Policy 2.3 Douglas County shall consider opportunities for coverage reduction in all public and private redevelopment projects within Centers.

T Policy 2.4 Douglas County shall support efforts by the NTCD to secure funding For BMP technical assistance and education.

T Policy 2.5 Douglas County shall work with the NTCD to focus BMP enforcement and compliance efforts in high loading areas with connectivity to Lake Tahoe identified in the SLRP.

T Action 2.1 Douglas County shall continue to work with NDEP, NTCD, GIDs, and other stakeholders on the development and implementation of the Stormwater Load Reduction Plan, the Plan to implement the Lake Tahoe Total Maximum Daily Load (August 2011).

T Action 2.2 Douglas County shall participate with the NTCD, NDOT, GIDs, and HOAs to develop a stormwater management collaborative to implement projects and programs identified in the SLRP.

T Action 2.3 Douglas County shall work with the NTCD and property owners in the lower Kingsbury area to develop an area wide water quality improvement project.

T Action 2.4 Douglas County shall move forward with an Area Plan amendment to incorporate the SLRP within six months of the adoption of the SLRP by NDEP.

T Action 2.5 Douglas County shall participate in the TRPA BMP Compliance Subcommittee and consider moving forward with actions identified by the Sub-Committee to increase BMP compliance.

T Action 2.6 Douglas County shall work with the NTCD to develop a strategy to address BMP enforcement, compliance, and maintenance.

T Goal 3 **To develop public-private partnerships in order to promote environmental redevelopment, expand recreational opportunities, and achieve Tahoe Revitalization.**

T Policy 3.1 Douglas County shall encourage TRPA to adopt goals, policies, and regulations that encourage the environmental redevelopment of the built environment.

T Policy 3.2 Douglas County shall continue to participate in programs and projects identified in the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan.

T Action 3.1 Douglas County shall explore the feasibility of developing a Tax Increment Financing (TIF) or Tax Increment Area (TIA) to fund public improvements within the South Shore Area Plan and surrounding area.

T Goal 4 **To encourage alternative modes of transportation in order to reduce vehicle miles traveled (VMT) and improve the Lake Tahoe experience.**

T Policy 4.1 Sidewalks and landscaping shall be required for all new and expanded uses.

T Policy 4.2 Pedestrian linkages between parking lots shall be provided to reduce VMT.

T Action 4.1 Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway (Tahoe Lakeview Trail) Project.

T Action 4.2 Douglas County shall participate with the TMPO, Tahoe Transportation District, Federal Highway Administration, NDOT, City of South Lake Tahoe, Caltrans, and Nevada State Parks in the planning and implementation of the South Shore Community Revitalization Project (Loop Road).

T Action 4.3 Douglas County shall explore the feasibility of acquiring an easement and constructing a pedestrian/bike path through the Edgewood Mountain parcel, from Market Street to the Van Sickle Bi-State Park, to encourage the use of alternative modes of transportation and reduce VMT.

T Action 4.4 Douglas County shall develop a wayfinding signage program to encourage walking, biking, and transit use.

T Goal 5 **Enhance the aesthetic character if the built environment to preserve and compliment the natural environment.**

T Policy 5.1 The area adjoining Highway 50 should be maintained as a scenic view corridor.

T Policy 5.2 The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site.

T Policy 5.3 Utilities shall be placed underground along scenic corridors and throughout the Tahoe Planning Area.

T Policy 5.4 Maximize views of the Lake and surrounding mountain ridgelines from Highway 50 and public gathering places through appropriate site and building design.

T Action 5.1 Douglas County shall work with TRPA and business owners to improve the appearance of signage.

T Goal 6 **To retain special policies from the Community Plans and Plan Area Statements in the Area Plan.**

T Policy 6.1 Public recreation uses and health and wellness uses shall be the primary uses on the Kahle Community Center site.

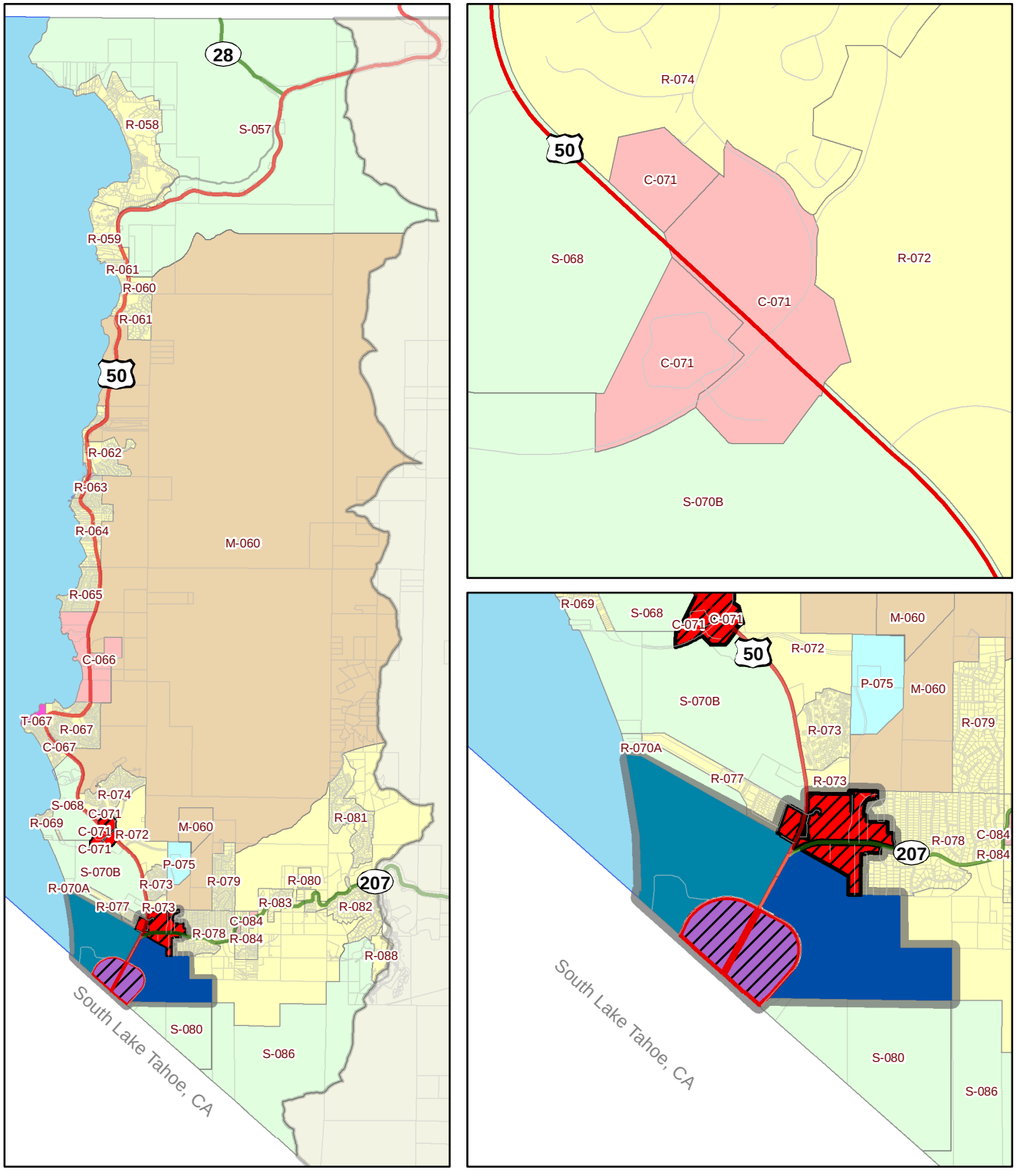
T Policy 6.2 The area east of Shady Lane shall remain an industrial area.

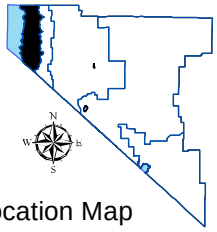
T Policy 6.3 The 250 TAUs allowed on the Edgewood Golf Course site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

Douglas County Official Zoning Map

OFFICIAL DOUGLAS COUNTY ZONING MAP

TAHOE PLANNING AREA





Location Map

Community Plans and Plan Area Statements

- Commercial (C)
- Managed Resource (M)
- Public Service (P)
- Residential (R)
- Recreation (S)
- Tourist (T)

South Shore Area Plan Zoning Districts

- South Shore Area Plan
- T-MU (Tahoe - Mixed Use)
- T-RR (Tahoe - Resort Recreation)
- T-R (Tahoe - Recreation)
- T-T (Tahoe - Tourist)
- TC (Town Center) Overlay
- HDT (High Density Tourist) Overlay

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Map Update: 10/09/2013

The data contained herein has been compiled on a geographic information system (GIS) for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County or as to the sufficiency or accuracy of the data.

Douglas County Development Code, Chapter 20.703, Tahoe Area Plan Regulations

Chapter 20.703

Tahoe Area Plan Regulations

Sections:

20.703.010 Statutory authority.
20.703.020 Purpose.
20.703.030 Applicability to land area.
20.703.040 Applicability to other regulations.
20.703.050 Definitions.
20.703.060 Tahoe zoning districts.
20.703.070 South Shore Area Plan.
20.703.080 South Shore Area Plan development standards (Table).
20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).
20.703.095 Accessory uses.
20.703.100 Reserved.
20.703.110 Reserved.
20.703.120 Reserved.
20.703.130 List of primary uses and use definitions.
20.703.140 Design standards and guidelines.
20.703.150 Parking and loading.
20.703.160 Landscape and irrigation plans.
20.703.170 Lighting standards.
20.703.180 Signage.
20.703.190 Scenic quality.
20.703.200 Area-wide water quality.
20.703.205 Noise.
20.703.210 TRPA Code of Ordinances.
20.703.220 General provisions.
20.703.230 Planning.
20.703.240 Land uses.
20.703.250 Site development.
20.703.260 Growth management.
20.703.270 Resource management and protection.
20.703.280 Shorezone.
20.703.290 Rules and procedures.
20.703.300 Authority to condition development permits.
20.703.310 Conformity review for an amendment to an Area Plan.
20.703.320 Activities requiring TRPA approval.
20.703.330 Notification to TRPA and Washoe Tribe of proposed activities.
20.703.340 Monitoring.
20.703.350 Variances.

20.703.360 Appeals.

20.703.010 Statutory authority.

Pursuant to the Tahoe Regional Planning Agency (TRPA) Regional Plan and Code of Code of Ordinances, Chapter 13, *Area Plans*, the County adopts the following regulations to implement an Area Plan within Douglas County, Nevada.

20.703.020 Purpose.

A. The TRPA and Douglas County have found that there is a mutually beneficial need to provide Douglas County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the goals and policies of the TRPA Regional Plan.

B. This chapter establishing an Area Plan, in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to transfer limited development permitting authority to the County subject to appeal provisions to the TRPA.

C. The development activities delegated to the County within an Area Plan has been found to not have a substantial effect on the natural resources in the Lake Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans.

20.703.030 Applicability to land area.

A. The provisions of the Tahoe Area Plan Regulations apply to those lands within Douglas County that are subject to an Area Plan adopted by the TRPA Governing Board.

B. The boundaries of an adopted Area Plan shall be depicted on the Official Douglas County Zoning Map.

20.703.040 Applicability to other regulations.

A. All development within the Lake Tahoe Region is required by federal and state law to comply with the Tahoe Regional Planning Compact (Public Law 96-551), Regional Plan, Code of Ordinances, and other provisions of the TRPA.

B. No Area Plan may limit TRPA's responsibility to enforce the Tahoe Regional Planning Compact, TRPA Regional Plan, and TRPA Code of Ordinances.

C. All regulations in the TRPA Code of Ordinances shall remain in effect unless superseded by the provisions of an Area Plan.

D. Other chapters and sections of this code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) manual, and TRPA Code of Ordinances apply to the area within a conforming Area Plan only to the extent that a provision meets the purpose and intent of this chapter.

F. In case of conflicts between the provisions of this chapter and other code provisions, the most restrictive provision applies.

G. All Community Plans and Plan Area Statements shall remain in effect and are subject to the Tahoe Basin Regulations, consisting of Chapters 20.700 through 20.702

of this code, unless superseded by the provisions of an Area Plan subject to this chapter.

20.703.050 Definitions.

Definitions of the words used in this chapter are defined in this chapter or contained in the TRPA Code of Ordinances, Chapter 90, *Definitions*. In cases where the words are not defined in this chapter or the TRPA Code of Ordinances, refer to the definitions in Appendix A of this code. The Director has the authority to interpret the words or phrases used in this chapter to give them the meaning they have in common usage and to give this chapter its most reasonable application.

20.703.060 Tahoe zoning districts.

A. The following zoning districts have been established to implement an Area Plan within Douglas County:

1. "T-F" (Tahoe – Forest). This district is for federal, state, or county lands managed for conservation and passive public recreation purposes.

2. "T-MU" (Tahoe – Mixed Use). This district is for areas that are targeted for redevelopment and that may include a mix of tourist, recreation, commercial, light industrial, public service, and residential uses.

3. "T-MFR" (Tahoe-Multi-Family Residential, maximum density of 15 dwelling units (du)/acre). This district is for existing and future multi-family housing.

4. "T-R" (Tahoe – Recreation). This district is for private and public recreation areas, such as golf courses, beaches, state parks, and ski resorts.

5. "T-RR" (Tahoe – Resort Recreation). This district is limited to Edgewood Mountain parcels and allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.

6. "T-SFR-8,000" (Tahoe-Single-Family Residential, 8,000-square foot minimum parcel size). This district is for existing and future single-family homes.

7. "T-T" (Tahoe-Tourist). This district is for existing and future tourist oriented uses.

8. "T-PF" (Tahoe-Public Facility). This district is for existing and future public facilities.

B. The following overlay zoning districts have been established to implement an Area Plan within Douglas County:

1. HDT (High Density Tourist) Overlay. This overlay district contains existing hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, provides greater access to recreational opportunities, and provides economic opportunities. The district is the appropriate location for the Lake Tahoe Region's highest intensity development.

2. TC (Town Center) Overlay. This overlay district is for areas targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities and future development that will bring environmental gain to the Region.

3. PD (Planned Development) Overlay. This overlay district contains planned developments approved before December 12, 2012. All new planned developments within the Lake Tahoe Region are subject to the provisions of Chapter 39, *Subdivision*, of the TRPA Code of Ordinances and Chapter 20.676, *Planned Development (PD) Overlay District*, of this code.

C. The following shall be depicted on the Official Douglas County Zoning Map:

1. Specific and Master Plans. The boundaries of specific and master plans, including the Heavenly Mountain Resort Master Plan (updated in 2007), developed pursuant to Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.

2. TRPA Jurisdictional Boundary. The TRPA jurisdictional boundary as established by the Tahoe Regional Planning Compact.

20.703.070 South Shore Area Plan.

Sections 20.703.080 through 20.703.090 include provisions to implement the South Shore Area Plan.

20.703.080 South Shore Area Plan development standards (Table).

Development Standards	**T-T/HDT Overlay** ***(High Density Tourist District)***	**T-MU/TC Overlay** ***(Lower Kingsbury)***	**T-RR** ***(Edgewood Mountain Parcel)***	**T-R** ***(Edgewood Golf Course and Lodge)***
Height (maximum) [1]	197 feet[2] /95 feet	56 feet	42 feet	42 feet/60 feet [7]
Density, Single-Family Residential [8]	1 unit per parcel (parcels less than one acre) 2 units per parcel (parcels greater than or equal to one acre)			
Density, Multiple-Family Residential (maximum) [8]	25 units/acre	25 units/acre	15 units/acre	15 units/acre
Density, Multi-person, nursing and personal care, and residential care [8]	25 units/acre	25 units/acre	25 units/acre	25 units/acre
Density, Tourist (maximum) [6] [8]	40 units/acre	40 units/acre	40 units/acre	250 units for site
Density, Recreation [8]	Developed campgrounds - 8 sites /acre Recreation vehicle sites - 10 sites/acre Group facilities - 25 persons/acre			
Front Yard Setback (feet) [3] [5]	25' (from Hwy 50)	25' (from Hwy 50 and S.R. 207)	25'	25'
Rear Yard Setback (feet) [3] [5]	25' (from Lake Parkway)	25'	25'	25'
Side Yard Setback (feet) [4] [5]	0'	0'	25'	25'
Side Yard Setback, Street Side (feet) [5]	25' (from Lake Parkway)	25'	25'	25'
Minimum Parcel Size (square feet)	10,000	10,000	20,000	20,000
Land Coverage (maximum)	Per Section 30.4 of the TRPA Code of Ordinances. High Capability Lands in the T-T/HDT Overlay and T-MU/TC Overlay zoning districts may be covered up to 70%.			

[1] Structures must not project above the forest canopy, ridge lines, or otherwise detract from the viewshed, except as permitted within the T-T/HDT and T-MU/TC Overlay zoning districts. For structures within the T-MU/TC Overlay zoning district that are over three stories, the findings in Section 37.7.16 of the TRPA Code of Ordinances must be met. Eighty percent of structures fronting Highway 50 within the T-T/HDT Overlay zoning district shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right-of-way. See DCDCIS Manual, Part I, Division 7, South Shore Design Standards and Guidelines and TRPA Code of Ordinances for additional height requirements.

[2] Limited to replacement structures, provided, the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as measured from the lowest point of natural grade. Such structures shall also comply with Section 37.7.17 of the TRPA Code of Ordinances.

[3] Setbacks from major roadways (Highway 50, S.R. 207, and Lake Parkway) shall be measured from the back of curb line. All other setbacks shall be measured from property lines.

[4] Setbacks between structures must conform to International Building Code requirements.

[5] Projections, including roof overhangs and eves, porte coheres, decks, stairs and stairway landings, awnings, oriel and bay windows, and canopies, may encroach up to 20 percent into a setback as long as the projection conforms to International Building

Code requirements.

[6] Bed and breakfast facilities are limited to 10 units/acre; all others are limited to 40 units/acre if less than 10% of the units have kitchens and 15 units/acre if greater than or equal to 10% of the units have kitchens. The 250 TAUs allowed on the Edgewood Golf Course and Lodge site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

[7] The Edgewood Lodge may be constructed to a maximum of 60 feet in height; all other structures shall not exceed 42 feet in height.

[8] For mixed-use projects, the density standards contained in this table shall be superseded by the maximum densities calculated in accordance with Section 31.5.2 of the TRPA Code of Ordinances.

20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).

The following list represents those uses in the South Shore Area Plan which are permitted by right (P), require a County Special Use Permit (S), or are prohibited (blank space). "TRPA" is placed before any use requiring a TRPA review or Special Use Determination. Uses not listed are prohibited. Uses listed as permitted may require a Design Review pursuant to Chapter 20.614, *Design Review*, of this code. In cases where a TRPA review or Special Use Determination is required, a County Design Review or Special Use Permit shall not be required. In all cases, the County is responsible for Building Permit and Site Improvement Permit review and approval.

20.703.090 Use	**T-T/HDT**	**T-R**	**T-RR**	**T-MU/TC [3]**
.010 Residential				
(A) Employee housing	TRPA-P	S[5]	TRPA-S	P
(B) Mobile Home Dwelling **[1]**				P
(C) Multiple-family dwelling.	TRPA-P	S[5]	TRPA-S	P
(D) Multi-person dwelling	TRPA-S		TRPA-S	S
(E) Nursing and personal care				S
(F) Residential care				S
(G) Single-family dwelling (includes condominiums)	TRPA-S **[2]**	S **[2]**	TRPA-S **[2]**	P
.020 Tourist Accommodation				
(A) Bed and breakfast facilities		S[5]	TRPA-S	P
(B) Hotel, motel, and other transient dwelling units	TRPA-P	S[5]	TRPA-S	P
(C) Time sharing (hotel/motel design)	TRPA-S	S[5]	TRPA-S	S
(D) Time sharing (residential design)	TRPA-S	S[5]	TRPA-S	S
.030 Commercial				
(A) Eating and drinking places	TRPA-P	P	TRPA-P	P
(B) Nursery				P
(C) Outdoor retail sales	TRPA-S		TRPA-S	P
(D) Retail or personal service facility	TRPA-P	P[5]	TRPA-S	P
(E) Service stations	TRPA-S			S
.040 Entertainment				
(A) Amusements and recreation services	TRPA-P	S[5]	TRPA-S	P
(B) Gaming-non restricted	TRPA-P			P

20.703.090 Use (Cont.)	T-T/HDT	T-R	T-RR	T-MU/TC
(C) Outdoor amusements	TRPA-P			S
(D) Privately owned assembly and entertainment	TRPA-S	S[5]	TRPA-S	S
.050 Services				
(A) Animal services				P
(B) Business support services	TRPA-P			P
(C) Health care services	TRPA-P			P
(D) Laundries and dry cleaning plant				S
(E) Professional offices	TRPA-P			P
.060 Light industrial [4]				
(A) Food and kindred products				S
(B) Industrial services				S
(C) Small scale manufacturing				P
.070 Wholesale/Storage				
(A) Storage yards				S
(B) Vehicle and freight terminals				S
(C) Vehicle storage & parking	TRPA-P			S
(D) Warehousing				P
.080 Public service				
(A) Collection stations	TRPA-S			S
(B) Cultural facilities	TRPA-P	S[5]	TRPA-S	P
(C) Day care centers/pre-schools	TRPA-P	S[5]		S
(D) Government offices and facilities				P
(E) Hospitals				S
(F) Local assembly and entertainment	TRPA-P	S[5]	TRPA-S	p
(G) Membership organizations				P
(H) Post office	TRPA-P			P
(I) Public health and safety facilities	TRPA-P	S	TRPA-S	P
(J) Public owned assembly and entertainment	TRPA-S	S		S
(K) Public utility centers		S		S

20.703.090 Use (Cont.)	T-T/HDT	T-R	T-RR	T-MU/TC
(L) Religious assembly	TRPA-S			P
(M) Schools – college	TRPA-S			S
(N) Schools - kindergarten through secondary				S
(O) Social service organizations				P
(P) Threshold related research facilities	TRPA-S	S[5]	TRPA-S	S
.090 Linear public facilities				
(A) Pipelines and power transmission	TRPA-S	S	TRPA-S	S
(B) Transit stations and terminals	TRPA-P	S		P
(C) Transmission and receiving facilities	TRPA-S	S	TRPA-S	S
(D) Transportation routes [6]	P	P	P	P
.100 Recreation				
(A) Beach recreation		TRPA-P		
(B) Campground, developed	TRPA-P	S[5]	TRPA-S	
(C) Campground, undeveloped		S[5]	TRPA-S	
(D) Cross country ski courses		P	TRPA-S	
(E) Day use areas	TRPA-P	P	TRPA-S	P
(F) Equestrian stables.			TRPA-S	
(G) Golf courses		P		
(H) Group facilities	TRPA-P	S	TRPA-S	TRPA-S
(I) Marinas		TRPA-S		
(J) Off-road vehicle courses			TRPA-S	
(K) Outdoor recreation concessions	TRPA-P	P	TRPA-P	P
(L) Participant sports facilities	TRPA-P	S	TRPA-P	P
(M) Recreation centers	TRPA-S		TRPA-P	P
(N) Riding and hiking trails	TRPA-P	P	TRPA-P	P
(O) Snowmobile courses		S[7]	TRPA-S	
(P) Sport assembly	TRPA-S	S[5]	TRPA-P	S
(Q) Visitor information centers	TRPA-P		TRPA-P	P
.110 Resource management				
(A) Resource protection, restoration, and management	TRPA-P	P	TRPA-P	P

[1] Mobile home dwellings shall only be allowed within mobile home parks established before December 12, 2012.
[2] Single-family dwellings in Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) are limited to two or more units, such as a town house or condominium. A special use permit shall only be required if two or more units are being proposed.
[3] Primary uses on the Kahle Community Center site (APN 1318-23-401-005) shall be limited to government offices, public recreation, health care services, health and wellness services (refer to "Retail or personal service facility" definition), and uses considered accessory to a primary use.
[4] Light industrial uses in the T-C/MUC Overlay zoning district (lower Kingsbury area) are only allowed east of Shady Lane.
[5] The following uses outside of Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) within the T-R zoning district are prohibited: employee housing; multiple-family dwelling; bed and breakfast facilities; hotel, motel, and other transient dwelling units; time sharing (hotel motel design); time sharing (residential design); retail and personal service; amusements and recreation services; privately owned assembly and entertainment; cultural facilities; day-care centers/pre-schools; local assembly and entertainment; threshold related research facilities; campground (developed); campground (undeveloped); and sport assembly.
[6] New transportation routes shall only be allowed if included in the adopted Regional Transportation Plan or Bicycle and Pedestrian Plan.
[7] Snowmobile courses are prohibited within Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529).

20.703.095 Accessory uses.

Accessory uses may be permitted per Sections 21.3.1. through 21.3.8. of the TRPA Code of Ordinances.

20.703.100 Reserved

20.703.110 Reserved

20.703.120 Reserved

20.703.130 List of primary uses and use definitions.

Use	Definition
Residential	
Employee housing	Residential units owned and maintained by public or private entities for housing employees.
Mobile home dwelling	A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect.
Multiple-family dwelling	More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. One detached secondary residence is included.
Multi-person dwelling	A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.
Nursing and personal care	Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.
Raising domestic animals	The keeping, feeding, or grazing of animals as an avocation, hobby, or school project, secondary to the principal residential use of a property greater than two acres. The use applies to species commonly considered as farm animals, but does not include exotic animals. Household pets, such as dogs and cats, are included when such animals are being bred for commercial reasons. Outside storage or display is included as part of the use.
Residential care	Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self care, but where medical care is not a major element. The use includes, but is not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.
Single-family dwelling (includes condominiums)	One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a single-family house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. A caretaker residence is included.
Summer home	A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access.

Use	Definition
Tourist Accommodation	
Bed and breakfast facilities	Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").
Hotel, motel, and other transient dwelling units	Commercial transient lodging establishments, including hotels, motor-hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include Bed and Breakfast Facilities or Vacation Rentals.
Time sharing (hotel/motel design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Time sharing (residential design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Commercial	
Eating and drinking places	Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.
Nursery	Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use.
Outdoor retail sales	Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.

Use	Definition
Retail or personal service facility	An establishment for the retail sale of merchandise or the provision of personal services. A retail facility includes but is not limited to antique or art shops, clothing, drug, dry good, florist, furniture, gift, building materials, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, bike or moped, boats, golf carts, snowmobiles, jet skis, automobile parts, books, toy stores, and other miscellaneous retail shopping goods (auto, mobile home and vehicle sales are not included in this definition). A personal service facility includes facilities primarily engaged in providing services generally involving the care of persons, such as: beauty and barber shops; nail salons; shoe repair shops; saunas and hot tubs; massage services; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; offsite rental of sporting equipment; health and wellness services; minor medical services, and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.
Service stations	Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.
Entertainment	
Amusements and recreation services	Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities.
Gaming-non restricted	Establishments, regulated pursuant to Article VI(d) through (i) of the Compact, that deal, operate, carry on, conduct, maintain, or expose for play any banking or percentage game played with cards, dice, or any mechanical device or machine for money, property, checks, credit, or any representative of value. The use does not include social games played solely for drinks, or cigars or cigarettes served individually, games played in private homes or residences for prizes, or games operated by charitable or educational organizations to the extent excluded by state law. Restricted gaming is permissible only as an accessory use.
Outdoor amusements	Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; ice rinks; and miniature golf courses. Outside storage or display is included as part of the use.

Use	Definition
Privately owned assembly and entertainment	Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.
Services	
Animal services	Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, animal grooming, and pet sitting and overnight boarding services.
Business support services	Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services.
Health care services	Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and personal care," and mental health-related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under Professional Offices.
Laundries and dry cleaning plant	Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Retail and personal service facilities").
Professional offices	A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; financial services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; broadcasting studios; employment services; off premise concessions (OPC); reporting services; computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.
Schools - business and vocational	Business and vocational schools offering specialized trade and commercial courses.

Use	Definition
Light Industrial	
Food and kindred products	Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use.
Industrial services	Service establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair, vehicle repair; research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings, including leasing tools, machinery and other business item ; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.
Recycling and scrap	Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.
Small scale manufacturing	Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.
Wholesale/storage	
Storage yards	Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, or industrial supplies. Outside storage or display is included as part of the use.
Vehicle and freight terminals	Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.
Vehicle storage & parking	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and scrap").

Use	Definition
Warehousing	Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and freight terminals").
Wholesale and distribution	Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.
Public service	
Collection stations	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use.
Cultural facilities	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, interpretive centers, and arboretums.
Day care centers/pre-schools	Establishments used for the care of seven or more children residing elsewhere.
Government offices and facilities	Buildings containing offices or facilities for public or quasi-public entities, including administrative offices, meeting rooms, fire stations and other fire prevention facilities, police and sheriff substations, and animal care and wildlife care facilities.
Hospitals	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local assembly and entertainment	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Membership organizations	Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Religious assembly"); and lodging (see "Multi-person Dwelling").
Post office	Establishments providing mail service and delivery, such as postal substations and neighborhood delivery centers.

Use	Definition
Power generating	Establishments engaged in the generation of electrical energy for sale to consumers, including hydro facilities, gas facilities, and diesel facilities. Outside storage or display is included as part of the use. Transmission lines located off the site of the power plant are included under "Pipelines and power transmission." Electrical substations are included under "Public utility centers."
Public health and safety facilities	Facilities operated by public or quasi-public entities for the local protection of the public, such as: satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the use.
Public owned assembly and entertainment	Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.
Public utility centers	Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices").
Religious assembly	Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities.
Schools – college	Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.
Schools - kindergarten through secondary	Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.
Social service organizations	Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.

Use	Definition
Threshold related research facilities	Public or non-profit research establishments primarily engaged in implementing social, political, and scientific research relating to the Lake Tahoe Environmental Thresholds or the Lake Tahoe ecosystem. The use includes laboratories, monitoring stations, scientific interpretive centers, research and training classrooms, and related support facilities. Overnight multi-person facilities, outside storage, and caretaker facilities may be considered as accessory to this use. The use does not include facilities unrelated to threshold-related research, such as: general college administrative offices and classrooms (see Schools-College); and government administrative offices (see Government offices and facilities); or non- threshold-related research (which may be conducted under the "Professional office" use).
Linear public facilities	
Pipelines and power transmission	Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional offices"); equipment and material storage yards (see "Storage yards"); distribution substations (see "Public utility centers"); and power plants (see "Power generating plants").
Transit stations and terminals	Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use.
Transmission and receiving facilities	Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under Broadcasting Studios.
Transportation route	Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel.
Recreation	
Beach recreation	Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, picnic sites, and rental services, and nearshore facilities such as multiple-use piers and buoys. Nearshore and foreshore facilities are included in Chapter 81, *Permissible Uses and Structures in the Shorezone and Lakezone*, of the TRPA Code of Ordinances.
Boat launching facilities	Recreational establishments that provide boat launching, parking, and short-term trailer storage for the general public. The storage, mooring, and maintenance of boats are included under "Marinas." Raft launching is included under "Day Use Areas." Outside storage or display is included as part of the use.

Use	Definition
Campground, developed	Land or premises designed to be used and rented for temporary occupancy by campers traveling by motorized vehicle or recreational vehicles, and that contain such facilities as campsites with parking areas, barbecue grills, tables, restrooms, and at least some utilities.
Campground, undeveloped	Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.
Cross country ski courses	Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.
Day use areas	Land or premises, other than Participant Sports Facilities, designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.
Downhill ski facilities	Uses and facilities pertaining to ski areas, including but not limited to: runs, trails, lift-lines cables, chairs, cars, warming huts, care taking quarters, parking, vehicles, day lodges, shops for sale and rental of ski equipment, ski pro shop, first aid stations, ski school facilities and assembly areas, day nurseries, maintenance facilities, lounges, eating and drinking establishments, and other ski oriented shops. Outside storage or display is included as part of the use. Uses and facilities serving non-skiing activities or operating year-round such as tennis courts, swimming pools, hot tubs, restaurants, bars, and retail sales constructed on lands which serve or are utilized in the operation of a ski area shall be considered under the appropriate use classification in the TRPA Code of Ordinances.
Equestrian stables.	Equestrian stables for boarding horses that may be used for sleigh and carriage rides or horseback riding.
Golf courses	An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as eating and drinking places, clubhouses, and general retail stores. Outside storage or display is included as part of the use.
Group facilities	Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.
Marinas	Establishments primarily providing water-oriented services, such as: yachting and rowing clubs; boat rentals; storage and launching facilities; sport fishing activities, excursion boat and sightseeing facilities; and other marina-related activities, including but not limited to fuel sales, boat pumpout facilities, and boat and engine repair. Marinas contain water-oriented facilities and structures, which are regulated and defined in Chapter 81. Outside storage or display is included as part of the use. The use does not include condominiums, hotels, restaurants, and other such uses with accessory water-oriented, multiple-use facilities.

Use	Definition
Off-road vehicle courses	Areas authorized by the Agency for the use of off-road vehicles including, but not limited to, dirt bike, enduro, hill climbing, or other off-road motorcycle courses. The use also includes areas authorized by the Agency for competitive events utilizing four-wheel-drive vehicles. The use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles.
Outdoor recreation concessions	Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.
Participant sports facilities	Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, zip lines, and athletic fields (non-professional). Outside storage or display is included as part of the use.
Recreation centers	Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, multi-purpose courts, weight rooms, and meeting and crafts rooms.
Riding and hiking trails	Planned paths for pedestrian, bike, and equestrian traffic, including trail heads.
Snowmobile courses	Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.
Sport assembly	Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses.
Visitor information centers	Nonprofit establishments providing visitor information and orientation.
Resource management	
Resource protection, restoration, and management	Activities associated with the protection, restoration, and management of timber, wildlife and fishes, open space, vegetation, and watersheds to protect and restore the Lake Tahoe environment.

20.703.140 Design standards and guidelines.

A. All development under the jurisdiction of the TRPA must comply with the provisions of the DCDCIS manual, unless a stricter provision has been adopted in this section or by the TRPA, including, but not limited to:

1. BMPs shall be required pursuant to Section 60.4, *Best Management Practice Requirements*, of the TRPA Code of Ordinances and as described in the Handbook of Best Management Practices (2012), and as amended.

B. In order to ensure quality design and bring the South Shore Area Plan into threshold attainment, all future development within the South Shore Area Plan shall be designed to meet the provisions of Part I, Planning Design Criteria, Division 7, South Shore Design Standards and Guidelines, of the DCDCIS manual.

20.703.150 Parking and loading.

A. The number of required parking and loading spaces shall be based on the requirements set forth in Chapter 20.692*, Off-Street Parking and Loading*, of this code. In cases where parking and loading standards for a use listed in this Chapter are not addressed in Chapter 20.692, the Director may determine parking requirements based on a similar use or require a parking analysis, pursuant to Subsection B below, to determine minimum parking requirements.

B. In lieu of meeting the above requirements in Subsection A, an applicant may prepare and submit a parking analysis including:

1. A parking demand estimate;
2. Proposed alternatives to reduce or relax minimum parking standards, which may include:
    a. Joint use of parking facilities (see Section 20.692.070 of this code);
    b. In-lieu payment to meet parking requirements;
    c. On-street parking (see Section 20.692.050.B.3. of this code);
    d. Free or discounted transit; and
    e. Paid parking management; and
3. Methods to ensure compliance with alternatives.

C. Parking requirements for uses other than single-family dwellings may be reduced 20 percent if a parking analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction.

D. Off-site parking locations may be approved if it can be found that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation.

E. Commercial, tourist accommodation, public service, recreation and multi-residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, as required by the Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.8, Snow Storage, of the DCDCIS Manual.

F. Bicycle access and racks shall be provided with all commercial, recreation, and multi-family residential projects in accordance with Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.6, Bicycle Access, of the DCDCIS Manual.

20.703.160 Landscape and irrigation plans.

A. Landscape and irrigation plans are required with all non-residential projects and must comply with Chapter 20.694, *Landscape Standards*, of this code, except when in conflict with a TRPA provision, in which case the TRPA provision applies. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design.

20.703.170 Lighting standards.

A. Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source must incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.

B. Exterior lighting must be stationary and not blink, flash, or change intensity.

C. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season, which is between Thanksgiving and March 1 of the following year.

D. Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.

E. Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.

F. The commercial operation of searchlights for advertising or any other purpose is prohibited.

G. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22 of the TRPA Code of Ordinances.

20.703.180 Signage.

A. The installation, modification, or replacement of a sign requires review and approval as a project by either TRPA or the County in accordance with Chapter 38, Signs, of the TRPA Code of Ordinances, or substitute sign standards adopted as part of an Area Plan, including the signage standards in the South Shore Design Standards and Guidelines and Subsections F and G below.

B. TRPA shall review all signage associated with a project that has not been delegated to the County through an MOU. The County shall not require a sign permit, pursuant to Chapter 20.618, *Sign Permit*, of this code, for signage approved by the TRPA.

C. For all signage associated with a project delegated to the County through an MOU, the County shall require a sign permit as required by Chapter 20.618, Sign Permit.

D. For all non-residential developments containing three or more units, the County shall require a master sign plan to ensure the consistent design of signage throughout a project, pursuant to Section 20.696.375, *Master sign plan required*, of this code.

E. In all cases, the County is responsible for the review and approval of Building Permits for signage.

F. Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses,

and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts. Two changeable copy sign may be permitted as part of a project including both a gaming and theater use. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed four cycles per hour. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. In no case shall a changeable copy sign be visible from the shoreline of Lake Tahoe.

G. Points of Interest (Wayfinding) and Community Entry Sign. Points of interest (wayfinding) signs and a community entry sign are subject to the following:

1. Signs identifying special points of interest and a community entry point may be approved as identified in an integrated community facility sign plan, as proposed or amended by the Tahoe Chamber of Commerce and approved by the Board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section.

2. The approval of the Board is subject to the following:

a. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the County as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

b. The maximum area for a community entry monument sign is 100 square feet and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

c. All signs must have proper access and maintenance easements.

d. Signs along an NDOT right-of-way must be approved by NDOT.

20.703.190 Scenic quality.

A. The County shall require a Scenic Assessment with all project applications requiring a Scenic Assessment, pursuant to Chapter 66, *Scenic Quality*, of the TRPA Code of Ordinances.

B. Prior to approving a project that may potentially affect an identified scenic resource, the County shall find that a project is consistent with applicable recommendations in the Scenic Assessment for preserving or improving the scenic quality of the identified scenic resource.

20.703.200 Area-wide water quality.

A. Area-wide water quality treatments and funding mechanisms may be established in lieu of certain site-specific BMPs, subject to the provisions of Section 13.5.3.B.3.,

Area-wide Water Quality Treatments and Funding Mechanisms, of the TRPA Code of Ordinances.

B. The Stateline Stormwater Association, formed by the Stateline Regional Stormwater Treatment Disposal System Agreement (Document No. 405734), is recognized as providing area-wide water quality treatment for properties, subject to the terms of the agreement and applicable Nevada Division of Environmental Protection (NDEP) permit, within the South Shore Area Plan.

20.703.205 Noise.

All provisions of Chapter 68, *Noise Limitations*, of the TRPA Code of Ordinances shall apply to projects subject to the provisions of this chapter.

A. CNEL Noise Standards. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the following noise standards: 65 CNEL for the T-T/HDT Overlay and T-MU/TC Overlay zoning districts; 55 CNEL for the T-RR and T-R zoning districts; 65 CNEL for the U.S. 50 Highway and Lake Parkway corridor; and 55 CNEL for the State Route 207 corridor. Highway corridors are limited to the area within 300 feet from the edge of right-of-way.

B. Single-Event Noise. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the single-event noise standards set forth in Section 68.3.1 of the TRPA Code of Ordinances.

C. Exemptions. The standards set forth in Chapter 68 of the TRPA Code of Ordinances shall not apply to approved construction or maintenance projects or the demolition of structures provided such activities are limited to the hours between 8:00 a.m. and 6:30 p.m. The standards set forth in Chapter 68 shall not apply to safety signals, warning devices, or emergency pressure relief valves, and other similar devices. Emergency work to protect life or property shall be exempt from noise standards, as shall be fireworks used in accordance with an authorized permit.

20.703.210 TRPA Code of Ordinances.

Sections 20.703.230 through 20.703.290 specify the provisions of the TRPA Code of Ordinances that the County will enforce as part of a conforming Area Plan.

20.703.220 General provisions.

A. Applicability of the TRPA Code of Ordinances. For projects delegated to the County pursuant to an MOU, the Director shall review projects delegated to the Executive Director of the TRPA, the Commission shall review projects delegated to the Advisory Planning Commission and Hearings Officer, and the Board shall review projects reviewed by the TRPA Governing Board pursuant to the provisions of the TRPA Code of Ordinances.

B. Exempt Activities. The County may approve exempt activities and qualified exempt activities identified in Sections 2.3.1. through 2.3.8., *Exempt Activities*, of the TRPA Code of Ordinances, or as further specified in an MOU.

C. Environmental Documentation. For projects delegated to the County, the County shall require environmental documentation be submitted with project applications to ensure compliance with Chapter 3, *Environmental Documentation*, of the TRPA Code of

Ordinances and require that they are prepared in accordance with Article 6, *Environmental Impact Statement*, of the TRPA Code of Ordinances, *Rules and Procedures*.

D. Required Findings. For projects delegated to the County through an MOU, the County shall require a statement of justification addressing all applicable findings within this code and the TRPA Code of Ordinances, including Chapter 4, *Required Findings*, to ensure compliance with both County and TRPA standards.

E. Compliance. The TRPA shall specify the provisions of Chapter 5, *Compliance*, of the TRPA Code of Ordinances that the County is responsible for enforcing in an MOU.

F. Tracking, Accounting, and Banking. The information that the County is responsible for tracking, accounting, or banking shall be specified in an MOU to ensure that the TRPA is provided the necessary information to comply with the provisions of Chapter 6, *Tracking, Accounting, and Banking*, of the TRPA Code of Ordinances.

G. Timelines. In the review of projects delegated to the County by TRPA through an MOU, the County shall follow all timelines established in the TRPA Code of Ordinances.

H. Expiration of Approvals. All project approvals shall expire if they do not meet the provisions of Section 2.2.4., *Expiration of TRPA Approvals*, of the TRPA Code of Ordinances.

20.703.230 Planning.

A. TRPA Regional Plan Maps. The TRPA and County shall coordinate GIS data to ensure that both agencies have access to the official TRPA maps listed in Chapter 10, *TRPA Regional Plan Maps*, of the TRPA Code of Ordinances as well as other information necessary to implement conforming Area Plans.

B. Plan Area Statements and Community Plans. The provisions of Chapter 11, *Plan Area Statements and Plan Area Maps*, and Chapter 12, *Community Plans*, of the TRPA Code of Ordinances shall not be applicable once Community Plans and Plan Area Statements are replaced by a conforming Area Plan.

C. Area Plans. The County, in coordination with TRPA, shall prepare an Area Plan, and modifications to a conforming Area Plan, in accordance with Chapter 13, *Areas Plans*, of the TRPA Code of Ordinances.

D. Specific and Master Plans. The TRPA, in coordination with the County, shall process all requests for specific and master plans in accordance with Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.

E. Environmental Improvement Program. The TRPA is responsible for coordinating the Environmental Improvement Program as discussed in Chapter 15, *Environmental Improvement Program*, of the TRPA Code of Ordinances. The County is responsible for developing and implementing Environmental Improvement Projects to assist in the attainment and maintenance of the Environmental Threshold Carrying Capacities.

F. Regional Plan and Environmental Threshold Review. The TRPA is responsible for conducting regional plan and environmental threshold review in accordance with Chapter 16, *Regional Plan and Environmental Threshold Review*, of the TRPA Code of Ordinances.

20.703.240 Land uses.

A. Permissible Uses. The permissible uses in Chapter 21, *Permissible Uses*, of the TRPA Code of Ordinances are superseded by the permissible uses identified and defined in this chapter.

B. Temporary Uses, Structures, and Activities. The County may issue a Temporary Use Permit for a temporary use, structure, or activity if the temporary use, structure, or activity meets the provisions of Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances and is not located within an area subject to TRPA review, as outlined in an MOU.

20.703.250 Site development.

A. Land Coverage. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances through the submittal of a land capability and land coverage verification completed by TRPA, or a TRPA-Certified Contractor.

B. Density. Maximum densities set forth in an Area Plan must not exceed the maximum densities established in Chapter 31, *Density*, of the TRPA Code of Ordinances.

C. Basic Services. All projects proposing a new structure or reconstruction or expansion of an existing structure shall provide basic services in accordance with Chapter 20.100, *Public Facilities and Improvement Standards*, of this code, the DCDCIS manual, and Chapter 32, *Basic Services*, of the TRPA Code of Ordinances.

D. Grading and Construction. Grading and construction in the Lake Tahoe Region shall meet the provisions of this code, the DCDCIS manual, and TRPA Code of Ordinances, Chapter 33, *Grading and Construction*. Excavation, filling, and clearing of vegetation or other disturbance of the soil shall not occur between October 15 and May 1 of each year, unless approval has been granted by TRPA.

E. Driveway Standards. Driveways must be constructed in accordance with the DCDCIS manual and this code. The provisions of Chapter 34, *Parking and Driveway Standards*, of the TRPA Code of Ordinances shall not apply.

F. Natural Hazard Standards and Floodplain Management. All development in floodplains that is allowed in Chapter 35, *Natural Hazards*, of the TRPA Code of Ordinances must comply with the provisions of Chapter 20.50, *Floodplain Management*, of this code.

G. Design Standards. Design standards and guidelines for an Area Plan, including the South Shore Design Standards and Guidelines, shall supersede the provisions of Chapter 36, *Design Standards*, of the TRPA Code of Ordinances.

H. Height. The height standards in Chapter 37, *Height*, of the TRPA Code of Ordinances shall be followed in cases where substitute height standards have not been adopted as part of an Area Plan.

I. Signs. See Section 20.703.180, *Signage*, for signage standards.

J. Subdivision. All requests for subdivisions are limited to the provisions in Chapter 39, *Subdivision*, of the TRPA Code of Ordinances. Subdivisions in the T-RR zoning district are limited to air space condominium divisions; no lot and block subdivisions are allowed. If a request for a subdivision complies with the TRPA Code of Ordinances,

then the provisions of Chapters 20.704 through 20.770, *Procedures for the Division of Land*, of this code shall apply.

20.703.260 Growth management.

A. The TRPA is responsible for enforcing and implementing Growth Management regulations, Chapters 50 through 53, of the TRPA Code of Ordinances.

B. For commodities allocated to the County by TRPA, including residential allocations and commercial floor area, the County is responsible for allocating commodities to projects and maintaining records of allocations which shall be transmitted to TRPA annually or as specified in an MOU.

20.703.270 Resource management and protection.

In the review of projects delegated to the County through a conforming Area Plan and MOU, the County shall ensure compliance with the provisions of the Resource Management and Protection regulations, Chapters 60 through 68, of the TRPA Code of Ordinances.

20.703.280 Shorezone.

The TRPA is responsible for enforcing and implementing Shorezone regulations, Chapters 80 through 85, of the TRPA Code of Ordinances.

20.703.290 Rules and procedures.

For projects delegated to the County through an MOU by the TRPA, the County shall process the applications in accordance with the procedures in the TRPA Code of Ordinances, Rules and Procedures, Article 5, *Project Revie*w.

20.703.300 Authority to condition development permits.

A. Whenever this Title or TRPA Code of Ordinances authorizes the Director, the Planning Commission, Board, or other body to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition to those standards and special conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:

1. Conformity with the goals and policies embodied in the TRPA Regional Plan and Code of Ordinances;

2. Standards which are generally or specially applicable to particular uses including specific conditions relative to operation of the use;

3. Compatibility between the proposed development and adjacent development and neighborhoods;

4. Preservation of the character and integrity of adjacent development and neighborhoods; and

5. Protection of the health, safety and general welfare of the citizens of the county.

B. Where additional conditions are imposed, the body imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by recommendation of the Director or Planning Commission may be modified subsequently by the final decision-maker or by the appellate body upon appeal of those conditions.

C. The Director shall include a copy of the approved conditions with the record of the decision which is filed with the secretary of the final decision-maker and the applicant.

20.703.310 Conformity review for an amendment to an Area Plan.

Following approval of an Area Plan by the TRPA Governing Board, any subsequent amendment to a plan or ordinance contained within an approved Area Plan approved by the Board shall be forwarded to the TRPA and reviewed by the Advisory Planning Commission and Governing Board for conformity with the requirements of the TRPA Regional Plan.

20.703.320 Activities requiring TRPA approval.

A. Projects that meet one of the following criteria require review and approval by TRPA:

1. All development within the High Density Tourist District, Resort Recreation, Conservation, and Backcountry Land Use Districts shown on Map 1, Conceptual Regional Land Use Map, of the TRPA Regional Plan;
2. All development within the Shorezone of Lake Tahoe; and
3. All development meeting the criteria in the following table:

Thresholds for TRPA Governing Board Review of Projects

(all measurements are new building floor area)		
	Town Center	**Not in a Center**
Residential	≥ 50,000 square feet	≥ 25,000 square feet
Non-Residential	≥ 40,000 square feet	≥ 12,500 square feet

B. The TRPA must approve all plans associated with a Building Permit or Site Improvement Permit for projects that meet the criteria in Subsection A and that are not delegated to the County through an MOU, before the County will issue a Building Permit or Site Improvement Permit.

20.703.330 Notification to TRPA and Washoe Tribe of proposed activities.

Douglas County shall send to TRPA and the Washoe Tribe notice of all proposed activities within an Area Plan that require public notification, pursuant to Chapter 20.20, *Notice Provisions*, of this code, no less than 10 days prior to a hearing to provide TRPA and the Washoe Tribe adequate time to comment.

20.703.340 Monitoring.

On at least a quarterly basis, Douglas County shall send to TRPA copies of all building permits and development information that TRPA needs to measure compliance with the terms of a conforming Area Plan. At minimum, such building permits shall contain and make clear the necessary development information that TRPA needs to measure compliance with the terms of the Area Plan, such as additional land coverage, commercial floor area, residential units, or tourist accommodation units (TAUs).

20.703.350 Variances.

Douglas County may process variances to setbacks and parking standards for projects within a conforming Area Plan in accordance with the provisions of Chapter 20.606, *Variance*, of this code, as long as it can be found that the granting of a variance will not negatively impact an environmental threshold.

20.703.360 Appeals.

A. An "aggrieved person" as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact, by a final determination on a development permit by the Director or Commission made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may appeal the final determination of the Director or Commission to the appellate body, which is the Board or the Board of Adjustments, and the County shall process the appeal in accordance with the procedures established in Subsections C through E of Section 20.28.020, *Appeals to county*, of this code.

B. Any final decision by the Board or Board of Adjustment made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may be appealed to the TRPA pursuant to Sections 13.9.1 through 13.9.10, *Appeals*, of the TRPA Code of Ordinances.

C. An appeal of a final determination on a development permit based on independent local, state or federal law, exclusive of the Tahoe Regional Planning Compact (Public Law 96-551), must be made and processed pursuant to Sections 20.28.020 and 20.28.030 of this code.



SOUTH SHORE

DESIGN STANDARDS AND GUIDELINES

DOUGLAS COUNTY, NEVADA

ADOPTED BY THE TRPA GOVERNING BOARD

September 25, 2013

Prepared For:
Douglas County and the Tahoe
Regional Planning Agency

Prepared By:
DESIGNWORKSHOP

Divison 7: Table of Contents

1. INTRODUCTION

1.1 PURPOSE AND APPLICABILITY 1
1.2 INTENT OF DESIGN STANDARDS AND GUIDELINES 2
1.3 DOCUMENT ORGANIZATION 2
1.4 VISION FOR THE SOUTH SHORE 3

2. SITE LAYOUT

2.1 BUILDING ARRANGEMENT AND LOCATION 5
2.2 CIRCULATION AND PARKING 9
2.3 PARKING STRUCTURES 11
2.4 VEHICULAR ACCESS 11
2.5 PEDESTRIAN ACCESS 12
2.6 BICYCLE ACCESS 14
2.7 OPEN SPACE AREAS 14
2.8 SNOW STORAGE 15

3. LANDSCAPE DESIGN

3.1 GENERAL 17

4. BUILDING DESIGN

4.1 GENERAL 19
4.2 COMMERCIAL, INSTITUTIONAL AND MIXED-USE BUILDING ELEVATIONS 22
4.3 INDUSTRIAL BUILDING ELEVATIONS 24
4.4 ROOFS 24
4.5 MULTIPLE TENANT BUILDINGS 24

5. SIGNS

5.1 GENERAL 25
5.2 MULTIPLE TENANT BUILDINGS 26
5.3 WALL SIGNS 26
5.4 MONUMENT SIGNS 27
5.5 POINTS OF INTEREST (WAYFINDING) AND COMMUNITY ENTRY SIGN 27

6. LIGHTING

6.1 GENERAL 29

7. SCREENING

7.1 GENERAL 33
7.2 WALLS AND FENCES 34

APPENDICES

APPENDIX A. COMPARISON OF DCDCIS TO THE SOUTH SHORE DESIGN STANDARDS AND GUIDELINES 35
APPENDIX B. SITE TYPE RECOMMENDED SPECIES LIST 49

1. INTRODUCTION

1.1 Purpose and Applicability

The purpose of the South Shore Design Standards and Guidelines is to enhance the existing experience within the community, improve the economic viability of the area and direct future development in ways that are responsive to the specific environmental conditions and natural setting of the Tahoe Region.

The Design Standards and Guidelines are specifically tailored to an area that has historically been the center of tourism development along the south shore of Lake Tahoe (represented below). In recent years however, a lack of capital investment has led to a decline in the area's physical environment and economic potential resulting in the perception that Lake Tahoe has lost its luster as a resort destination. This area contains the highest concentration of lodging accommodations and is located within close proximity to a diverse array of outdoor recreation opportunities. Together, the combination of available services and adjacency to recreation is ideal for establishing a future framework where the South Shore is recognized again as a world-class outdoor recreation destination.

The South Shore Design Standards and Guidelines will assist landowners, developers, tenants, and their consultants, such as architects, who propose any, alteration, addition, construction, and/or development projects within the boundaries of the plan. Douglas County and/or Tahoe Regional Planning Agency (TRPA) Staff shall use the following standards and guidelines to review projects for 1) compliance with the intent of the design guidelines, and 2) compliance with the design standards. Individuals and entities proposing projects within the South Shore boundary shall review these standards and guidelines before initiating the design and development process. To facilitate project approvals, questions regarding the design standards and guidelines, as well as other development-related questions, shall be discussed with the Douglas County Community Development staff as early in the development process as possible. These design standards and guidelines have been developed in accordance with TRPA's Code of Ordinances and Community Design Standards (TRPA-Ch.13, D) and are intended to further the broader goals and policies of the Regional Plan and help bring the area into scenic threshold attainment.



Image 1. South Shore Area Plan boundary.

1.2 Intent of Design Standards and Guidelines

These design standards and guidelines are intended to aid in the development and approval of a project design, for the benefit of the patron, the businessman and the community at large. The adopted design guidelines and standards are not intended to inhibit innovative design. Rather they are intended to allow individual property owners freedom of expression while establishing and maintaining an overall unifying character and image for the entire community.

The standards and guidelines relate to aesthetic consideration of project development. Nothing herein alters the provisions of Article VI of the Compact related to gaming. Other codes, i.e., the TRPA Code of Ordinances and the Douglas County Development Code (Title 20) must also be complied with. These design guidelines and standards describe how to aesthetically and sensitively refine those parameters into a project that is compatible with the mountain environment, considerate of community's objectives and responsive to the specific environmental issues in the Tahoe Region. For example, there are codes that set the parameters for height and coverage, however, they do not tell how to aesthetically and sensitively apply them to a site. This manual provides the guidance to accomplish this.

1.3 Document Organization

These design standards and guidelines have been organized to correlate with the Douglas County Design Criteria and Improvement Standards (DCIS). In many instances the existing County-wide design criteria and improvement standards apply to the South Shore. However in some instances, existing DCIS provisions have been modified or replaced with a standard or guideline more appropriate to the Tahoe area. A spreadsheet comparing DCIS provisions to the design standards and guidelines contained in this document is included in Appendix A. Additionally, specific design guidelines and standards have been developed for areas within the Town Center and High-Density Tourist District overlay areas intended to achieve specific goals of the Area Plan not addressed in the DCIS.

To differentiate what is required vs. what is recommended this document identifies both standards and design guidelines. Guidelines are recommendations that support the overarching goals of the South Shore Plan. Guidelines are not required for approval and therefore use terms such as "may," "encouraged," "should," and "to be considered." Standards describe features and qualities which are mandated and measurable. Standards use the terms "shall" and "must" to indicate that compliance is required.



Image 2. Area-wide environmental benefits including scenic enhancements and water quality improvements can be achieved while accommodating the sensitive development and use of land.

1.4 Vision for the South Shore

The South Shore is envisioned as a central destination that provides full services for tourist and permanent residents and offers unique experiences related to the many outdoor recreation possibilities that surround the area. The revitalization of the South Shore will catalyze the transformation from a declining gaming economy into a sustainable outdoor tourism recreational destination by incorporating active streetscapes featuring strolling, shopping, entertainment and outdoor food and beverage opportunities. In addition, transit and alternative travel will provide an essential part of the envisioned destination resort experience resulting in significant environmental gain and improved scenic quality.

PLAN PRINCIPLES

The following principles of the Area Plan create the foundation for a more a sustainable, economical, communal and environmental future:

1) Establish a resort center where the casinos are located and a mixed use gateway node in the Lower Kingsbury area.

2) Establish the areas surrounding the High-Density Tourist District as open space and outdoor recreation areas. Restore stream zones and open space.

3) Develop a low speed Main Street through the resort center when Hwy. 50 is realigned.

4) Surround the resort center with the concept of visual open space and outdoor recreation to blend the resort center into the surrounding natural environment.

5) Establish an animated street for retail, dining, entertainment and events.

6) Accomplish urban place making through the creation of interesting public gathering places.

7) Locate recreation uses in close proximity to the bed base and include a diverse array of outdoor activities.



Image 3. The vision for the South Shore supports programmatic and physical improvements that are economically sustainable and responsive to local environmental conditions.

8) Implement environmental improvements to upgrade the natural and built environment and achieve threshold attainment.

9) Redevelop existing casino resorts as destinations in which gaming is an amenity, not the only primary attraction.

10) Create high quality accommodations to replace the obsolete properties.

11) Originate critical access to Lake Tahoe from the resort center and visually and physically make the lake central to the resort experience.

12) Create complete streets that allow for multiple uses including automobiles, bikes, and pedestrians.

13) Develop new programs and facilities as catalysts to improve market attraction and improve area attractions.

14) Include transit and alternative travel modes as an essential part of the destination resort experience.

15) Establish a gateway to the resort core with a strengthened recreational presence.

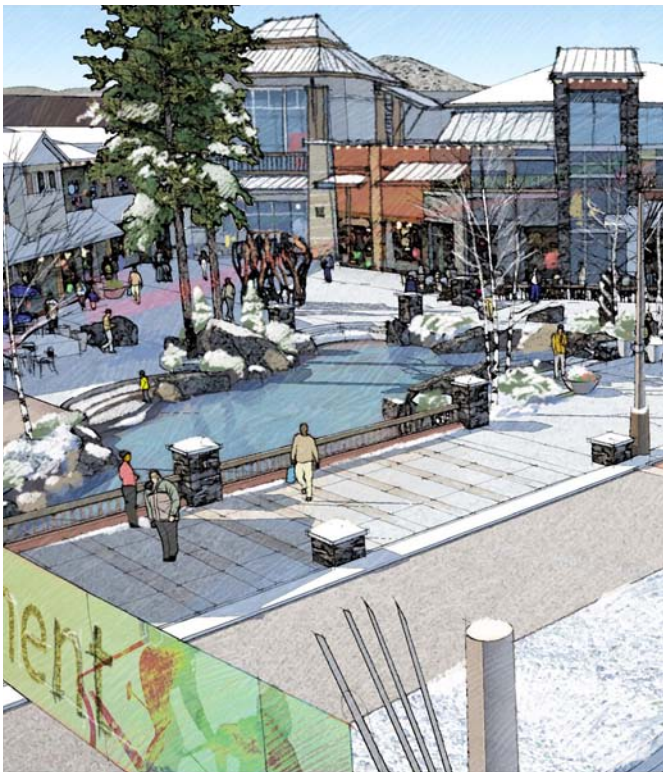


Image 4. Creating year-round, interesting public gathering places in combination with an improved built environment is an essential part of the destination resort experience.



Image 5. Improved safety and enhanced mobility options for all modes of travel strengthen the connectivity between the resort core and nearby recreation opportunities.

2. SITE DESIGN

Site layout involves the arrangement of indoor and outdoor spaces to accommodate the activities related to the proposed uses. Customer service, vehicle movement patterns, loading needs, and expansion potential should all be considered when establishing the site design. A site functions as an integral part of the community and site design should organize the spaces and activities based on a site's programmatic requirements as well as broader community objectives. The design should take into account factors such as safety, privacy, community identity and character, and preservation of the natural environment.

2.1 Building Arrangement and Location

The arrangement and location of buildings greatly influences the experiences and operational characteristics of a site. Consideration should be given to all the aspects of the site; the physical characteristics, environmental conditions, and social expectations to determine the arrangement and location for buildings that will provide the greatest benefit. Well organized buildings can create comfortable pedestrian plazas, promote walkability, encourage commerce, improve building performance and reinforce community identity.

2.1.1 Mixed-Use buildings shall be oriented with the primary entry and façade toward the street or the primary drive aisle.

2.1.2 In multi-building commercial and private recreational developments, the buildings shall be clustered creating pedestrian shopping plazas, corridors and open spaces. Where clustering is impractical, a visual link between the buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises or other similar open structures.

2.1.3 Buildings shall be located in a manner that will complement adjacent structures and properties. Sites should be developed in a coordinated manner to provide order and diversity, and avoid an "unplanned" development look.

2.1.4 Loading areas or docks shall be located to the rear or the side of the building, away from public rights-of-way, and cannot interfere with the on-site circulation. All loading and unloading shall take place on site. Street servicing is discouraged. The loading areas/docks shall be designed so their visibility is minimal by using features such as wing walls and landscaping. The location and orientation of the building must consider accessibility to the loading areas.



Image 6. Organizing buildings and entry points towards the street encourages an active streetscape with opportunities for interesting gathering places.

2.1.5 Automotive repair/service buildings or other uses which provide mechanical services should be arranged so that the bay entries/exits are not fronting a primary street.

2.1.6 The existing natural features on a site such as trees, slopes and rock outcroppings should be retained and incorporated into the site layout to create more interesting and unique designs that are integrated with the natural existing environment.

2.1.7 Buildings shall be designed and sited with consideration of solar exposure, climate, noise, safety, fire protection and privacy. Outdoor spaces shall be designed to create interesting gathering spaces with opportunities for year-round event programming.

2.1.8 Setbacks shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703 in the Douglas County Development Code).

2.1.9 Detached storage buildings, service yards, maintenance yards, warehousing and outdoor storage areas shall be located in areas that are not highly visible from major transportation corridors, scenic turnouts, public recreation areas, or the waters of Lake Tahoe.

2.1.10 Buildings must be arranged or designed so that they do not create a "blind corner" and/or impair visibility. Specific consideration and design alternatives must be evaluated for corner lots and instances where there are existing and adjoining driveways.

2.1.11 Site plans are encouraged to incorporate Low Impact Development techniques to reduce the impact of built areas and promote naturally functioning systems. The following practices may be integrated with the overall design of landscape areas to combine the functions of storm water treatment with aesthetically pleasing landscape features:

a. Pervious pavement materials that allow water to pass though the paving and infiltrate into the ground are encouraged for pedestrian applications. Other pavement surfaces may incorporate pervious pavements but shall be designed in conjunction with the site's Best Management Practices (BMPs).

b. Preserving existing trees should be planned for with a focus on preserving large groups of forest rather than individual trees that are subjected to changes of runoff, grades, or surface coverage. The protection zone for trees extends to the drip-line of the tree's canopy.

c. As part of surface water management, small areas of infiltration catchments are to be incorporated into the final contour of the landscape. These features will offer the reduction in run-off from each site.



Image 7. New community gathering places with opportunities for year-round event programming will help to establish the destination resort experience.

2.1.12 Building design and placement should preserve and enhance views from public areas towards Lake Tahoe and mountain ridge lines.

2.1.13 Building design and placement shall promote a visual balance between the various elements both on and adjacent to the site. Building arrangements shall neither create monotonous or overpowering forms nor should they dominate the visual composition.

2.1.14 New buildings adjacent to existing lower scale residential development shall respect the scale and privacy of adjacent properties by varying the massing within a project and incorporating architecture designs and building treatments that transition to smaller scale buildings.

STANDARDS AND GUIDELINES FOR TOWN CENTER DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

2.1.15 Properties along US Highway 50 with ground level retail and commercial uses shall provide primary pedestrian access directly to the street. The intent of this retail/pedestrian street requirement is to present a dynamic, fragmented street front to outdoor spaces, rather than uniform blocks of building mass.



Image 8. Preserving existing trees and incorporating naturally functioning systems into the site design is integral to the establishing the aesthetics of the place.



Image 9. Building heights and arrangements that preserve and enhance view corridors will ensure that the natural landscape remains a key part of the destination.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

2.1.16 Buildings that are 8 stories or higher, should be sited so their longest frontages are perpendicular to the primary street. Lower buildings located on the primary street frontage are encouraged to address the street so that their longest frontage is parallel to the street edge.

2.1.17 The travel route of Hwy 50 has a "canyon effect" because the existing tower structures are located too close together with inadequate setbacks. Within a given property, 80% of the buildings fronting Hwy 50 shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right-of-way. 20% of the building or buildings frontage my be constructed to a maximum height of 95 feet. Redeveloped towers up to the maximum allowable height shall be sited behind buildings fronting on Hwy 50. Lower buildings at the street level will reduce the visual dominance of the towers and improve the visual condition along the Highway 50 travel route by creating a pedestrian scale street section by shifting the tower height away from the immediate area of the street. Existing buildings with non-conforming height are allowed to do frontage improvements up to their existing height.

2.1.18 Redevelopment of the existing towers is contingent on the creation of new and additional open space that will replace a portion of the surface parking with a landscape setting. Additional open space would improve the travel route rating with the development of a visually attractive landscape.



Image 10. Lower buildings located parallel to the street edge establish a pedestrian scaled street section.



Image 11. Redevelopment of the existing towers associated with gaming properties will be accompanied by new and additional open space to help bring the area into scenic threshold attainment.

2.2 Circulation and Parking

Circulation and parking establish the pattern of movement for pedestrians, bicyclists, trucks and automobiles. The design of the circulation system on a site is critical to creating safe travel routes between parking areas and building entrances. Simple layouts which can be readily understood by motorists are advocated.

2.2.1 The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrians and vehicles.

2.2.2 All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with the Development Code and Part II of the Douglas County Design Criteria and Improvement Standards.

2.2.3 New surface parking areas are discouraged within view of US Highway 50. New parking areas should be situated behind buildings and screened from street views.

2.2.4 Parking aisles should be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design.

2.2.5 Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.

2.2.6 To promote efficient and safe vehicular and pedestrian circulation, curb cuts and private driveways shall be kept to a minimum.

2.2.7 In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle.

2.2.8 The turning radii for drive aisles and loading areas shall meet the AASHTO standards for turning movements.

2.2.9 Parking spaces abutting structures must be separated by a 6 foot wide sidewalk or landscape planter.

2.2.10 Parking stalls shall be located so that vehicles do not back-up into primary ingress driveways. The first parking stall parallel to a driveway shall be separated by a landscape planter a minimum of 20 feet in width, one car length.



Image 12. Safe and convenient circulation systems will help ensure the safety of pedestrians and motorists.

2.2.11 Loading/unloading areas shall be clearly identified by installing no parking signs and/or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/unloading areas must be consistent with the requirements of the Development Code.

2.2.12 Parking areas abutting properties residentially used or designated shall be separated by a landscape buffer a minimum of 10 feet in width. In addition to landscaping, perimeter earth bearming is recommended as an effective way to reduce the visual impact of surface parking lots.

2.2.13 All parking and drive aisles shall be designed to provide sufficient emergency vehicle access and maneuverability.

2.2.14 All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.

2.2.15 Establishments that typically require or generate frequent passenger loading and unloading shall provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.

2.2.16 The number of required parking and loading spaces shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703, Parking and Loading).

2.2.17 Parking lots shall be located and designed with BMPs to capture, treat and infiltrate storm water.



Image 13. Best Management Practices (BMPs), such as infiltration basins, provide an aesthetically pleasing and lower cost alternative to conventional storm water treatment strategies.

2.3 Parking Structures

Structured parking is encouraged as a means of reducing overall site coverage and where parking demand necessitates such a solution. Structures should be intuitively located without visually dominating a project.

2.3.1 The exterior surface materials of the parking structure must be compatible and complementary to the main structure.

2.3.2 The exterior façade facing a public right-of-way must be articulated by the use of one or more of the following features; complementary colors, stepping of floors, arrangement of façade elements and/or alternative building materials.

2.3.3 Solid screening elements shall be provided on a portion of each floor of the parking structure to sufficiently screen parked vehicles. Ground floor screening elements shall include landscape planters.

2.3.4 A minimum 5-foot wide landscape planter area shall be provided between the structure and a road, sidewalk or internal drive aisle. The planter shall include live plant material including but not limited to shrubs, trees, and vines.

2.3.5 The location of entrance and exit driveways shall be located/designed so that the impacts to vehicular and pedestrian traffic are minimized to the extent possible. Exit driveways shall be designed so that "blind corners" are avoided.

2.3.6 Sidewalks must be provided along the full length of buildings featuring customer entrances and along any façade facing public parking areas.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

2.3.8 Locate new parking structures so they do not interfere with the opportunity to create a pedestrian oriented streetscape. Access to parking structures from US Hwy. 50 is allowed, but parking only structures fronting US Hwy. 50 are strongly discouraged.

2.4 Vehicular Access

The point where a driver enters or leaves a site affects both a project and the community as a whole. Care must be taken in locating access to avoid creating traffic hazards where drivers are entering or leaving a site. In addition, poor placement or an insufficient number of access points to a site can lead to their blockage and impede smooth traffic flow through a site.

2.4.1 Vehicular access points shall be kept to a minimum. However, the number and location of driveway curbs must be adequate to allow efficient traffic flow. Joint access between adjacent sites shall be utilized whenever possible to reduce traffic hazards and necessary curb cuts.

2.4.2 Driveways are to be designed and located to meet the AASHTO standards for turning movements.

2.4.3 The distance between driveways and intersection corner clearance must be consistent with the standards provided in Part II, Engineering Design and Criteria and Improvement Standards of the Douglas County Design Criteria and Improvement Standards.

2.4.4 Two-way traffic along Hwy 50 (or Main Street when Hwy 50 is realigned) is encouraged.



Image 14. Relocate and screen parking structures to create a pedestrian oriented main street.

2.5 Pedestrian Access

A safe and convenient pedestrian circulation system guarantees that people of all abilities can move around on the site and between properties throughout the year.

2.5.1 All sidewalks shall be constructed of Portland cement concrete, unit pavers or other similar concrete material.

2.5.2 Separate vehicular and pedestrian systems shall be provided. Pedestrian linkages between uses within development, surrounding developments and trails/bikeways shall be provided and emphasized, including distinct pedestrian access from parking areas to the building. Walkways should include enhanced paving, trellis structures or enhanced landscaping treatments. A continuous and direct sidewalk shall be provided from the street to the on-site sidewalk.

2.5.3 Sidewalks should be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.

2.5.4 On-site sidewalks must be a minimum of 4-feet wide. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet wide. If exterior stairways are used with the stairway landings on the sidewalk, the sidewalk shall be a minimum of 6-feet wide.

2.5.5 All pedestrian areas shall comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention shall be given to ramps, accessible paths of travel, level landings and handrails.

2.5.6 Hotel, resort and institutional uses which have frequent loading and unloading of passengers are to provide a port-cochere or other similar feature at the passenger loading/unloading area.

STANDARDS AND GUIDELINES FOR TOWN CENTER DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

2.5.7 Site designs and building arrangements shall promote pedestrian activity by providing enhanced design features along public roadways. Enhanced design features to be



Image 15. Simple concrete sidewalks accentuated with landscaping provide pleasant connections for pedestrians.



Image 16. Sidewalks shall be provided along the full length of building featuring customer entrances.



Image 17. Design elements such as increased setbacks and increased building articulation help create a comfortable zone for pedestrians.

considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials.

2.5.8 Promote alternative transportation modes such as walking, bicycling, transit use, and shared parking strategies which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways with connections to other major activity centers.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

2.5.9 To support an active pedestrian environment, buildings along US Hwy. 50 should provide covered overhead protection in the form of recessed arcades or protruding canopies. Public entrances to buildings shall ensure protection from unloading roof snow.



Image 18. Locate outdoor pedestrian areas where solar exposure will maximize the opportunity for a comfortable year-round experience.



Image 19. Protruding overhead canopies create interesting architectural façades and provide protection from falling snow.



Image 20. Promote alternative transportation modes by incorporating facilities such as transit stops into the site design.

2.6 Bicycle Access

2.6.1 When required by the Development Code and Design Manual, bicycle racks shall be installed close to building entrance(s). Within multi-building projects, the racks shall be placed so that they are convenient to all building/ entrances.

2.6.2 Bicycle racks shall be aesthetically treated. Such treatments can include inverted "U" shaped bollards, metal piping ribbons, planter, etc. All racks shall be permanently affixed and not obtrusive to pedestrian and vehicular circulation.

2.6.3 Bicycle linkages to any adjacent bikeways and/ or routes shall be provided.

STANDARDS AND GUIDELINES FOR THE TOWN CENTER AND HIGH-DENSITY TOURIST DISTRICTS

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

2.6.4 Site designs shall integrate multimodal transportation improvements (pedestrian, bicycle and transit facilities) consistent with the TRPA/TMPO Regional Transportation Plan, Mobility 2035.

2.7 Open Space Areas

2.7.1 High intensity open spaces, such as playgrounds and picnic areas, that generally generate noise levels above the normal levels associated with the surrounding neighborhood, should be located so that they are not directly adjacent to noise sensitive uses such as adjoining residences.

2.7.2 Low intensity open spaces, such as greenways and pedestrian paths, should be located around the perimeter of the site. This can serve as a buffer to the adjacent properties, particularly residential, as well as assist a project in meeting the required on-site landscaping.

2.7.3 Whenever possible, open space areas should be located on the south and/or west sides of the building and site. This allows the areas to receive maximum sunlight which accelerates melting of snow and ice. Deciduous trees are to be used to provide shade in summer months.

2.7.4 The location of the open space areas should give consideration to the wind exposure. If necessary appropriate screening features such as walls, landscaping, trellises, etc. should be incorporated into the project design.





Image 21,22. Bicycle trail connections in combination with bike-friendly amenities will help encourage alternative modes of transportation.

STANDARDS AND GUIDELINES FOR THE TOWN CENTER AND HIGH-DENSITY TOURIST DISTRICTS

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

2.7.5 Site plans shall include strategies for protecting undisturbed sensitive lands and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers.

2.8 Snow Storage

2.8.1 Each development shall incorporate snow melt and/or provide an area for snow storage . The snow storage area should be unobstructed by buildings so that the snow can receive direct sunlight to accelerate the snow melt.

2.8.2 Adequacy and location of snow storage shall be approved by Douglas County.



Image 23. To reinforce the recreation focus of the area, connections should be created to regional recreation attractions such as Van Sickle Bi-State Park and United States Forest Service beaches from major development nodes.

3. LANDSCAPE DESIGN

The landscape design standards and guidelines are intended to enhance and beautify pedestrian zones and to create a gradual transition from the more urbanized High Density Tourist District and Town Center District to the surrounding natural areas. The design of landscapes should respond to the intended site function with consideration of issues such as safety, maintenance and desired aesthetic quality. In areas focused on resort and retail activities, the landscape should create an inviting environment for pedestrians. This may be accomplished by establishing a rhythm of elements that unify the streetscape, providing plazas and event spaces that respond to a site's environmental factors and by screening undesirable views or framing impressive vistas. In contrast, undeveloped areas and areas abutting natural landscapes should incorporate plant materials spaced in natural-looking groups to seamlessly transition into the natural environment.

3.1 General

3.1.1 Native vegetation should be utilized whenever possible, consistent with TRPA Landscape Standards and Fire Defensible Space Requirements (Table 5-2: Site Type Recommended Species List, TRPA BMP Handbook).

3.1.2 Vegetation shall be used to screen parking, alleviate long strips of parking space, and accommodate storm water runoff where feasible.

3.1.3 Vegetation should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture.

3.1.4 Minimize grading and preserve existing vegetation whenever possible.

3.1.5 Landscape designs should respond to the seasonal environmental conditions to encourage outdoor spaces that are comfortable year-round.

3.1.6 Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.

3.1.7 Landscapes shall be irrigated to establish planting and provide the correct water levels to support the long term growth of landscape. Irrigation systems must use efficient water methods, group planting into similar hydro-zones, and use moisture sensors to control the use of water.



Image 24. Landscape areas surrounding the High-Density Tourist District and Town Center District should be arranged to visually blend in with the adjacent natural open space.



Image 25. Landscapes within developed areas may be formally arranged to reflect the built environment and create an inviting environment for pedestrians.

4. BUILDING DESIGN

The South Shore architectural design standards and guidelines establish a quality and character for the built environment that reflects the area's mountain setting and environmental conditions. These standards are not intended to restrict imagination, innovation or variety in design, but rather are intended to highlight design principles that can result in creative solutions that establish special characteristics for the South Shore built environment. Scenic and visual quality is not a question of style and therefore no specific architectural style or theme is proposed. The intent is to create design solutions that encourage a variety of architectural forms, scales, colors and materials that collectively fit within the natural mountain environment.

4.1 General

4.1.1 Buildings and additions to existing buildings are to be designed to complement rather than dominate their surroundings. They should be compatible with the surrounding buildings and should incorporate similar architectural elements or facades.

4.1.2 Buildings shall employ authentic, textured materials, compatible with the traditional and rustic resort style of the Lake Tahoe Region. Highly reflective materials are considered undesirable, because of their tendency to create uncomfortable glare conditions.

4.1.3 Building height shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703 of the Development Code).

4.1.4 Hotel, resort or institutional uses which propose a passenger loading and unloading area, a porte-cochere, or other similar feature should be provided and may be required. The design of an attached or detached port-cochere must contain the same architectural features and building materials as the primary building.

4.1.5 The use of standardized "corporate" architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.





Image 26,27. Authentic building materials such as stone and timber are consistent with the traditional resort vernacular, but they may also be incorporated into more contemporary designs that also fit within the natural mountain environment.

4.1.6 Predominate building colors shall be of earth tones, but may be accented with brighter colors. This will provide color variation, punctuation, and a sense of festivity appropriate to the resort destination.

4.1.7 Architectural designs should include functional and visual responses to climate considerations such as solar orientation with warm decks and view windows, protection from prevailing winds, sheltered entries and pedestrian areas, roof overhangs and thermal protections.

4.1.8 Buildings that exemplify "green building" design are desirable. This includes vegetated roofs, rainwater collection systems, designs that preserve existing trees and use of recycled, reclaimed or sustainably harvested materials.

4.1.9 Open spaces, walkways and alleys are encouraged to break up building mass, allow access through developments and create visual breaks.

4.1.10 Larger developments that group retail, hotel, multi-unit residential and/or office buildings are encouraged to shape distinct and memorable public spaces.

4.1.11 If a sign is intended, the building façade shall be designed to accommodate signage, so that tenants will have advertising without detracting from the appearance of the structure.

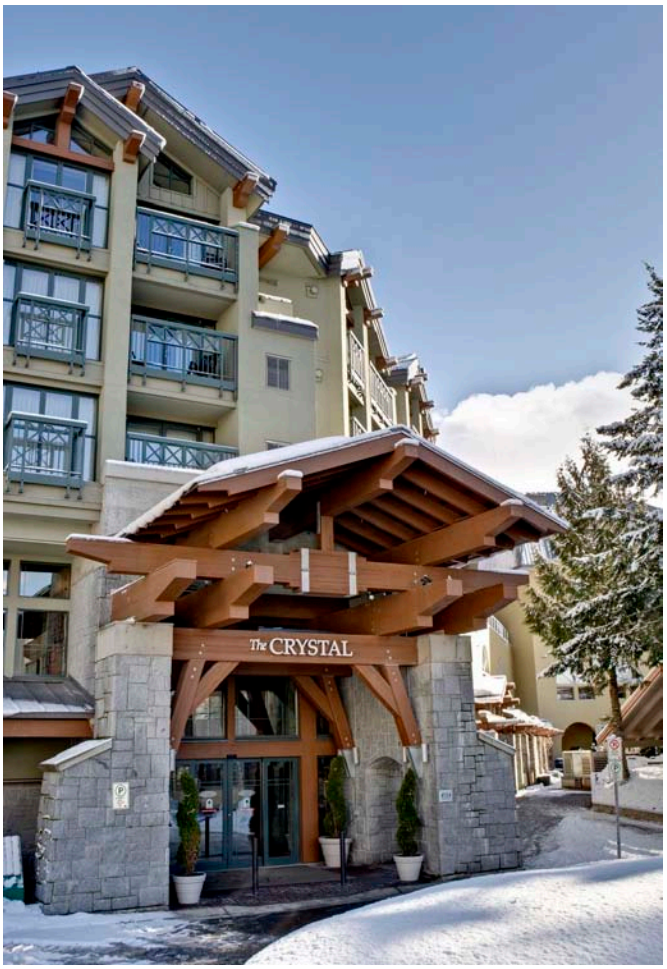


Image 28. Building entrances should be designed and located with consideration of climate considerations.



Image 29. Proper building placement and orientation, careful consideration of climate and interesting programmatic opportunities are all factors that lead to the creation of memorable public spaces.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

4.1.12 The maximum allowable height will only be for towers associated with existing gaming properties and will be restricted to five towers. The proposed height will be applicable only if there is an existing high rise tower that is demolished and redeveloped. Redeveloped towers shall improve the visual quality of the area by replacing outdated and deteriorated facilities with newly constructed projects.

4.1.13 Up to four levels of occupied space will be allowed at the setback line from US Hwy. 50.

4.1.14 Redeveloped towers shall include design improvements such as strong pedestrian bases creating an orientation to the street, a mid-section with the potential to incorporate shadow lines and relief, articulation at the roof line aligned with the vernacular character of the region and building articulation to improve on the monolithic square shapes of the existing structures. These design features will have better proportions, comprise variety in design expression, and improve the appearance over the existing designs which do not demonstrate these characteristics.

4.2 Commercial, Institutional and Mixed-Use Building Elevations

Building exteriors are typically designed with clear distinction between the three main building components; the base, middle, and top. The base grounds the building to the site through the use of materials and forms that convey a sense of weight and stability. The base of a building is the also the most visually dynamic zone due to its connection to the street level. The middles of buildings should incorporate materials, textures, colors and detailing to provide interest and articulation. The tops of buildings are encouraged to be capped with well-proportioned, pitched roofs, acting as the uppermost unifying component.

4.2.1 Commercial, Institutional and Mixed-use buildings are to be designed on a "human scale" by using architectural enhancements. Such features should include windows, awnings, arcades, provide plazas and courtyards, and/or roof overhangs.

4.2.2 Commercial, Institutional and Mixed-use buildings of "box like" appearance are prohibited. The exterior walls shall be varied in depth and/or direction.

4.2.3 Varying portions of a building façade, particularly blank walls without windows or varying building materials, shall be articulated by the use of color, arrangement of façade elements, and/or change in material. These elements/materials shall include but are not limited to false windows, awnings, parapet eaves, trellises, arcades, siding, stone, or brick.

4.2.4 Awnings, parapet eaves or other similar decorative features shall provide a minimum vertical clearance of 8-feet.

4.2.5 Commercial, Institutional and Mixed-use metal buildings are not acceptable.

STANDARDS AND GUIDELINES FOR TOWN CENTER DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

4.2.6 Building design shall be coordinated on all elevations in regards to color, material, form and detailing in order to achieve design harmony and integrity. Parapet walls should be treated as part of the building design, not as unrelated visual elements. Elevations need not look alike for a sense of overall architectural continuity to be present.



Image 30. Varying wall planes reduces the visual scale of a structure and helps to highlight interesting building features.



Image 31. Buildings within a development should not all look alike, but rather they should be visual balanced through their use of color, materials, form and detailing.

4.2.7 Development within the Town Center District shall incorporate buildings with varied heights and densities.

4.2.8 Properties along US Highway 50 with ground level retail and commercial uses shall provide primary pedestrian access directly to the street, in order to ensure an enjoyable and interesting visual experience for pedestrians. Long expanses of inactive building frontage shall be avoided by utilizing architectural elements such as transparent window surfaces, arcades, internal building uses that flow outdoors, and frequent building entry points.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

4.2.9 The scoring of vividness, intactness, unity and variety shall be improved with new building elevations and better design in the built environment. The existing conditions have an appearance characterized by repetitive wall surfaces, clutter in the foreground and disassociated design. Redeveloped towers will create opportunities to generate visual interest, articulate the space, and create entries. Replacement of contrasting colors, monotonous wall surfaces, and the outdated design will also be design improvements over the existing conditions.

4.2.10 Dominate blank building walls shall be replaced with an open and more transparent building façade. Shops and restaurants oriented to the street will help establish a lively pedestrian promenade.



Image 32. As part of a tower redevelopment project, new lower scale buildings will be organized along US Hwy 50 to create more visual interest through variations in building scale and density.

4.3 Industrial Building Elevations

4.3.1 Industrial buildings shall be articulated by the use of varying colors, materials and textures. Features such as windows, decorative/ false windows, recessed windows, building projections or recesses, and entryway treatments are to be incorporated in the building elevation(s) which face a parking lot or street.

4.3.2 Industrial metal buildings are permitted provided that any façade, visible from a street, is improved to include at least one of the following, but not limited to: wood or vinyl siding, stucco, brick or stone treatment. Windows shall have a minimum 4 inch trim or decorative window shutters.

4.4 Roofs

Building caps or roofs offer a design distinction that will allow the mountain setting to be incorporated into a building's design. A definitive "building top" that steps, slopes or otherwise breaks the rectangular form will prevent blocky structures from being built.

4.4.1 Roofs for buildings other than towers, must have at least one of the following features around the entire building: 1) stepping parapet roofs concealing flat roofs, 2) overhanging eaves, and/or 3) sloped roof. Up to 25% of roof surface may be flat.

4.4.2 For buildings other than towers, height of the building should be varied so that distinctive roof lines are created.

4.4.3 All roof-top equipment including, but not limited to, satellite receiving dishes, communication equipment and HVAC units shall be screened from view.

4.4.4 Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to complement or match the color of the exterior roof building material.

4.5 Multiple Tenant Buildings

4.5.1 Multi-Building/Tenant developments shall have consistent color schemes and wall textures, roofs, roof slopes, awning, arcades and other similar architectural features.

4.5.2 Smaller retail stores that are part of a multi-tenant commercial building shall have display windows and separate entrances. The principal building must have a clearly defined, visible customer entrance features such as but not limited to canopies, arcades, arches, wing walls and planters.



Image 33. Distinctive roof lines are created with roof forms and building heights that vary.



Image 34. Multiple tenant buildings shall have display windows with separate entrances.

5. SIGNS

The sign design standards and guidelines establish the parameters for developing high quality signs that will contribute to the overall identity of a district and help pedestrians and drivers locate businesses and services. Signs should be limited to specific locations where information is needed to direct visitors to key destinations or to communicate regulations for public safety or protection of natural resources. The South Shore includes a range of pedestrian and automobile oriented environments. To accommodate the variety of roadway and pedestrian environments a mix of sign styles and their associated design standards are described below. The goal throughout the plan area is to establish sign standards that recognize the commercial communication requirements of all sectors of the business community and to improve the visual quality of the South Shore, using signs that include natural materials in a manner that is consistent with the architectural style of the region.

5.1 General

5.1.1 Unless modified by these standards, all signs within the South Shore Area Plan must meet the provisions of Section 20.703.180, Signage, of the Douglas County Development Code, as well as Chapter 38, Signs, in the TRPA Code of Ordinances.

5.1.2 Designs should be simple and easy to read with the number of lettering styles and amount of copy kept to a minimum, preferably giving only the name of the business.

5.1.3 Signs should be designed and located to be compatible with their surroundings in terms of size, shape, color, texture, and lighting. They should not compete visually with other signs.

5.1.4 Signs should be integrated into building and site design, and not appear as if added as an afterthought. They should be incorporated into the design of the façade, and should complement the architecture in terms of shape, placement, colors, and materials.

5.1.6 Reflective, fluorescent, and primary colors should be avoided.

5.1.7 When possible, signs should be consolidated into unified systems in order to avoid sign clutter along the street, Signage attached to the structure is encouraged.

5.1.8 Free standing signs should be kept low whenever site and visibility allow. Shrubs placed around base of a freestanding sign integrate it with the ground plane and screen any low level lights.

5.1.9 Illuminated signs should not be high intensity and glaring in nature. The larger the sign, the lower the level of illumination should be. Illumination of the letters is preferred over illumination of the sign background. It is most preferable the signs be externally illuminated. Light bulbs should not be exposed.



Image 35. Signs should convey unique and interesting aspects of a business through artful designs.



Image 36. Free standing signs shall be integrated with the ground plane through the use of plants and sign bases that anchor the sign to the site.

5.1.10 Signs should be located to respect pedestrian and driver safety. Projecting signs shall clear walkways by eight (8') feet and shall project no closer than two (2') feet from the curb line. Height allowances over driveways, alley and parking areas shall be a minimum of 13'6". Signs should be placed to avoid conflicts with door openings. Signs are not permitted in the road right-of-way. Banners across U.S. Hwy 50 are subject to review and approval by the Nevada Department of Transportation (NDOT).

5.1.11 Illuminated signs should be positioned so that the light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

5.1.12 The back for any one sided regulatory, directional, or informational sign located in a Rural transition or Rural Scenic Highway Corridor should be painted or otherwise colored closely to match the color of the adjacent landscape.

5.1.13 Signs should have no more than 60% of the sign area in copy. Sign copy includes all letters, numbers, characters, symbols, and other graphics which are part of the sign. The guideline does not apply to signs which consist of individual letters, characters, or other symbols and which have no perimeter or border. Sign Area = X*Y Sign Copy=(A*B)+(C*D) Sign Copy=.60(X*Y).

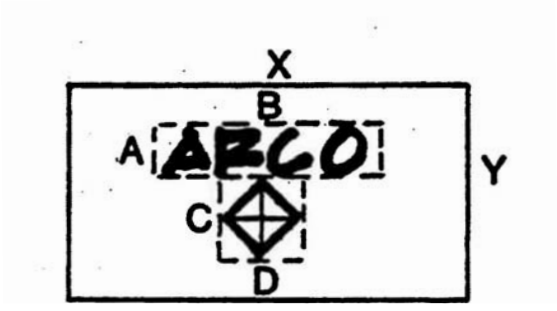


Image 37. Sign area measurement diagram.

5.2 Multiple Tenant Buildings

5.2.1 Every new or redevelopment project with three or more tenants requires a master sign plan. Sign placement, scale, and readability are to be considered in the design.

5.2.2 In multi-building / tenant complexes with three or more tenants all signs shall have a consistent theme through the use of compatible colors, materials, shapes, sizes and types of signs. A master sign plan standardizing the signs shall be provided as part of the development proposal.

5.3 Wall Signs

5.3.1 Wall signs must be integrated into the building and site design and not appear to be added as an afterthought.



Image 38. Incorporate wall signs into the design of structures to prevent the appearance that signage was added as an afterthought.

5.4 Monument Signs

5.4.1 Monument signs shall be designed so that they complement the architecture of the building/complex. The design of the monument should not be the main focus of the site, but rather blend in with the site and should contain only the name of the center/business, or major anchor.

5.4.2 Monument signs shall be located so that they do not create blind corners, interfere with circulation, parking or traffic safety.

5.4.3 Monument signs shall include the street number for the site. Street numbers shall be clearly visible from the street frontage during day and night.

5.4.4 Monument signs should be at eye level of passing motorists.

5.4.5 Two monument signs (or freestanding signs per Section 38.8.2. of the TRPA Code of Ordinances) may be allowed for the commercial complex located on APNs:1318-23-4-038, -039, -040, and - 041, as long as two signs do not create a traffic safety hazard and the transfer of land to complete the Burke Creek Restoration Project is complete.



Image 39. Monument signs should be utilized to consolidate the major building tenants as part of a single coordinated sign.

5.5 Points of Interest (Wayfinding) and Community Entry Sign

5.5.1 A point of interest (wayfinding) signage program should be developed by the Tahoe Chamber of Commerce, in coordination with Douglas County and NDOT, to promote walking and biking to recreation destinations.

5.5.2 One community entry sign shall be located near Kahle Drive and Highway 50, at the entry to the South Shore.

6. LIGHTING

The lighting design standards and guidelines encompass the range of lighting that is necessary to provide safety and security as well as provide, in limited areas, the ambient lighting that will allow for a festive atmosphere enhancing the qualities of an active civic place.

6.1 General

6.1.1 Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.

6.1.2 Fixture style and location must be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style is to be consistent throughout the project.

6.1.3 Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures must be cut-off luminaries that have less than 90-degree cut-off so that the light is not emitted horizontally or upward.

6.1.4 Projects located near residential or open space areas shall use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.

6.1.5 Wall pack, flood and other light fixtures which illuminate upwards or horizontally are prohibited.

6.1.6 A site photometric plan denoting candle illumination on a specific grid, both within the project and off-site, may be required where the project is located adjacent to residential uses and site lighting design indicates a potential for nuisance light impacts to the abutting property.

6.1.7 The overall height of parking lot light fixtures shall be not more than 15-feet in or within 100-feet of residential districts and not more than 26-feet (per TRPA code) within non-residential districts. Pedestrian walkway lights shall be of appropriate scale and are encourage to be low intensity bollard type fixtures with a maximum height of 10-feet.

6.1.8 Off-site street lighting may be required over driveways to provide safe entrances and exits.

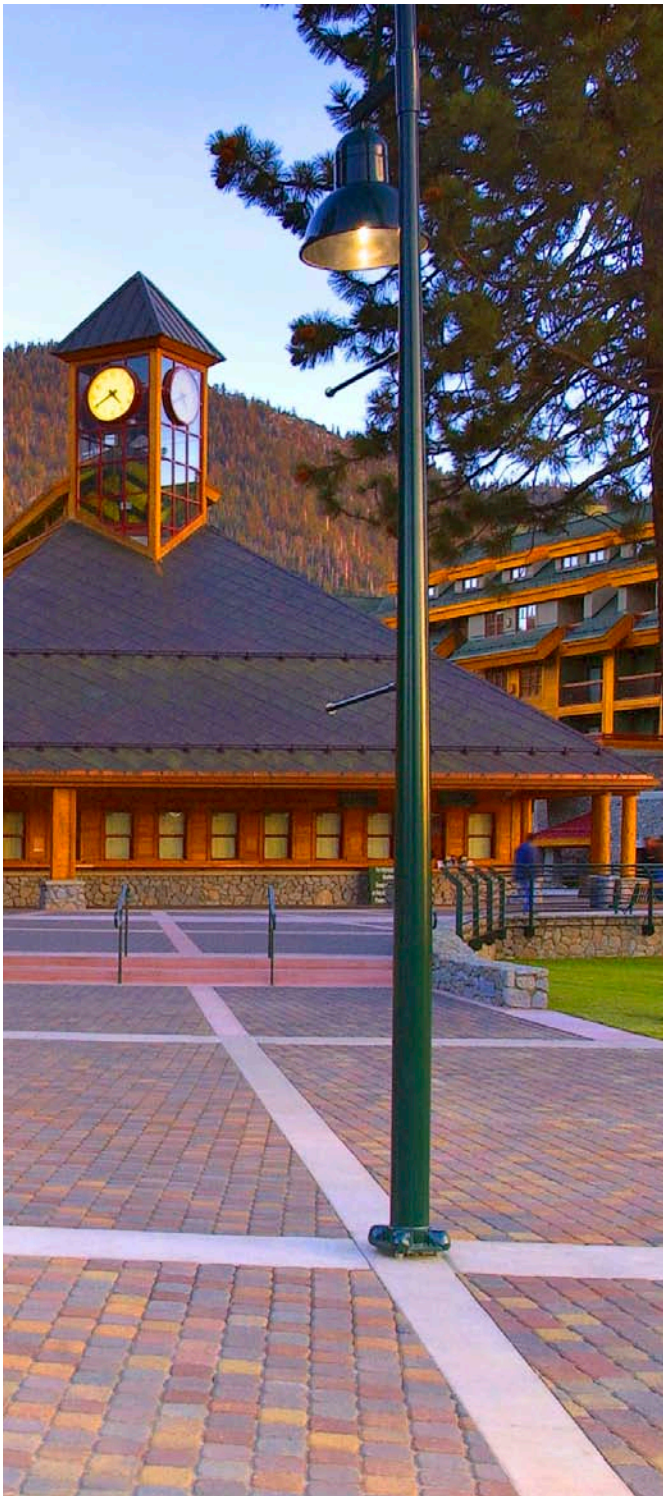


Image 40. Fixtures with fully shielded light sources and 90 degree cutoffs protect the night sky by directing light downward.

6.1.9 Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety, and should be consistent with the architectural design.

6.1.10 Exterior lighting shall utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light.

6.1.11 Lights shall not blink, flash, or change intensity except for temporary public safety signs.

6.1.12 The level of illumination shall be set at the minimum level required for use and even distribution of the light. This will prevent wide contrast levels between light sources and prevent uneven light dispersion. Refer to the following types of lighting and their associated illumination levels.

a. Street lighting is intended to address safety concerns along primary and secondary streets for vehicular and pedestrian transportation needs. Levels of illumination for street lighting shall not exceed 3.0 foot candles, measured within one foot of the base at ground level.

b. Pedestrian zone lighting is intended for those areas where pedestrians are encouraged to gather such as outdoor plazas, outdoor dining areas, building entries, and pedestrian thoroughfares. Levels of illumination shall not exceed 5.0 foot candles in pedestrian spaces.

c. Safety and security lighting is intended for secondary pedestrian areas or landscape zones that require illumination for security and pedestrian safety. Levels of illumination shall not exceed 2.5 foot candles, measured within one foot of the base at ground level.

6.1.13 Landscape lighting is allowed to highlight elements of the landscape through the use of down lighting with concealed fixtures or fixtures with lens hoods to screen the light source. Landscape lighting fixtures shall be painted with dark colors including brown, gray, black or green.

6.1.14 The entire lighting assembly (pole and fixture) shall be constructed with timber or painted a dark color such as brown, gray, black or green.

6.1.15 Lighting shall be limited to Incandescent, High Pressure Sodium, Metal Halide, Compact Florescent, or LED type lighting in all applications for exterior use.



Image 41. Lighting levels should be designed to provide an even distribution of light to prevent contrasting lighting levels within areas intended to support similar functions.

STANDARDS AND GUIDELINES FOR THE TOWN CENTER AND HIGH-DENSITY TOURIST DISTRICTS

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

6.1.16 Lighting which directs light downward shall be used in all applications except for the applications described in the Accent Lighting Standards.

6.1.17 Accent Lighting may be included as part of a lighting plan to prevent dark, uninviting, and oppressive building surfaces above the first floor. Illumination shall be for selective architectural features that serve to landmark, or otherwise highlight design features. Specifically, lighting of distinguished architectural features such as entries, arcades, chimneys, cornices, balconies, exterior trusses, highly textured material, knee braces, enriched architectural facades or landmark features are permitted. Wall lighting of blank wall or repetitive wall facades shall not be permitted. Up to 35% of vertical architectural surfaces may have accent lighting. This may include low angle or upward lighting.



Image 42. Custom light poles consistent with the overall architectural style are encouraged.

7. SCREENING

The architectural design of a project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, electrical transformer pads and vaults, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings, or the ground.

7.1 General

7.1.1 Any outdoor mechanical equipment such as transformers, HVAC units, electrical boxes, back flow preventers, etc. located on the ground should not be visible from the street or the main drive aisle. To the extent possible, use of subterranean vaults is recommended. In any event, such structures shall be screened from view. The method of screening shall be integrated with the adjacent structure in terms of landscaping, wall material/color, shape and size.

7.1.2 All roof-top equipment shall be screened from view as identified with the architectural guidelines of this manual.

7.1.3 Storage areas accessory to the permitted use(s) and visible from the public right-of-way, shall be screened from view by the use of a concrete block wall or similar opaque structure. Storage areas not visible from the public right-of-way may be screened by the use of chain-link fence with metal or plastic slating.

7.1.4 Trash enclosures shall be constructed of masonry block consistent in color and texture with the primary building. Steel grates shall be hung from individual steel posts imbedded in concrete. Trash enclosures visible from a street shall be screened with landscaping including, but not limited to evergreen trees or columnar shrubs. The following dumpster design criteria is provided from the Douglas County Design Criteria and Improvement Standards, Part 1, Appendix A.

1. *Typical construction materials:*

   A. Masonry block or poured concrete

2. *Gates are required for installations:*

   A. Gate shall be mounted on metal posts imbedded in concrete at corners, not attached to corners.



Image 43. Dumpster enclosures designed using materials and finishes consistent with the primary building helps to protect visual quality by unifying the appearance of site structures.

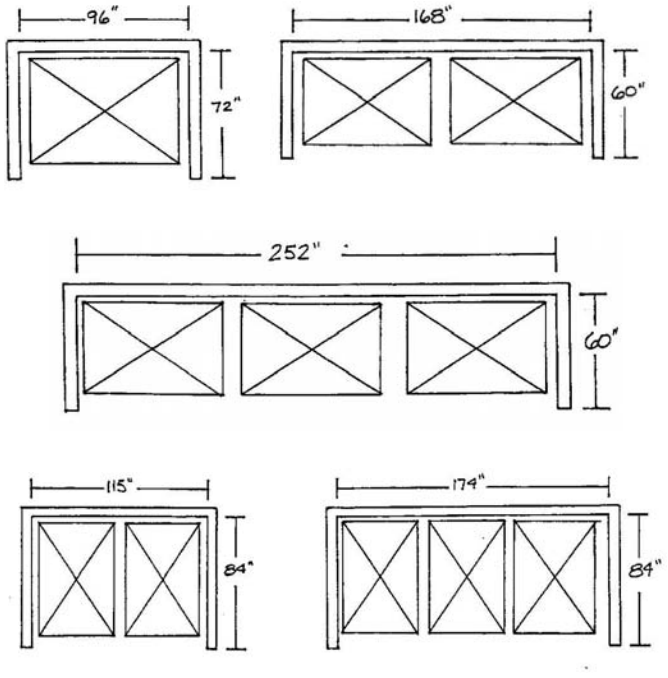


Image 44. 1 1/2 and 2 yard dumpster enclosure diagrams.

B. Metal framed with chainlink or colored slats.

C. Gate shall open 170 degrees minimum.

D. Gate shall lock in either the open or closed position.

3. *Surface - Concrete, level:*

   A. Concrete minimum thickness of 4 inches on 4 inches of aggregate base.

   B. Surrounding paved area level with enclosure.

4. *Stops to prevent dumpster from hitting walls when moving in and out shall be provided.*
5. *Slope from the front of the trash enclosure shall be a minimum of 2% and a maximum of 4%.*
6. *Enclosure height shall be 72".*
7. *Any required drainage shall not interfere with movement of the dumpster.*
8. *Clear access equal to the size of the enclosure, but not less than 8ft. by 10ft. must be maintained in front of the enclosure at all times.*
9. *Enclosures are for the express use of containing dumpsters, no other uses are permitted.*

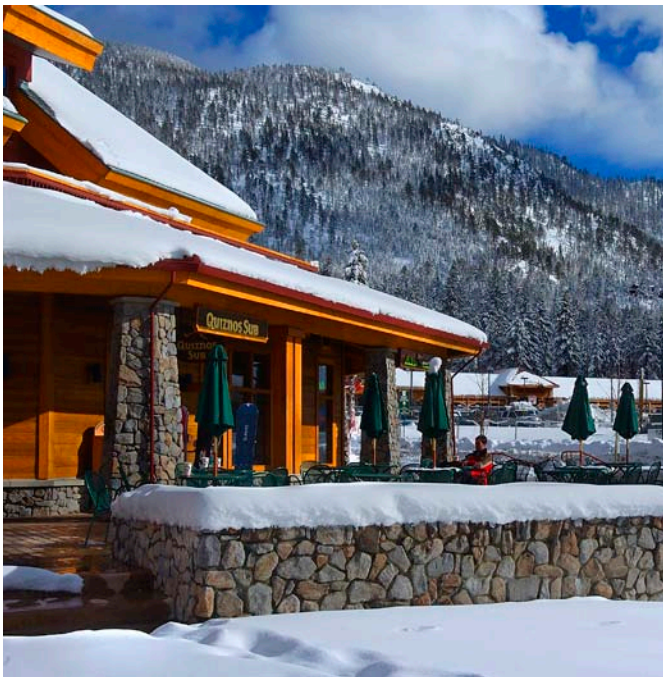
7.1.5 Accessory structures which are used for screening/storage purposes shall be architecturally compatible with the primary building(s).

7.2 Walls and Fences

7.2.1 Chain-link fencing with metal, wood or plastic slats are not permitted within the front yards.

7.2.2 Walls must be designed to blend in and be compatible with the building color and material. Landscaping, including vines, should be planted to soften the wall elevation and limit graffiti to the extent feasible.

7.2.3 Long wall surfaces must offset and be designed to prevent monotony. Wall and fence design must be consistent with Title 20. Walls and fences not used for screening of storage areas shall provide pedestrian opening if adjacent to sidewalks.



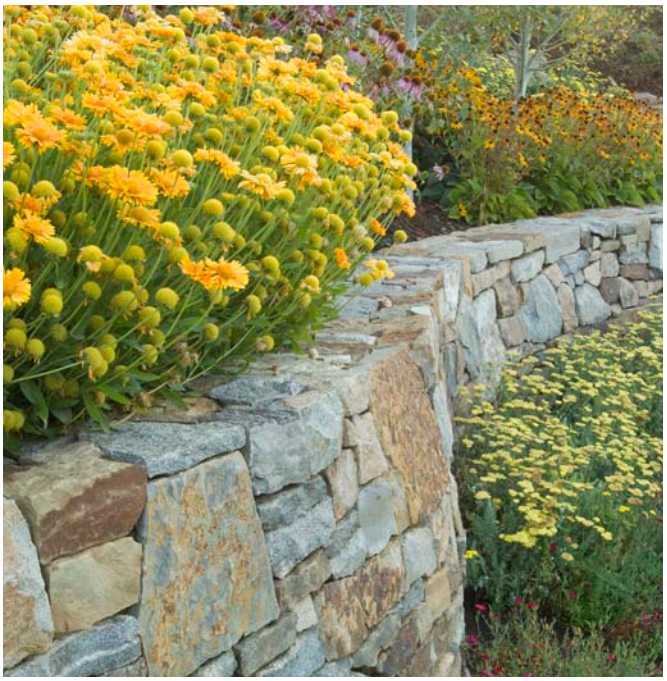


Image 45. Walls shall be designed to blend in and complement building materials and colors. Curving wall layouts and incorporating landscape materials will help soften the contrast of the wall's vertical face.

Appendix A: Comparison of Douglas County Design Criteria and Improvement Standards (DCDCIS) to the South Shore Design Standards and Guidelines

		Does the DCDCIS standard apply to the South Shore Area?	Replacement standard if DCDCIS standard does not apply to the South Shore Area.
2. SITE LAYOUT			
2.1 Building Arrangement and Location (DCIS Standards)			
2.1.1	Commercial and institutional building shall be oriented with the primary entry and façade toward the street or the primary drive aisle.	NO	**Mixed-Use buildings shall be oriented with the primary entry and façade toward the street or the primary drive aisle.**
2.1.2	**In multi-building commercial and private recreational developments, the buildings shall be clustered creating pedestrian shopping plazas, corridors and open spaces. Where clustering is impractical, a visual link between the buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises or other similar open structures.**	YES	
2.1.3	**Buildings shall be located in a manner that will complement adjacent structures and properties. Sites should be developed in a coordinated manner to provide order and diversity, and avoid and "unplanned" development look.**	YES	
2.1.4	Loading areas or docks shall be located to the rear or the side of the building, away from public rights-of-way, and cannot interfere with the on-site circulation. The loading areas/docks shall be designed so their visibility is minimal by using features such as wing walls and landscaping. The location and orientation of the building must consider accessibility to the loading areas.	NO	**Loading areas or docks shall be located to the rear or the side of the building, away from public rights-of-way, and cannot interfere with the on-site circulation. All loading and unloading shall take place on site. Street servicing is discouraged. The loading areas/docks shall be designed so their visibility is minimal by using features such as wing walls and landscaping. The location and orientation of the building must consider accessibility to the loading areas.**
2.1.5	Automotive repair/service building or other uses which provide mechanical services should be arranged so that the bay entries/exits are not fronting a primary street. Fast food restaurants should be oriented so that the drive-thru window façade does not front the primary street.	NO	**Automotive repair/service buildings or other uses which provide mechanical services should be arranged so that the bay entries/exits are not fronting a primary street.**
2.1.6	**The existing natural features on a site such as trees, slopes and rock outcroppings should be retained and incorporated into the site layout to create more interesting and unique designs that are integrated with the natural existing environment.**	YES	
2.1.7	The building location and orientation must consider sun and wind exposures, minimizing noise levels and impacts to safety and privacy. Pedestrian plazas, open space areas, and walkways should be located on the south or the west sides of the building(s) so that maximum sun exposure is provided during winter months. Deciduous trees can be used to effectively provide shade in the summer months. Buildings should be located so that screening from wind is provided. Typical wind direction in the Tahoe Basin is primarily from the west, northwest and southwest.	NO	**Buildings shall be designed and sited with consideration of solar exposure, climate, noise, safety, fire protection and privacy. Outdoor spaces shall be designed to create interesting gathering spaces with opportunities for year-round event programming.**
2.1.8	Building setbacks shall be consistent with the provisions of the Douglas County Consolidated Development Code. Consideration should be given to any future expansion by providing adequate area to meet development code requirements and compliance with the guidelines set forth by this manual.	NO	**Setbacks shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703 in the Douglas County Development Code).**
2.1.9	Detached storage building and storage areas shall be located in the rear of the site. The storage areas and materials shall be properly screened by the use of fences (chain link fences must be slatted), landscaping, decorative walls or other similar opaque screening fixtures.	NO	**Detached storage buildings, service yards, maintenance yards, warehousing and outdoor storage areas shall be located in areas that are not highly visible from major transportation corridors, scenic turnouts, public recreation areas, or the waters of Lake Tahoe.**

2.1.10	**Buildings must be arranged or designed so that they do not create a "blind corner" and/or impair visibility. Specific consideration and design alternatives must be evaluated for corner lots and instances where there are existing and adjoining driveways.**	YES	
New South Shore Guidelines and Standards (Building Arrangement)			
2.1.11	**a. Site plans are encouraged to incorporate Low Impact Development techniques to reduce the impact of built areas and promote naturally functioning systems. The following practices may be integrated with the overall design of landscape areas to combine the functions of stormwater treatment with aesthetically pleasing landscape features:** **1. Pervious pavement materials that allow water to pass though the paving and infiltrate into the ground are encouraged for pedestrian applications. Other pavement surfaces may incorporate pervious pavements but shall be designed in conjunction with the site's BMPs. Pervious pavements are defined as materials with 10% voids that allow the pavement to create no surface run-off in combination with a water collection zone under the paving.** **2. Preserving existing trees should be planned for with efforts on preserving large groups of forest rather than individual trees that are subjected to changes of runoff, grades, or surface coverage. The protection zone for trees extends to the drip-line of the tree's canopy.** **3. As part of surface water management, small areas of infiltration catchments are to be incorporated into the final contour of the landscape. These features will offer the reduction in run-off from each site.**		
2.1.12	**Building design and placement should preserve and enhance views from public areas towards Lake Tahoe and mountain ridgelines.**		
2.1.13	**Building design and placement shall promote a visual balance between the various elements both on and adjacent to the site. Building arrangements shall neither create monotonous or overpowering forms nor should they dominate the visual composition.**		
2.1.14	**New buildings adjacent to existing lower scale residential development shall respect the scale and privacy of adjacent properties by varying the massing within a project and incorporating architecture designs and building treatments that transition to smaller scale buildings.**		
2.1.15	**Properties along US Highway 50 with ground level retail and commercial uses shall provide primary pedestrian access directly to the street. The intent of this retail/pedestrian street requirement is to present a dynamic, fragmented street front to outdoor spaces, rather than uniform blocks of building mass.**		
2.1.16	**Buildings that are 8 stories or higher, should be sited so their longest frontages are perpendicular to the primary street. Lower buildings located on the primary street frontage are encouraged to address the street so that their longest frontage is parallel to the street edge.**		
2.1.17	**The travel route of Hwy 50 has a "canyon effect" because the existing tower structures are located too close together with inadequate setbacks. Within a given property, 80% of the buildings fronting Hwy 50 shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right-of-way. 20% of the building or buildings frontage my be constructed to a maximum height of 95 feet. Redeveloped towers up to the maximum allowable height shall be sited behind buildings fronting on Hwy 50. Lower buildings at the street level will reduce the visual dominance of the towers and improve the visual condition along the Highway 50 travel route by creating a pedestrian scale street section by shifting the tower height away from the immediate area of the street. Existing buildings with non-conforming height are allowed to do frontage improvements up to their existing height.**		
2.1.18	**Redevelopment of the existing towers is contingent on the creation of new and additional open space that will replace a portion of the surface parking with a landscape setting. Additional open space would improve the travel route rating with the development of a visually attractive landscape.**		
TRPA Related Building Arrangement and Location Design Standards (Ref. Only)			
a. Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance to rock outcrops and stream environment zones and to minimize vegetation removal and maintain the natural slope of the project site and be consistent with Section 36.12 (TRPA-Ch.36.5.1, A).			
b. Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when (TRPA-Ch.36.5.1, B): **1. The disturbed area is precluded from development by setbacks or other such limitations;** **2. The disturbed lands are classified as sensitive lands and alternative sites classified as non-sensitive lands exist on the parcel;** **3. The use of the disturbed lands would require more total disturbance than use of undisturbed lands;** **4. Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; and/or** **5. The degree of existing disturbance is minor and the area shall be restored as part of the project.**			
2.2 Circulation and Parking (DCIS)			
2.2.1	**The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrians and vehicles.**	YES	
2.2.2	**All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with the Development Code and Part II of the Douglas County Design Criteria and Improvement Standards.**	YES	

2.2.3	Parking lots serving commercial and institutional projects which accommodate more than 25 spaces shall be divided into a series of connected smaller lots. Providing landscaping which offsets portions of the parking lot or locating parking areas on more than one side of a building are effective means by which visual impacts of large parking lots can be mitigated.	NO	**New surface parking areas are discouraged within view of US Highway 50. New parking areas should be situated behind buildings and screened from street views.**
2.2.4	**Parking aisles shall be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design.**	YES	
2.2.5	**Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.**	YES	
2.2.6	In large development/shopping centers located along streets with high volume of vehicular traffic, frontage/local road and shared access are recommended and may be required.	NO	**To promote efficient and safe vehicular and pedestrian circulation, curb cuts and private driveways shall be kept to a minimum.**
2.2.7	**In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle.**	YES	
2.2.8	**The turning radii for drive aisles and loading areas shall meet the AASHTO standards for turning movements.**	YES	
2.2.9	**Parking spaces abutting structures must be separated by a 6 foot wide sidewalk or landscape planter.**	YES	
2.2.10	**Parking stalls shall be located so that vehicles do not back-up into primary ingress driveways. The first parking stall parallel to a driveway shall be separated by a landscape planter a minimum of 20 feet in width, one car length.**	YES	
2.2.11	**Loading/unloading areas shall be clearly identified by installing no parking signs and/or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/unloading areas must be consistent with the requirement of the Development Code.**	YES	
2.2.12	Parking areas abutting properties residentially used or designated shall be separated by a landscape planter a minimum of 10-feet in width and a 6-foot high masonry wall.	NO	**Parking areas abutting properties residentially used or designated shall be separated by a landscape buffer a minimum of 10 feet in width. In addition to landscaping, perimeter earth bearming is recommended as an effective way to reduce the visual impact of surface parking lots.**
2.2.13	**All parking and drive aisles shall be designed to provide sufficient emergency vehicle access and maneuverability.**	YES	
2.2.14	**All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.**	YES	
2.2.15	**Establishments that typically require or generate frequent passenger loading and unloading shall provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.**	YES	
New South Shore Guidelines and Standards (Parking and Circulation)			
2.2.16	**The number of required parking and loading spaces shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703, Parking and Loading).**		
2.2.17	**Parking lots shall be located and designed with BMPs to capture, treat and infiltrate storm water.**		

TRPA Related Parking and Circulation Design Standards (Ref. Only)
a. Onsite parking areas shall be provided with landscaped perimeters. On-site parking areas greater than one-quarter acre in size shall be provided with landscaped islands designed in accordance with the following: (TRPA-Ch.36.5.2, A). **1. Landscaped islands should also be provided within the interior of parking areas to break up expanses of pavement and screen parked vehicles. Parking areas should be divided into bays not exceeding 75 feet in length with landscaped buffer strips between bays. Tree planting on the interior of the parking area should be provided at an average ratio of at least one tree per four (4) spaces.**

2.3 Parking Structures (DCIS)			
2.3.1	**The exterior surface materials of the parking structure must be compatible and complementary to the main structure.**	YES	
2.3.2	The exterior façade must be articulated by the use of complementary colors, stepping of floors, arrangement of façade elements and/or alternative building materials is highly desirable.	NO	**The exterior façade facing a public right-of-way must be articulated by the use of one or more of the following features; complimentary colors, stepping of floors, arrangement of façade elements and/or alternative building materials.**
2.3.3	Solid screening elements shall be provided on each floor of the parking structure to sufficiently screen parked vehicles. Ground floor screening elements shall include landscape planters.	NO	**Solid screening elements shall be provided on a portion of each floor of the parking structure to sufficiently screen parked vehicles. Ground floor screening elements shall include landscape planters.**
2.3.4	**A minimum 5-foot wide landscape planter area shall be provided between the structure and a road, sidewalk or internal drive aisle. The planter shall include live plant material including but not limited to shrubs, trees, and vines.**	YES	
2.3.5	**The location of entrance and exit driveways shall be located/designed so that the impacts to vehicular and pedestrian traffic are minimized to the extent possible. Exit driveways shall be designed so that "blind corners" are avoided.**	YES	
2.3.6	**Sidewalks must be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.**	YES	
New South Shore Guidelines and Standards (Parking Structures)			
2.3.8	**Locate new parking structures so they do not interfere with the opportunity to create a pedestrian oriented streetscape. Access to parking structures from US Hwy. 50 is allowed, but parking only structures fronting US Hwy. 50 are strongly discouraged.**		

2.4 Vehicular Access (DCIS)			
2.4.1	**Vehicular access points shall be kept to a minimum. However, the number and location of driveway curbs must be adequate to allow efficient traffic flow. Joint access between adjacent sites shall be utilized whenever possible to reduce traffic hazards and necessary curb cuts.**	YES	
2.4.2	**Driveways are to be designed and located to meet the AASHTO standards for turning movements.**	YES	
2.4.3	The spacing between driveways and intersection corner clearance shall be consistent with the standards provided in Part II, Engineering Design and Criteria and Improvement Standards of the Douglas County Design Criteria and Improvement Standards.	NO	**The distance between driveways and intersection corner clearance must be consistent with the standards provided in Part II, Engineering Design and Criteria and Improvement Standards of the Douglas County Design Criteria and Improvement Standards.**
2.4.4	Commercial developments within the Towns of Minden and Gardnerville, and throughout the Carson Valley shall use interlocking pavers, stones or other similar treatments to denote driveway approaches to a minimum depth of 10 feet.	NO	**Two-way traffic along Hwy 50 (or Main Street when Hwy 50 is realigned) is encouraged.**

TRPA Related Vehicular Access Design Standards (Ref. Only)
a. New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality, and safety (TRPA-Ch.34.3.2, A).
b. Shared driveways are allowed if the effect is equal or superior to the effect of separate driveways (TRPA-Ch.34.3.2, B).
c. Approved community plans may replace the standards in subsections 34.3.3 through 34.3.5, inclusive, with alternative specific provisions, provided such provisions are more appropriate to the situation and provide equal or superior measures to satisfy the environmental thresholds. See also subparagraph 12.6.3.C (TRPA-Ch.34.3.2, C).

d. On state and federal highways, the ingress/egress standards of the Nevada Department of Transportation shall apply, as appropriate, in addition to the standards in subsections 34.3.3 through 34.3.5, inclusive. Where the state standards conflict with subsections 34.3.3 through 34.3.5, inclusive, the state standards shall control (TRPA-Ch.34.3.2, D). d. On state and federal highways, the ingress/egress standards of the Nevada Department of Transportation shall apply, as appropriate, in addition to the standards in subsections 34.3.3 through 34.3.5, inclusive. Where the state standards conflict with subsections 34.3.3 through 34.3.5, inclusive, the state standards shall control (TRPA-Ch.34.3.2, D).
e. Slopes of driveways shall not exceed the standards of the Douglas County. Driveways shall not exceed ten percent slope, unless TRPA finds that construction of a driveway with a ten percent or less slope would require excessive excavation and that the runoff from a steeper driveway shall be infiltrated as required in Section 60.4. In no case shall the driveway exceed 15 percent slope (TRPA-Ch.34.3.2, E).
f. Driveways shall be managed in accordance with the Best Management Practices described in Section 60.4 of the TRPA Code of Ordinances (TRPA-Ch.34.3.2, F).
g. Adequate access shall be provided for emergency vehicles and for those persons attempting to render emergency services (TRPA-Ch.36.5.2,C).

2.5 Pedestrian Access (DCIS)			
2.5.1	**All sidewalks shall be constructed of Portland cement concrete or other similar concrete material.**	YES	
2.5.2	**Separate vehicular and pedestrian systems shall be provided. Pedestrian linkages between uses within development, surrounding developments and trails/bikeways shall be provided and emphasized, including distinct pedestrian access from parking areas to the building. Walkways should include enhanced paving, trellis structures or enhanced landscaping treatments. A continuous and direct sidewalk shall be provided from the street to the on-site sidewalk.**	YES	
2.5.3	**Sidewalks should be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.**	YES	
2.5.4	**On-site sidewalks must be a minimum of 4-feet wide. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet wide. If exterior stairways are used with the stairway landings on the sidewalk, the sidewalk shall be a minimum of 6-feet wide.**	YES	
2.5.5	**All pedestrian areas shall comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention shall be given to ramps, accessible paths of travel, level landings and handrails.**	YES	
2.5.6	**Hotel, resort and institutional uses which have frequent loading and unloading of passengers are to provide a port-cochere or other similar feature at the passenger loading/unloading area.**	YES	
New South Shore Guidelines and Standards (Pedestrian Access)			
2.5.7	**Site designs and building arrangements shall promote pedestrian activity by providing enhanced design features along public roadways. Enhanced design features to be considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials.**		
2.5.8	**Promote alternative transportation modes such as walking, bicycling, transit use, and shared parking strategies which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways with connections to other major activity centers.**		
2.5.9	**To support an active pedestrian environment, buildings along US Hwy. 50 should provide covered overhead protection in the form of recessed arcades or protruding canopies. Public entrances to buildings shall ensure protection from unloading roof snow.**		

TRPA Related Pedestrian Access Design Standards (Ref. Only)
a. A pedestrian circulation system shall be incorporated into the site plan to assure that pedestrians can move safely and easily both on the site and between properties and activities within the neighborhood year round (TRPA-Ch.36.5.2, B).

2.6 Bicycle Access (DCIS)			
2.6.1	**When required by the development code, bicycle racks shall be installed close to building entrance(s). Within multi-building projects, the racks shall be placed so that they are convenient to all building/ entrances.**	YES	

2.6.2	**Bicycle racks shall be aesthetically treated. Such treatments can include inverted "U" shaped bollards, metal piping ribbons, planter, etc. All racks shall be permanently affixed and not obtrusive to pedestrian and vehicular circulation.**	YES	
2.6.3	**Bicycle linkages to any adjacent bikeways and/or routes shall be provided.**	YES	
New South Shore Guidelines and Standards (Bicycle Access)			
2.6.4	**Site designs shall integrate multimodal transportation improvements (pedestrian, bicycle and transit facilities) consistent with the TRPA/TMPO Regional Transportation Plan, Mobility 2035.**		
2.7 Open Space Areas (DCIS)			
2.7.1	**High intensity open spaces such as playgrounds, picnic areas, etc. that generally generate noise levels above the normal levels associated with the surrounding neighborhood, should be located so that they are not directly adjacent to noise sensitive uses such as adjoining residences.**	YES	
2.7.2	**Low Intensity open spaces such as greenways, pedestrian paths, etc. should be located around the perimeter of the site. This can serve as a buffer to the adjacent properties, particularly residential, as well as assist the project in meeting the required on-site landscaping.**	YES	
2.7.3	**Whenever possible, open space areas should be located on the south and/or west sides of the building and site. This allows the areas to receive maximum sunlight which accelerates melting of snow and ice. Deciduous trees are to be used to provide shade in summer months.**	YES	
2.7.4	**The location of the open space areas should give consideration to the wind exposure. If necessary appropriate screening features such as walls, landscaping, trellises, etc. should be incorporated into the project design.**	YES	
New South Shore Guidelines and Standards (Open Space Areas)			
2.7.5	**Site plans shall include strategies for protecting undisturbed sensitive lands and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers.**		
2.8 Snow Storage (DCIS)			
2.8.1	Each development, particularly in the Lake Tahoe portion of the County shall provide an area for snow storage. The snow storage area(s) should be unobstructed by building so that the snow can receive direct sunlight to accelerate the snow melt**.**	NO	**Each development shall incorporate snow melt and/or provide an area for snow storage . The snow storage area should be unobstructed by buildings so that the snow can receive direct sunlight to accelerate the snow melt.**
2.8.2	Parking spaces, driveways, drive aisles or sidewalks may not be used for snow storage.	NO	**Adequacy and location of snow storage shall be approved by Douglas County.**
TRPA Related Snow Storage Design Standards (Ref. Only)			
a. Snow disposal shall comply with Section 60.1.4, TRPA Code of Ordinances (TRPA-Ch.60.1.4)			
b. Commercial, tourist accommodation, public service, recreation and multi-residential projects shall provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite (TRPA-Ch.36.5.3, B).			
3. LANDSCAPE DESIGN			
3.1 General (DCIS)			
3.1.1	Plants used in project landscaping shall be appropriate for the climate and consistent with the recommended plant list in Appendix B.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.2	The landscape design shall be consistent with Title 20 requirements. Each site shall incorporate at least the minimum percentage of landscaping required by Title 20. Alternative means of meeting this requirement including planter boxes, trellises, landscaping walls, and hardscape may be considered.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.

3.1.3	Existing trees and natural features are to be preserved and incorporated into the landscaping plan to the extent feasible. Natural areas are not to be disturbed during grading and construction activity.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.4	Landscaping is to be used to define specific areas within a development site such as entrances to sites, buildings, defining edges of various land uses, providing transitions between neighboring properties and provide screening for loading areas and mechanical equipment.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.5	Plants should be in scale with adjacent structure and to be of appropriate size to accomplish intended purposes.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.6	Landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plants.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.7	Deciduous trees must be used for street trees, parking lot areas and within planter areas that are designated to provide shade. Evergreen trees are primarily intended to be used for screening and winter color.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.2 Site Perimeter Landscaping (DCIS)			
3.2.1	Unless adjacent sites are integrated (shared parking, access, drive aisles, etc.) or no building setback is provided, perimeter landscaping is required along all property lines of the project site. The landscape planter along the interior property lines shall be a minimum of 6-feet in width or 8-feet when a 2-foot parking space overhang is provided. Where projects are adjacent to residential uses, the landscape planter is to be increased to a minimum of 10 feet.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.2.2	Parking areas abutting a public street and/or sidewalk shall provide a linear landscape planter a minimum of 10-feet in width. In addition to the general requirements, the planter shall include a combination of berming, solid masonry wall (a minimum of 36-inches in height), dense hedge and include street trees, planted on average every 40 lineal feet of street frontage.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.2.3	In addition to the general landscape requirements, the perimeter landscaping along the interior property lines shall be separated from adjacent properties by the use of a concrete curb or a redwood header board (minimum 2-inches thick) or other similar materials which can effectively separate ground cover materials.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.2.4	Perimeter landscaping along interior property lines shall include deciduous and/or evergreen trees, shrubs, perennials or annuals.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.3 Retention/Detention Basin Landscaping (DCIS)			
3.3.1	If the project proposes to utilize on-site retention/detention basin(s), the basin(s) shall be landscaped. The landscaping shall include non-buoyant material such as turf, cobble rock and low spreading ground cover shrubs. The use of buoyant material such as walk-on bark and mulch is not permitted. The landscaping shall be irrigated in accordance with Title 20.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
	The landscape design shall provide adequate access for maintenance of the basin.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
	Basins facing public rights-of-way shall be fenced utilizing decorative wrought iron or comparable low/no maintenance material.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
New South Shore Guidelines and Standards (Landscape Design)			

3.1.1	**Native vegetation should be utilized whenever possible, consistent with TRPA Landscape Standards and Fire Defensible Space Requirements (Table 5-2: Site Type Recommended Species List, TRPA BMP Handbook).**		
3.1.2	**Vegetation shall be used to screen parking, alleviate long strips of parking space, and accommodate storm water runoff where feasible.**		
3.1.3	**Vegetation should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture.**		
3.1.4	**Minimize grading and preserve existing vegetation whenever possible.**		
3.1.5	**Landscape designs should respond to the seasonal environmental conditions to encourage outdoor spaces that are comfortable year-round.**		
3.1.6	**Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.**		
3.1.7	**Landscapes shall be irrigated to establish planting and provide the correct water levels to support the long term growth of landscape. Irrigation systems must use efficient water methods, group planting into similar hydro-zones, and use moisture sensors to control the use of water.**		
TRPA Related Landscape Design Standards (Ref. Only)			
a. Plant Species Permitted **Plant species shall be chosen from the TRPA BMP Handbook, Table 5-2: SITE TYPE RECOMMENDED SPECIES LIST (TRPA-Ch.36.7.1).**			
b. Minimum Plant Sizes and Spacing **For projects other than single-family home projects, the following sizes and spacing shall be required for woody plant materials at time of planting (TRPA-Ch.36.7.2):** **1. Trees shall be a minimum six feet tall or one-inch caliper size or diameter at breast height;** **2. Shrubs shall be a minimum three-gallon pot size, such that upright shrubs shall have a minimum height of 18 inches and minimum spread of 18 inches, and spreading shrubs shall have a minimum spread of 18 to 24 inches; and** **3. Groundcovers shall be a minimum four-inch pot size or one gallon container and shall be a maximum 24 inches on center spacing.**			
c. Accent Vegetation **Plant species not found on the TRPA Recommended Native and Adapted Plant List may be used for landscaping as accent plantings. Such plants shall be limited to borders, entryways, flower-beds, and other similar locations to provide accents to the overall native or adapted landscape design (TRPA-Ch.36.7.3).**			

4. BUILDING DESIGN

4.1 General (DCIS)

4.1.1	**Buildings and additions to existing buildings are to be designed to complement rather than dominate their surroundings. They should be compatible with the surrounding buildings and should incorporate similar architectural elements or facades.**	YES	
4.1.2	Predominant exterior building materials must be of superior quality. Exterior walls shall include one or more of the following materials: stucco, brick, wood, native stones or tinted textured masonry units. Smooth-faced concrete block or fabricated metal panels are prohibited as the predominant building material.	NO	**Buildings shall employ authentic, textured materials, compatible with the traditional and rustic resort style of the Lake Tahoe Region. Highly reflective materials are considered undesirable, because of their tendency to create uncomfortable glare conditions.**
4.1.3	Building height shall be consistent with the Development Code within the respective zoning district and be in scale with the adjoining uses.	NO	**Building height shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703 of the Development Code).**
4.1.4	**Hotel, resort or institutional uses which propose a passenger loading and unloading area, a porte-cochere, or other similar feature should be provided and may be required. The design of an attached or detached port-cochere must contain the same architectural features and building materials as the primary building.**	YES	
4.1.5	**The use of standardized "corporate" architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.**	YES	
New South Shore Guidelines and Standards (General Building)			
4.1.6	**Predominate building colors shall be of earth tones, but may be accented with brighter colors. This will provide color variation, punctuation, and a sense of festivity appropriate to the resort destination.**		
4.1.7	**Architectural designs should include functional and visual responses to climate considerations such as solar orientation with warm decks and view windows, protection from prevailing winds, sheltered entries and pedestrian areas, roof overhangs and thermal protections.**		

4.1.8	**Buildings that exemplify "green building" design are desirable. This includes vegetated roofs, rainwater collection systems, designs that preserve existing trees and use of recycled, reclaimed or sustainably harvested materials.**
4.1.9	**Open spaces, walkways and alleys are encouraged to break up building mass, allow access through developments and create visual breaks.**
4.1.10	**Larger developments that group retail, hotel, multi-unit residential and/or office buildings are encouraged to shape distinct and memorable public spaces.**
4.1.11	**If a sign is intended, the building façade shall be designed to accommodate signage, so that tenants will have advertising without detracting from the appearance of the structure.**
4.1.12	**The maximum allowable height will only be for towers associated with existing gaming properties and will be restricted to five towers. The proposed height will be applicable only if there is an existing high rise tower that is demolished and redeveloped. Redeveloped towers shall improve the visual quality of the area by replacing outdated and deteriorated facilities with newly constructed projects.**
4.1.13	**Up to four levels of occupied space will be allowed at the setback line from US Hwy. 50.**
4.1.14	**Redeveloped towers shall include design improvements such as strong pedestrian bases creating an orientation to the street, a mid-section with the potential to incorporate shadow lines and relief, articulation at the roof line aligned with the vernacular character of the region and building articulation to improve on the monolithic square shapes of the existing structures. These design features will have better proportions, comprise variety in design expression, and improve the appearance over the existing designs which do not demonstrate these characteristics.**

TRPA Related General Building Design Standards (Ref. Only)

a. Color of Structures (TRPA-Ch.36.6.1, C).

1. For all structures visible from the Scenic Threshold Travel Routes and from Public Recreation Area and Bicycle Trails identified in the 1993 Lake Tahoe Basin Scenic Resource Evaluation, subdued colors of earthtone ranges shall be used for the primary color of structures.

2. Colors shall be within a range of natural colors that blend, rather than contrast, with the existing backdrop vegetation and soils color.

3. For this subparagraph, earthtone colors shall be medium to dark and shall meet the Munsell® Colors set forth in Appendix G, TRPA Approved Earthtone Colors, of the Design Review Guidelines or other color systems that are equivalent to the adopted hues, values, and chromas of Appendix G.

4. TRPA may grant exceptions to this provision pursuant to Section 67.7, for scenic roadway corridors designated as urban, for unique situations such as site characteristics, or as set forth in subparagraph 83.11.1. Structures in the shoreland that were constructed prior to January 1, 1950, may maintain their historic colors when doing exempt maintenance and repair.

4.2 Commercial, Institutional and Mixed-Use Building Elevations (DCIS)			
4.2.1	Commercial and institutional buildings are to be designed on a "human scale" by using architectural enhancements. Such features should include windows, awning, arcades, provide plazas and courtyards, and/or roof overhangs.	NO	**Commercial, Institutional and Mixed-use buildings are to be designed on a "human scale" by using architectural enhancements. Such features should include windows, awnings, arcades, provide plazas and courtyards, and/or roof overhangs.**
4.2.2	Commercial and institutional buildings of "box like" appearance are not acceptable. The exterior walls shall be varied in depth and/or direction. Wall planes are not to run in one continuous direction for more than 30 feet without an offset. Facades greater than 100 ft. in length must incorporate recesses (a minimum of 3 feet deep) and projections (minimum 3 feet out) a minimum of 20% the length of the façade. The projections or recesses must be a minimum width of 5 feet.	NO	**Commercial, Institutional and Mixed-use buildings of "box like" appearance are prohibited. The exterior walls shall be varied in depth and/or direction.**
4.2.3	**Varying portions of a building façade, particularly blank walls without windows or varying building materials, shall be articulated by the use of color, arrangement of façade elements, and/or change in material. These elements/materials shall include but are not limited to false windows, awnings, parapet eaves, trellises, arcades, siding, stone, or brick.**	YES	
4.2.4	**Awnings, parapet eaves or other similar decorative features shall provide a minimum vertical clearance of 8-feet.**	YES	
4.2.5	Commercial or institutional metal buildings are not acceptable.	NO	**Commercial, Institutional and Mixed-use metal buildings are not acceptable.**
New South Shore Guidelines and Standards (Commercial, Institutional and Mixed-Use Building Elevations)			
4.2.6	**Building design shall be coordinated on all elevations in regards to color, material, form and detailing in order to achieve design harmony and integrity. Parapet walls should be treated as part of the building design, not as unrelated visual elements. Elevations need not look alike for a sense of overall architectural continuity to be present.**		
4.2.7	**Development within the Town Center District shall incorporate buildings with varied heights and densities.**		

4.2.8	**Properties along US Highway 50 with ground level retail and commercial uses shall provide primary pedestrian access directly to the street, in order to ensure an enjoyable and interesting visual experience for pedestrians. Long expanses of inactive building frontage shall be avoided by utilizing architectural elements such as transparent window surfaces, arcades, internal building uses that flow outdoors, and frequent building entry points.**		
4.2.9	**The scoring of vividness, intactness, unity and variety shall be improved with new building elevations and better design in the built environment. The existing conditions have an appearance characterized by repetitive wall surfaces, clutter in the foreground and disassociated design. Redeveloped towers will create opportunities to generate visual interest, articulate the space, and create entries. Replacement of contrasting colors, monotonous wall surfaces, and the outdated design will also be design improvements over the existing conditions.**		
4.2.10	**Dominate blank building walls shall be replaced with an open and more transparent building façade. Shops and restaurants oriented to the street will help establish a lively pedestrian promenade.**		

4.3 Industrial Building Elevations (DCIS)			
4.3.1	**Industrial buildings shall be articulated by the use of varying colors, materials and textures. Features such as windows, decorative/false windows, recessed windows, building projections or recesses, and entryway treatments are to be incorporated in the building elevation(s) which face a parking lot or street.**	YES	
4.3.2	**Industrial metal buildings are permitted provided that any façade, visible from a street, is improved to include at least one of the following, but not limited to: wood or vinyl siding, stucco, brick or stone treatment. Windows shall have a minimum 4 inch trim or decorative window shutters.**	YES	

4.4 Roofs (DCIS)			
4.4.1	The roof line of any commercial and private recreational building shall not run in a continuous plane for more than 50 feet without offsetting or jogging the roof plane. Roofs must have at least one of the following features around the entire building: 1) stepping parapet roofs concealing flat roofs, 2) overhanging eaves, and/or 3) sloped roof.	NO	**Roofs for buildings other than towers, must have at least one of the following features around the entire building: 1) stepping parapet roofs concealing flat roofs, 2) overhanging eaves, and/or 3) sloped roof. Up to 25% of roof surface may be flat.**
4.4.2	Height of the building should be varied so that distinctive roof lines are created.	NO	**For buildings other than towers, height of the building should be varied so that distinctive roof lines are created.**
4.4.3	Buildings utilizing roof-top equipment (including satellite dishes) shall provide parapet walls and/or drop wells to screen the equipment from all sides of the building. The texture and color of the features shall be consistent with the texture and color of the building and shall not be of "picket fence" type screening.	NO	**All roof-top equipment including, but not limited to, satellite receiving dishes, communication equipment and HVAC units shall be screened from view.**
4.4.4	**Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to complement or match the color of the exterior roof building material.**	YES	

TRPA Related Roof Design Standards (Ref. Only)

a. Roofs, including mechanical equipment and skylights, shall be constructed of non-glare finishes and earthtone colors that minimize reflectivity. For this subparagraph, non-glare earthtone colors are defined as Munsell Colors set forth in Appendix G, TRPA Approved Earthtone Colors, of the Design Review Guidelines, that have a value and chroma of 0-4 or other color systems that are equivalent to the adopted hues, values, and chromas of Appendix G (TRPA-Ch.36.6.1, B).

4.5 Multiple Tenant Buildings (DCIS)			
4.5.1	**Multi-Building/Tenant developments shall have consistent color schemes and wall textures, roofs, roof slopes, awning, arcades and other similar architectural features.**	YES	
4.5.2	**Smaller retail stores that are part of a multi-tenant commercial building shall have display windows and separate entrances. The principal building must have a clearly defined, visible customer entrance features such as but not limited to canopies, arcades, arches, wing walls and planters.**	YES	

5.SIGNS			
5.1 General (DCIS)			
5.1.1	Every project should be designed with a master sign plan. Provisions for sign placement, sign scale in relationship to the building and sign readability are to be considered in the design.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.2	In multi-building/tenant complexes all signs shall have a consistent theme through the use of compatible colors, materials, shapes, sizes and types of signs. A master sign plan standardizing the signs shall be provided as part of the development proposal.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
	Signs are to be designed and located to be compatible with the size, shape, color, texture and lighting of the surrounding signs except when signs are non-conforming. Signs are not to compete visually with other signs.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.4	Wall signs must be integrated into the building and site design and not appear to be added as an afterthought.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.5	Designs should be simple and easy to read with the number of lettering styles and amount of copy kept to a minimum, preferably giving only the name of the business.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.6	Monument signs shall be designed so that they complement the architecture of the building/complex. The design of the monument should not be the main focus of the site, but rather blend-in with the site and should contain only the name of the center/business, or major anchor. Monument signs which display multiple tenants within a center are discouraged.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.7	Monument signs shall be located so that they do not create blind corners, interfere with circulation, parking or traffic safety.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.8	Monument signs shall include the street number for the site. Street numbers shall be clearly visible from the street frontage during day and night.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.9	Monument signs should be at eye level of passing motorists.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
New South Shore Guidelines and Standards (Signs)			
5.1.1	**Unless modified by these standards, all signs within the South Shore Area Plan must meet the provisions of Section 20.703.180, Signage, of the Douglas County Development Code, as well as Chapter 38, Signs, in the TRPA Code of Ordinances.**		
5.1.2	**Designs should be simple and easy to read with the number of lettering styles and amount of copy kept to a minimum, preferably giving only the name of the business.**		
5.1.3	**Signs should be designed and located to be compatible with their surroundings in terms of size, shape, color, texture, and lighting. They should not compete visually with other signs.**		
5.1.4	**Signs should be integrated into building and site design, and not appear as if added as an afterthought. They should be incorporated into the design of the façade, and should complement the architecture in terms of shape, placement, colors, and materials.**		
5.1.6	**Reflective, fluorescent, and primary colors should be avoided.**		
5.1.7	**When possible, signs should be consolidated into unified systems in order to avoid sign clutter along the street, Signage attached to the structure is encouraged.**		
5.1.8	**Free standing signs should be kept low whenever site and visibility allow. Shrubs placed around base of a freestanding sign integrate it with the ground plane and screen any low level lights.**		
5.1.9	**Illuminated signs should not be high intensity and glaring in nature. The larger the sign, the lower the level of illumination should be. Illumination of the letters is preferred over illumination of the sign background. It is most preferable the signs be externally illuminated. Light bulbs should not be exposed.**		
5.1.10	**Signs should be located to respect pedestrian and driver safety. Projecting signs shall clear walkways by eight (8') feet and shall project no closer than two (2') feet from the curb line. Height allowances over driveways, alley and parking areas shall be a minimum of 13'6". Signs should be placed to avoid conflicts with door openings. Signs are not permitted in the road right-of-way. Banners across U.S. Hwy 50 are subject to review and approval by the Nevada Department of Transportation (NDOT).**		
5.1.11	**Illuminated signs should be positioned so that the light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.**		
5.1.12	**The back for any one sided regulatory, directional, or informational sign located in a Rural transition or Rural Scenic Highway Corridor should be painted or otherwise colored closely to match the color of the adjacent landscape.**		

5.1.13	**Signs should have no more than 60% of the sign area in copy. Sign copy includes all letters, numbers, characters, symbols, and other graphics which are part of the sign. The guideline does not apply to signs which consist of individual letters, characters, or other symbols and which have no perimeter or border. Sign Area = X*Y Sign Copy=(A*B)+(C*D) Sign Copy=.60(X*Y).**		
5.2.1	**Every new or redevelopment project with three or more tenants requires a master sign plan. Sign placement, scale, and readability are to be considered in the design.**		
5.2.2	**In multi-building / tenant complexes with three or more tenants all signs shall have a consistent theme through the use of compatible colors, materials, shapes, sizes and types of signs. A master sign plan standardizing the signs shall be provided as part of the development proposal.**		
5.3.1	**Wall signs must be integrated into the building and site design and not appear to be added as an afterthought.**		
5.4.1	**Monument signs shall be designed so that they complement the architecture of the building/ complex. The design of the monument should not be the main focus of the site, but rather blend in with the site and should contain only the name of the center/business, or major anchor.**		
5.4.2	**Monument signs shall be located so that they do not create blind corners, interfere with circulation, parking or traffic safety.**		
5.4.3	**Monument signs shall include the street number for the site. Street numbers shall be clearly visible from the street frontage during day and night.**		
5.4.4	**Monument signs should be at eye level of passing motorists.**		
5.4.5	**Two monument signs (or freestanding signs per Section 38.8.2. of the TRPA Code of Ordinances) may be allowed for the commercial complex located on APNs:1318-23-4-038, -039, -040, and - 041, as long as two signs do not create a traffic safety hazard and the transfer of land to complete the Burke Creek Restoration Project is complete.**		
5.5.1	**A point of interest (wayfinding) signage program should be developed by the Tahoe Chamber of Commerce, in coordination with Douglas County and NDOT, to promote walking and biking to recreation destinations.**		
5.5.2	**One community entry sign shall be located near Kahle Drive and Highway 50, at the entry to the South Shore.**		

6.LIGHTING

6.1 General (DCIS)

6.1.1	Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixture is to be avoided.	NO	**Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.**
6.1.2	**Fixture style and location must be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style is to be consistent throughout the project.**	YES	
6.1.3	**Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures must be cut-off luminaries that have less than 90-degree cut-off so that the light is not emitted horizontally or upward.**	YES	
6.1.4	**Projects located near residential or open space areas shall use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.**	YES	
6.1.5	**Wall pack, flood and other light fixtures which illuminate upwards or horizontally are prohibited.**	YES	
6.1.6	**A site photometric plan denoting candle illumination on a specific grid, both within the project and off-site, may be required where the project is located adjacent to residential uses and site lighting design indicates a potential for nuisance light impacts to the abutting property.**	YES	
6.1.7	The overall height of parking lot light fixtures shall be not more than 15-feet in or within 100-feet of residential districts and not more than 25-feet within non-residential districts. Pedestrian walkway lights shall be of appropriate scale and are encourage to be low intensity bollard type fixtures with a maximum height of 10-feet.	NO	**The overall height of parking lot light fixtures shall be not more than 15-feet in or within 100-feet of residential districts and not more than 26-feet (per TRPA code) within non-residential districts. Pedestrian walkway lights shall be of appropriate scale and are encourage to be low intensity bollard type fixtures with a maximum height of 10-feet.**
6.1.8	**Off-site street lighting may be required over driveways to provide safe entrances and exits.**	YES	

New South Shore Guidelines and Standards (Lighting)	
6.1.9	**Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety, and should be consistent with the architectural design.**
6.1.10	**Exterior lighting shall utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light.**
6.1.11	**Lights shall not blink, flash, or change intensity except for temporary public safety signs.**
6.1.12	**The level of illumination shall be set at the minimum level required for use and even distribution of the light. This will prevent wide contrast levels between light sources and prevent uneven light dispersion. Refer to the following types of lighting and their associated illumination levels.** **a. Street lighting is intended to address safety concerns along primary and secondary streets for vehicular and pedestrian transportation needs. Levels of illumination for street lighting shall not exceed 3.0 foot candles, measured within one foot of the base at ground level.** **b. Pedestrian zone lighting is intended for those areas where pedestrians are encouraged to gather such as outdoor plazas, outdoor dining areas, building entries, and pedestrian thoroughfares. Levels of illumination shall not exceed 5.0 foot candles in pedestrian spaces or approved locations unless approved by the Douglas County Planning Commission.** **c. Safety and security lighting is intended for secondary pedestrian areas or landscape zones that require illumination for security and pedestrian safety. Levels of illumination shall not exceed 2.5 foot candles, measured within one foot of the base at ground level.**
6.1.13	**Landscape lighting is allowed to highlight elements of the landscape through the use of down lighting with concealed fixtures or fixtures with lens hoods to screen the light source. Landscape lighting fixtures shall be painted with dark colors including brown, gray, black or green.**
6.1.14	**The entire lighting assembly (pole and fixture) shall be constructed with timber or painted a dark color such as brown, gray, black or green.**
6.1.15	**Lighting shall be limited to Incandescent, High Pressure Sodium, Metal Halide, Compact Florescent, or LED type lighting in all applications for exterior use.**
6.1.16	**Lighting which directs light downward shall be used in all applications except for the applications described in the Accent Lighting Standards.**
6.1.17	**Accent Lighting may be included as part of a lighting plan to prevent dark, uninviting, and oppressive building surfaces above the first floor. Illumination shall be for selective architectural features that serve to landmark, or otherwise highlight design features. Specifically, lighting of distinguished architectural features such as entries, arcades, chimneys, cornices, balconies, exterior trusses, highly textured material, knee braces, enriched architectural facades or landmark features are permitted. Wall lighting of blank wall or repetitive wall facades shall not be permitted. Up to 35% of vertical architectural surfaces may have accent lighting. This may include low angle or upward lighting.**

TRPA Related Lighting Design Standards (Ref. Only)
a. Exterior lights shall not blink, flash, or change intensity. String lights, building or roofline tube lighting, reflective, or luminescent wall surfaces are prohibited (TRPA-Ch.36.8.1, A).
b. Lighting shall not be attached to trees except for seasonal winter displays. Seasonal winter lighting may be displayed from November 26 through March 1 (TRPA-Ch.36.8.1, B).
c. Parking lot, walkway, and building lights shall be directed downward (TRPA-Ch.36.8.1, C).
d. The fixture mounting height shall not exceed the limitations (26 feet) set forth in Chapter 37.6.1 of the TRPA Code of Ordinances (TRPA-Ch.36.8.1, D).
e. Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited (TRPA-Ch.36.8.1, E).
f. The commercial operation of searchlights for advertising or any other purpose is prohibited (TRPA-Ch.36.8.1, F).
g. Seasonal lighting displays and lighting for special events that conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22: Temporary Uses, Structures, and Activities (TRPA-Ch.36.8.1, G).

6.SCREENING

7.1 General (DCIS)

7.1.1	**Any outdoor mechanical equipment such as transformers, HVAC units, electrical boxes, back flow preventers, etc. located on the ground must not be visible from the street or the main drive aisle. To the extent possible, use of subterranean vaults is recommended. In any event, such structures shall be screened from view. The method of screening shall be integrated with the adjacent structure in terms of landscaping, wall material/color, shape and size.**	YES	
7.1.2	**All roof-top equipment shall be screened from view as identified with the architectural guidelines of this manual.**	YES	

7.1.3	**Storage areas accessory to the permitted use(s) and visible from the public right-of-way, shall be screened from view by the use of a concrete block wall or similar opaque structure. Storage areas not visible from the public right-of-way may be screened by the use of chain-link fence with metal or plastic slating.**	YES	
7.1.4	**Trash enclosures shall be constructed of masonry block consistent in color and texture with the primary building. Steel grates shall be hung from individual steel posts imbedded in concrete in accordance with Appendix A of the Douglas County Design Criteria and Improvement Standards. Trash enclosures visible from a street shall be screened with landscaping including, but not limited to evergreen trees or columnar shrubs.**	YES	
7.1.5	**Accessory structures which are used for screening/storage purposes shall be architecturally compatible with the primary building(s).**	YES	

TRPA Related Screening Standards (Ref. Only)
a. The architectural design of a project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, electrical transformer pads and vaults, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings, or the ground (TRPA-Ch.36.6.1, A).

7.2 Walls and Fences (DCIS)			
7.2.1	Chain-link fencing with metal, wood or plastic slats is not permitted within the front yards.	YES	
7.2.2	Walls must be designed to blend in and be compatible with the building color and material. Landscaping, including vines, should be planted to soften the wall elevation and limit graffiti to the extent feasible.	YES	
7.2.3	Long wall surfaces must offset and be designed to prevent monotony. Wall and fence design must be consistent with Title 20. Walls and fences not used for screening of storage areas shall provide pedestrian opening if adjacent to sidewalks.	YES	

Appendix B: Site Type Recommended Species List

SITE TYPE RECOMMENDED SPECIES LIST							
Scientific Name [1, 2]	Common Name	Wetland	SEZ/Riparian-Wet Meadow	Upland–Generic	Upland–Full Shade	Upland–Full Sun/Dry Site	Upland–High Disturbance
Grasses, Rushes, and Sedges							
Achnatherum lemmonii	Lemmon's needlegrass			•		•	
Achnatherum occidentale	western needlegrass			•		•	
Agrostis exarata	spike bentgrass		•				
Bromus carinatus	California brome		•	•		•	
Bromus marginatus	mountain brome			•			
Calamagrostis canadensis	bluejoint	•	•				
Carex praegracilis	slender sedge		•				
Danthonia californica	California oatgrass			•			
Deschampsia caespitosa	tufted hairgrass		•				
Deschampsia elongata	slender hairgrass		•				
Elymus elymoides	squirreltail			•		•	
Elymus glaucus[3]	blue wildrye	•	•		•		
Elymus trachycaulus	slender wheatgrass,		•	•		•	
Festuca brevipila	hard fescue			•			•
Festuca ovina 'Covar'	sheep fescue, 'Covar'			•		•	•
Festuca rubra[3]	red fescue		•		•		•
Festuca rubra ssp. arenaria[3]	Boreal creeping red fescue		•		•		•
Glyceria striata[3]	fowl mannagrass		•		•		
Hordeum brachyantherum	meadow barley		•				
Hordeum brachyantherum ssp. californicum	California barley		•				
Juncus arcticus ssp. littoralis	mountain rush	•	•				
Juncus effusus	common rush	•	•				
Leymus triticoides	beardless wildrye		•				
Melica californica	California oniongrass			•			
Phalaris arundinacea	reed canarygrass		•				
Phleum alpinum	alpine timothy		•				
Poa ampla, 'Sherman'	big bluegrass, 'Sherman'			•		•	•
Poa secunda	Sandberg bluegrass			•		•	•
Thinopyrum intermedium	intermediate wheatgrass			•			•
Thinopyrum intermedium 'Greenar'	intermediate wheatgrass, 'Greenar'			•			•
Thinopyrum intermedium 'Oahe'	intermediate wheatgrass, 'Oahe'			•			•
Forbs							
Achillea millefolium	common yarrow		•	•			•
Aconitum columbianum	Columbian monkshood		•				
Agastache urticifolia	nettle-leaf giant hyssop		•				
Anaphalis margaritacea	western pearly everlasting		•	•			
Aquilegia formosa	crimson columbine				•		

SITE TYPE RECOMMENDED SPECIES LIST							
Scientific Name [1, 2]	Common Name	Wetland	SEZ/Riparian-Wet Meadow	Upland—Generic	Upland—Full Shade	Upland—Full Sun/ Dry Site	Upland—High Disturbance
Arnica cordifolia[3]	heartleaf arnica				•		•
Artemisia douglasiana	Douglas' sagewort		•				
Balsamorhiza sagittata	arrowleaf balsamroot			•			•
Caltha leptosepala	white marsh marigold		•				
Chamerion angustifolium	fireweed		•	•			•
Delphinium glaucum[3]	mountain larkspur		•		•		
Epilobium ciliatum	fringed willowherb		•	•			•
Erigeron compositus[4]	cutleaf daisy			•			
Eriophyllum lanatum	common woolly sunflower			•			
Fragaria virginiana	wild strawberry		•				•
Geranium richardsonii	Richardson's geranium		•				
Geum macrophyllum[3]	big leaf avens		•		•		
Geum triflorum	old man's whiskers		•	•			
Gilia capitata	bluehead gilia			•		•	
Heracleum maximum	common cowparsnip		•				
Ipomopsis aggregata	scarlet gilia			•		•	
Linum lewisii	Lewis flax			•		•	
Lotus nevadensis	Nevada bird's-foot trefoil			•			
Lotus unifoliolatus var. unifoliolatus	American bird's-foot trefoil			•			•
Lupinus argenteus	silvery lupine			•		•	•
Lupinus fulcratus	greenstipule lupine			•		•	•
Lupinus grayi	Sierra lupine			•		•	•
Lupinus lepidus	Pacific lupine			•		•	•
Lupinus polyphyllus	bigleaf lupine		•				
Mertensia ciliata	tall fringed bluebells		•				
Mimulus cardinalis[3]	scarlet monkey flower		•		•		
Mimulus guttatus	common monkey flower	•	•				
Nasturtium officinale	Watercress	•					
Osmorhiza occidentalis	western sweetroot				•		
Oxyria digyna[4]	alpine mountainsorrel			•			
Paeonia brownii	Brown's peony			•			
Pedicularis groenlandica	elephant heads		•				
Penstemon rydbergii	Rydberg's penstemon		•				
Penstemon speciosus	royal penstemon			•		•	
Phacelia ramosissima	branching phacelia			•			
Potentilla fruticosa	shrubby cinquefoil		•				
Potentilla glandulosa	sticky cinquefoil		•				•
Potentilla gracilis	slender cinquefoil			•			
Ranunculus occidentalis	western buttercup		•				
Rumex salicifolius	willow dock	•	•				•
Solidago canadensis	Canada goldenrod		•	•			•

SITE TYPE RECOMMENDED SPECIES LIST							
Scientific Name [1, 2]	Common Name	Wetland	SEZ/Riparian-Wet Meadow	Upland—Generic	Upland—Full Shade	Upland—Full Sun/Dry Site	Upland—High Disturbance
Symphyotrichum spathulatum var. spathulatum	western mountain aster		•				
Thalictrum fendleri	Fendler's meadow-rue		•				
Urtica dioica ssp. holosericea	stinging nettle		•				•
Wyethia mollis	woolly mule-ears			•		•	•
Subshrubs, Shrubs, and Trees							
Acer circinatum	vine maple				•		
Acer glabrum	Rocky Mountain maple		•				
Alnus incana ssp. tenuifolia	thinleaf alder		•				•
Amelanchier alnifolia	western Serviceberry		•				
Amelanchier utahensis	Utah serviceberry			•			
Arctostaphylos patula	greenleaf manzanita			•		•	•
Arctostaphylos nevadensis	pinemat manzanita			•			
Arctostaphylos uva-ursi	bearberry			•			
Artemisia tridentata ssp. vaseyana	mountain big sagebrush					•	
Calocedrus decurrens	incense cedar			•	•		•
Ceanothus cordulatus	whitethorn			•		•	•
Ceanothus prostratus	prostrate ceanothus, squawbush			•		•	
Ceanothus velutinus	tobaccobrush			•			
Cercocarpus ledifolius	curl-leaf mountain mahogany					•	
Chrysolepis sempervirens	chinquapin			•			
Cornus sericea	redosier dogwood		•				
Ericameria nauseosa	rubber rabbitbrush					•	•
Eriogonum nudum	naked buckwheat					•	•
Eriogonum umbellatum	sulphur-flower buckwheat			•		•	•
Holodiscus discolor	oceanspray creambush		•				
Juniperus occidentalis	western Sierra or Sierra juniper					•	
Lonicera involucrata[3]	twinberry		•		•		
Mahonia aquifolium	Oregon grape				•		•
Penstemon deustus	hot-rock penstemon			•		•	
Penstemon newberryi	mountain pride		•	•		•	
Pinus contorta var. murrayana[5]	Sierra lodgepole pine		•				•
Pinus flexilis[6]	limber pine					•	
Pinus jeffreyi	Jeffrey pine			•		•	•
Pinus monticola	western white pine			•			
Pinus ponderosa	Ponderosa pine			•		•	•
Populus balsamifera ssp. trichocarpa	black cottonwood		•				
Populus tremuloides	quaking aspen		•				•
Prunus virginiana	western chokecherry		•	•			
Purshia tridentata	antelope bitterbrush			•		•	
Quercus vacciniifolia	huckleberry oak			•	•		

SITE TYPE RECOMMENDED SPECIES LIST							
Scientific Name [1, 2]	**Common Name**	**Wetland**	**SEZ/Riparian-Wet Meadow**	**Upland–Generic**	**Upland–Full Shade**	**Upland–Full Sun/ Dry Site**	**Upland– High Disturbance**
Rhus trilobata	skunkbush			•			
Ribes aureum	golden currant		•	•			
Ribes cereum	wax currant			•		•	
Ribes montigenum	gooseberry currant			•			
Ribes nevadense	Sierra currant		•				
Ribes roezlii	Sierra gooseberry			•			
Rosa woodsii	Woods' rose		•	•			•
Rubus parviflorus	thimbleberry		•	•			•
Salix exigua	narrow leaved willow	•	•				
Salix geyeriana	Geyer's willow		•				
Salix lemmonii	Lemmon's willow		•				
Salix lucida ssp. lasiandra	Pacific willow	•	•				
Salix scouleriana	Scouler's willow		•				
Sambucus nigra ssp. cerulea	blue Elderberry		•				
Sambucus racemosa	red elderberry		•				
Sorbus scopulina	Greene's mountain ash		•				
Spiraea douglasii	rose spirea		•				
Spiraea splendens[3]	rose meadowsweet		•		•		
Symphoricarpos molllis	creeping snowberry				•		

Notes:
1 – Nomenclature follows U.S. Department of Agriculture's PLANTS Database.
2 – Names of nonnative species are displayed in bold font.
3 – Mesic shaded uplands only
4 – Talus, rocky alpine slopes only
5 – Invasive of wet meadows
6 – Subalpine sites only

Attachment 4

RESOLUTION 2024R-097

A Resolution accepting proposed changes to the South Shore Area Plan and directing that such changes be presented to the Tahoe Regional Planning Agency for final approval.

WHEREAS on June 20, 2013, the Douglas County Board of County Commissioner (the "Board") adopted the South Shore Area Plan; and

WHEREAS, various changes to the South Shore Area Plan have been proposed for approval by the Tahoe Regional Planning Agency ("TRPA") Board, including but not limited to: the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Douglas County Board of County Commissioners (the "Board") does hereby accept and approve the changes to the South Shore Area Plan set forth in the attached Exhibit A, including the expansion of the South Shore Area Plan, changes to signage regulations, the addition of an energy conservation strategy, and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing.

2. The Board does hereby direct County staff to present such changes to the Tahoe Regional Planning Agency for approval.

3. Pursuant to TRPA Code of Ordinances Section 13.6.6, amendments to the South Shore Area Plan must be approved by the TRPA Governing Board. This Resolution shall therefore be effective upon the TRPA Governing Board's review and approval of the above-enumerated amendments to the South Shore Area Plan.

Proposed on the _____ day of _____, 2025.

Proposed by Commissioner _____.

Adopted on the _____ day of _____, 2025, by the following vote:

Vote: Ayes: Commissioners _____

_____

_____

_____

_____

Exhibit A

(Additions are italicized and underlined, while deletions are stricken through)

SOUTH SHORE AREA PLAN

ADOPTED BY
DOUGLAS COUNTY BOARD OF COMMISSIONERS ON JUNE 20, 2013;
AMENDED *ON SEPTEMBER 4, 2022 AND JANUARY 16,* 2025

ADOPTED BY
TAHOE REGIONAL PLANNING AGENCY
ON SEPTEMBER 25, 2013; AMENDED ON JANUARY 25, 2023 AND _____, 2025

TABLE OF CONTENTS

ACKNOWLEDGEMENTS IV

CHAPTER 1 INTRODUCTION 1

Planning History 1
2012 TRPA Regional Plan 1
Area Plans 2
Organization of the South Shore Area Plan 2

CHAPTER 2 CURRENT CONDITIONS ELEMENT 6

Existing Land Use Conditions 6
Existing Environmental Conditions 8
Socioeconomic Conditions 11

CHAPTER 3 CONSERVATION ELEMENT 12

2019 Threshold Evaluation 12
Air Quality 14
Soil Conservation 15
Scenic Resources 15
Water Quality 17
Energy Conservation Strategy 20

CHAPTER 4 ECONOMIC DEVELOPMENT ELEMENT 22

South Shore Vision Plan 22
Redevelopment Area #2 28

CHAPTER 5 HOUSING ELEMENT 31

Housing Inventory 31
Housing Market 31
Affordable Housing 34

CHAPTER 6 LAND USE ELEMENT 39

TRPA Regional Plan Land Use Designations 39
South Shore Area Plan Future Land Use Designations 41
South Shore Area Plan Zoning Districts 48
Design Standards and Guidelines 48

CHAPTER 7 PUBLIC/QUASI-PUBLIC FACILITIES AND SERVICES ELEMENT 50

Overview 50
Water Providers 50
Wastewater Providers 52
Solid Waste 54
Community Facilities 54

CHAPTER 8 PUBLIC HEALTH AND SAFETY ELEMENT 56

Public Safety Services 56
Natural Hazards 59

CHAPTER 9 RECREATION 66

Recreation Inventory 66

CHAPTER 10 TRANSPORTATION ELEMENT 69
Transportation Overview 69
TRPA Regional Transportation Plan 70

CHAPTER 11 IMPLEMENTATION ELEMENT 75
Key Issues 75
Identified Projects for Implementation 76

CHAPTER 12 GOALS, POLICIES, AND ACTIONS 79

CHAPTER 13 REFERENCES 83

APPENDIX A TRPA MAPS

A-1 TRPA REGIONAL PLAN LAND USE MAP
A-2 TRPA SCENIC ROADWAY RATINGS
A-3 TRPA SCENIC SHORELINE RATINGS

MAPS

Map 1 Douglas County Area Plans in the Tahoe Basin Region 4
Map 2 South Shore Area Plan 5
Map 3 Property Ownership in the South Shore Area Plan 7
Map 4 South Shore Area Plan Land Capability Map 9
Map 5 Parcels with BMPs in the South Shore Area Plan 18
Map 6 Redevelopment Area #2 29
Map 7 Vacation Home Rental Permits 33
Map 8 Affordable Housing in South Shore Area Plan 36
Map 9 South Shore Area Plan Future Land Uses 43
Map 10 Zoning Districts in the South Shore Area Plan 49
Map 11 Water Service Providers in the South Shore Area Plan 51
Map 12 Wastewater Service Providers in the South Shore Area Plan 53
Map 13 Community Facilities in the South Shore Area Plan 55
Map 14 Public Safety Facilities in South Shore Area Plan 58
Map 15 Liquefaction Hazards 60
Map 16 Special Flood Hazard Zones in the South Shore Area Plan 61
Map 17 Seiche/Tsunami Threat in the South Shore Area Plan 63
Map 18 Wildland Urban Interface Areas in the South Shore Area Plan 65
Map 19 South Shore Area Plan Recreation Areas 68
Map 20 Existing and Proposed Bicycle and Pedestrian Facilities 72
Map 21 Transit Routes and Facilities 74

FIGURES

Figure 1 Change in Scenic Travel Route Rating for South Shore Area Plan, 1982 to 2019 16
Figure 2 Sources of Fine Sediment Particles in the Lake Tahoe Basin 19
Figure 3 Existing Conditions: Casino Core, Bally's Lake Tahoe, and Harrah's Lake Tahoe 23
Figure 4 Existing Conditions: Event Center and Harveys Lake Tahoe Hotel and Casino 24
Figure 5 Existing Conditions: Golden Nugget and Former Location of Lakeside Inn and Casino 25
Figure 6 South Shore Vision Plan Illustrations 26
Figure 7 Tahoe Blue Event Center 30

TABLES

Table 1 South Shore Area Plan Ownership, by Parcels and Acreage 6
Table 2 Developed Parcels in South Shore Area Plan with BMP Compliance 8
Table 3 Recent South Shore Area Plan EIP Projects 10
Table 4 Status of TRPA Threshold Indicators, 2019 12
Table 5 2019 Threshold Evaluation 13
Table 6 Total Acreage in the Tahoe Basin, by Land Capability and Estimated Impervious Cover 15
Table 7 Five-Year Load Reduction Targets for the Lake Tahoe TMDL 17
Table 8 South Shore Area Plan Housing Inventory 31
Table 9 2023 Single Family Sales Prices in T/R 1318 32
Table 10 Income-Restricted Rentals in the Tahoe Township of Douglas County 35
Table 11 TRPA Regional Plan Land Uses in the South Shore Area Plan 40
Table 12 Future Land Use Designations in the South Shore Area Plan 41
Table 13 TRPA Review Required 41
Table 14 LiDAR Impervious Coverage Calculations, 2019 44
Table 15 LiDAR Impervious Coverage Calculations, 2012 47
Table 16 Future Land Uses and Equivalent Zoning Districts 48
Table 17 Public Water Systems in the South Shore Area Plan 52
Table 18 School Capacity vs. Actual Enrollment 54
Table 19 Tahoe Douglas Fire Protection District Call Volumes 57
Table 20 Catastrophic Wildland Fire Risk in Kingsbury and Stateline Communities 64
Table 21 Recreation Inventory 67
Table 22 Linking Tahoe Regional Transportation Plan Goals 70
Table 23 Projects Scheduled for Implementation in the South Shore Area Plan 77

Acknowledgements

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Chapter 1
Introduction

The Douglas County (County) South Shore Area Plan (Area Plan) is a component of the Lake Tahoe Regional Plan (Regional Plan). Douglas County includes five planning regions, including the Tahoe Basin Region. The Area Plan is one of two planning areas within the Tahoe Basin Region (Map 1) and represents a significant economic engine for the County and the Tahoe Basin. The Area Plan, which includes Stateline, NV, is home to the County's largest private-sector employers: Barton Healthcare System, Harrah's, Harveys, Bally's Casino Resort, *Edgewood, Vail Resorts* and the Golden Nugget Lake Tahoe.

PLANNING HISTORY

The Tahoe Basin Region of Douglas County is under the jurisdiction of the Tahoe Regional Planning Agency (TRPA), established in 1969 under the Bi-State Tahoe Regional Planning Compact (Public Law 91-148) to control growth and development and protect Lake Tahoe's clarity and environment.

In the 1980s, the Bi-State Tahoe Regional Planning Compact was amended (Public Law 96-551, 94 Stat. 3233) to further control growth. The Environmental Threshold Carrying Capacities, or "thresholds," which are environmental standards that address matters such as air quality, water quality, and noise, were adopted in August 1982; and implemented with the 1987 Regional Plan. The 1987 TRPA Regional Plan put in place residential growth caps called "allocations" and established caps on all other forms of development. A commodity system for non-residential development was established and included limits on the amount of commercial floor area (CFA) and number of tourist accommodation units (TAUs) that would be permitted. Development is also restricted on the basis of the Bailey Land Capability Classification System (Bailey system) (~~1974~~ *TRPA 2024a*). The Bailey system created different land classes for the Basin ranging from one to seven to indicate whether lands were environmentally sensitive or high capability and suitable for development on the basis of soil type, erosional hazard, soil drainage, and other features.

TRPA developed community plans and plan area statements (PAS) to implement the 1987 Regional Plan. Douglas County adopted three Community Plans for Stateline, Kingsbury, and Round Hill and 30 PAS in 1993. *The South Shore Area Plan replaced the Stateline and Kingsbury Community Plans and PAS in the South Shore Area Plan boundary.* The Community Plans and PAS addressed the policies, regulations, and programs for specific areas to attain and maintain the environmental thresholds and implement the Goals and Policies of the 1987 Regional Plan.

2012 TRPA REGIONAL PLAN

In December 2012, the TRPA Governing Board adopted an updated Regional Plan. The TRPA Regional Plan Goals and Policies serve as a guide for all future land use decisions within the Tahoe Basin, and are adopted by reference into the Douglas County, Nevada, Master Plan. The priorities of the updated Regional Plan include:

1. Accelerating water quality restoration and other ecological benefits by supporting environmental redevelopment opportunities and Environmental Improvement Program (EIP) investments.

2. Transitioning to more permitting by local governments to create one-stop-shopping for homeowner improvements to return TRPA to the more regional role the Compact originally intended.

3. Creating walkable communities and increasing alternative transportation options.

Important policies addressed in the updated Regional Plan include:

- Retaining the established regional growth control system. Under this system, ~~rampant overdevelopment was stopped;~~ *concerns about overdevelopment were addressed* and open spaces preserved. Most of the policies from the 1987 Regional Plan stayed in place.

- Creating a more efficient planning system that integrates TRPA requirements into the plans and permits of other government agencies.
- Encouraging property owners to transfer development rights from sensitive or outlying areas to town centers with the goal of restoring these lands.
- Eliminating regulatory barriers to the environmental redevelopment of rundown buildings.
- Simplifying burdensome regulations for homeowners while achieving threshold gain.
- Integrating with the Regional Transportation Plan to support sidewalk and bike trail projects that reduce automobile dependency and increase walkability and safety.
- Continuing to deliver restoration projects under the EIP that achieve erosion control on roadways and restore forests and wetlands.

AREA PLANS

The 2012 TRPA Regional Plan and TRPA Code of Ordinances, Chapter 13, Area Plans, include new provisions that allow for local, state, and federal agencies, in coordination with TRPA staff, to prepare coordinated area plans for the implementation of land use goals, policies, and ordinances. Area plans, which must include implementing ordinances and zoning, are required to be consistent with the Regional Plan. Once an area plan has been found in conformance with the Regional Plan, local, state, or federal agencies may assume development review authority for certain projects by entering a memorandum of understanding (MOU) with TRPA.

Douglas County has thus far prepared one Area Plan to replace two ~~of the~~ Community Plans and two PAS. The South Shore Area Plan *was first adopted by the Douglas County Board of Commissioners on June 23, 2013, and by TRPA on September 25, 2013, making it the first Area Plan adopted by TRPA. The South Shore Area Plan* replace~~s~~d the Kingsbury and Stateline Community Plans and portions of PAS 070A (Edgewood) and PAS 080 (Kingsbury Drainage). *Douglas County is in the early planning stages of preparing the Tahoe Douglas Area Plan, which encompasses areas of the Tahoe Basin ~~R~~region that are not within the South Shore Area Plan. The Tahoe Douglas Area Plan would replace all remaining Community Plans and PAS.*

Douglas County drafted amendments to the South Shore Area Plan ~~was amended~~ in 2014 to include information on energy conservation strategies and to expand the boundary of the Kingsbury Town Center to include the remaining portion of the Kingsbury Manor Mobile Home Park. *These amendments*~~ed South Shore Area Plan was~~*were* approved by the Douglas County Board of Commissioners in *January of 2015*, but ~~was~~ *they were* not submitted to the TRPA Governing Board for review and approval and therefore ~~these changes are~~ did not *become* effective. These ~~elements~~ amendments ~~are~~ became part of the package of amendments ~~being considered~~ *approved* in 2024~~5~~. *The Area Plan was also successfully amended by Douglas County and TRPA in January 2023 to allow religious assemblies as a permitted use by right in the Tahoe-Mixed Use zoning district.*

~~This revised~~ *The* South Shore Area Plan is *an independent* ~~separate~~ planning document and is not *expressly* ~~longer~~ incorporated into the Land Use Element of the Douglas County Master Plan. ~~The South Shore Area Plan~~It is ~~now~~ consistent with the TRPA Area Plan Framework Document.

ORGANIZATION OF THE SOUTH SHORE AREA PLAN

The South Shore Area Plan includes the following elements:

Current Conditions Element – The Current Conditions Element includes an overview of existing land use, environmental, and socioeconomic conditions.

Conservation Element – The Conservation Element includes an overview of ongoing efforts to restore and protect the Lake Tahoe environment, including updated information from the 2019 Threshold Evaluation and the County's e~~E~~nergy c~~C~~onservation strategies.

Economic Development Element – The Economic Development Element provides information on current efforts to diversify and revitalize the economy in the Stateline Area and includes information on Douglas County Redevelopment Area #2.

Housing Element – The Housing Element includes information on the housing market, housing inventory, and affordable housing.

Land Use Element – The Land Use Element includes analysis of land capability as well as future land uses and design standards for the South Shore Area Plan.

Public/Quasi-Public Facilities and Services Element – The Public/Quasi-Public Facilities and Services Element provides an overview of public facilities, such as hospitals, libraries, and schools, as well as public water, wastewater, and solid waste facilities and services.

Public Health and Safety Element – The Public Health and Safety Element provides an overview of public health and safety facilities and services and natural hazards.

Recreation Element – The Recreation Element identifies parks, trails, and other recreation facilities and includes information from the US Forest Service, Lake Tahoe Basin Management Unit Land Management Plan (USFS 2016) and the Douglas County Tahoe Basin Recreation and Tourism Plan (2015).

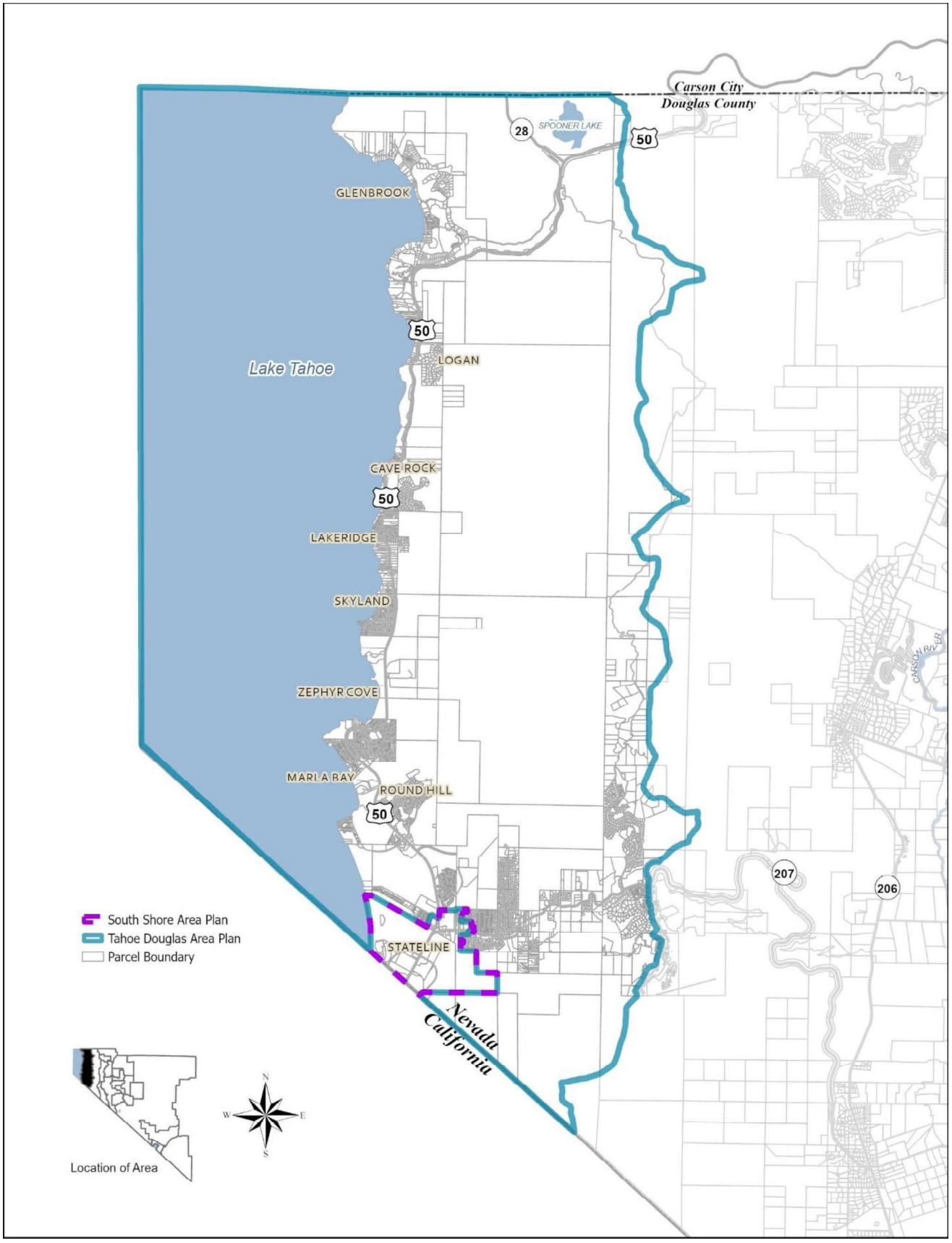
Transportation Element – The Transportation Element provides an overview of transportation plans used to implement road, transit, bikeway, and pedestrian improvements and includes information from the 2020 Regional Transportation Plan (TRPA 2021b).

Implementation Element – The Implementation Element includes information on planned water quality and air quality EIP projects, Douglas County's Capital Improvement Program (CIP), County and Tahoe Metropolitan Planning Organization transportation planning documents, and design standards and guidelines.

Goals, Policies, and Actions – This section of the South Shore Area Plan includes Goals, Policies, and Actions to serve as a guide for moving forward with addressing issues and implementing identified projects and programs.

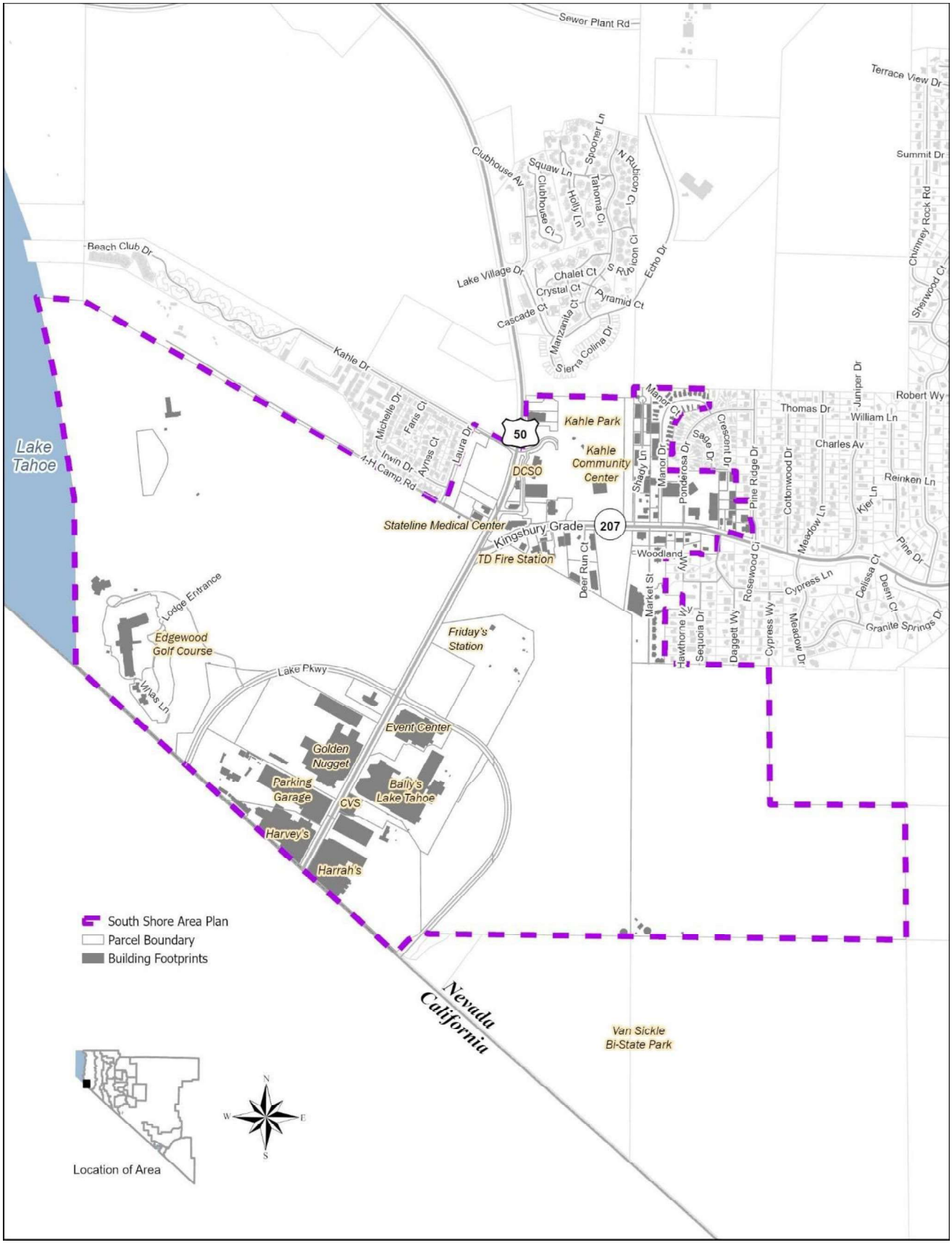
Map 1 shows the areas addressed by South Shore Area Plan and the conceptualized Tahoe Douglas Area Plan. Map 2 depicts the boundaries of the South Shore Area Plan.

Map 1
Douglas County Area Plans in the Tahoe Basin Region



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Map 2
South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Chapter 2
Current Conditions Element

This element provides background information on existing land uses and environmental and socioeconomic conditions within the plan area.

EXISTING LAND USE CONDITIONS

The Area Plan encompasses Stateline, Nevada, which contains the casino core for Douglas County with Harrah's, Harveys, Bally's, and the Golden Nugget Lake Tahoe Hotel and Casino. *Edgewood Tahoe and* ~~T~~*t*he Tahoe Blue Event Center ~~is~~ *are* also located in the casino core. Land ownership within the Area Plan boundary is predominantly private (Table 1).

The Area Plan also includes the area known as Lower Kingsbury, which is located at the intersection of State Route (SR) 207 and US 50. Lower Kingsbury is the location of Barton Healthcare System's existing ~~and planned~~ medical facilities and several publicly owned properties and facilities, including County administrative offices. The Douglas County Administrative Complex is located at the northeast corner of SR 207 and US 50 and the Douglas County Kahle Community Center is located east of the administrative complex. Commercial, industrial, healthcare, and residential development is located on the north side of SR 207, while commercial and residential development is located on the south side of SR 207.

Property ownership within the Area Plan boundary includes the County, Kingsbury General Improvement District (GID), the US Postal Service, the state of Nevada, TRPA, Tahoe Douglas Fire Protection District (FPD), and Tahoe Douglas Visitor's Authority (Table 1) There are 89 parcels in the planning area, containing a total of 669 acres of land (not including public right-of-way). Of this total, 629 acres, or 94 percent, are privately owned. The largest private property owner is Edgewood Companies with approximately 530 acres, or 79 percent of the total land acreage within the Area Plan. The location of private and public parcels within the Area Plan are depicted on Map 3.

South Shore Area Plan Ownership, by Parcels and Acreage
Table 1

Property Ownership	Parcels	Acreage[1]
Private[2]	79	629
Douglas County	1	22
Kingsbury GID	3	1
US Postal Service	1	1
State of Nevada	2	5
TRPA	1	5
Tahoe Douglas FPD	1	<1
Tahoe Douglas Visitor's Authority	1	5
Total[3]	**89**	**669**

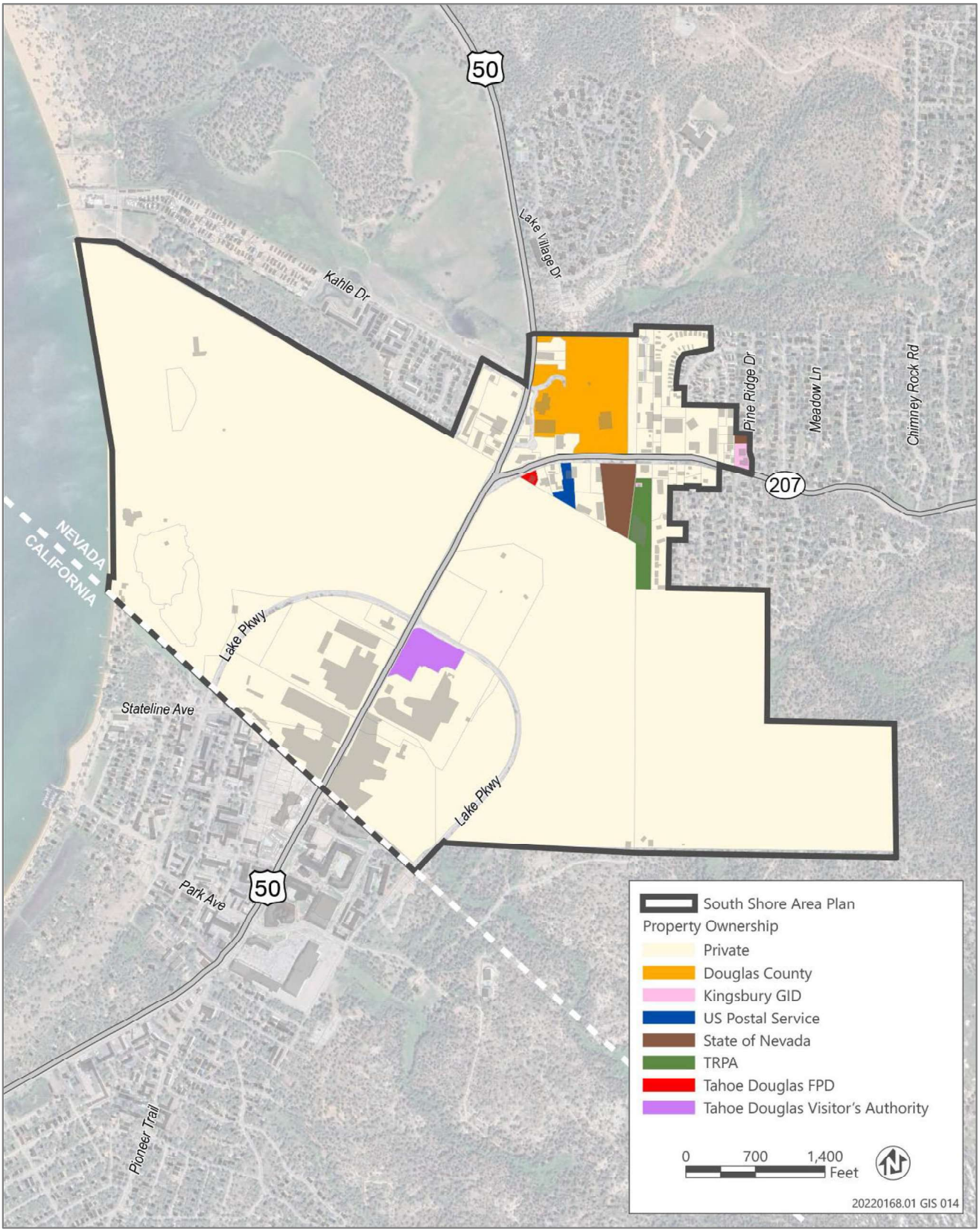
[1] The acreage values are rounded.

[2] Edgewood Companies owns approximately 530 acres.

[3] The total shown in this table is lower than that shown in Table 12 because right-of-way areas are not included here.

Source: Adapted from TRPA GIS data.

Map 3
Property Ownership in the South Shore Area Plan



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

EXISTING ENVIRONMENTAL CONDITIONS

Douglas County has historically and is currently participating in programs developed by TRPA and partnering agencies to restore the environment and maintain the clarity of Lake Tahoe. These programs include permitting new development and redevelopment projects that reduce impervious *land* coverage *(also referred to as coverage)* in environmentally sensitive areas to improve water quality. *Land coverage, or coverage, is defined in TRPA Code Section 90.2 as a man-made structure, improvement, or covering that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement, or covering. Such structures, improvements, and coverings include, but are not limited to, roofs, decks, surfaces that are paved with asphalt, concrete, or stone, roads, streets, sidewalks, driveways, parking lots, tennis courts, and patios.*

Environmental improvement efforts include installation of best management practices (BMPs) on individual parcels as well as larger scale and regional improvement projects that transfer coverage out of environmentally sensitive lands.

Map 4 depicts the location of areas of environmentally sensitive lands, which include Land Capability Districts 1A, 1B, and 3, and non-sensitive lands (Land Capability Districts 4 through 7). Environmentally sensitive lands (further discussed under the "Soil Conservation" section in Chapter 3, "Conservation Element") are present within the Edgewood Golf Course property, the Edgewood Mountain Area property, and portions of Lower Kingsbury along SR 207. The Area Plan also includes areas of high capability lands (that is, lands that capable of supporting more development) in the casino core area along US 50 as well as near the intersection of US 50 and SR 207.

BEST MANAGEMENT PRACTICES

The use of BMPs to reduce storm water runoff, minimize soil erosion, and capture polluted water before it enters Lake Tahoe is widespread among property owners within the Tahoe Basin. TRPA requires the installation of BMPs with new development and redevelopment.

Table 2 provides information on Area Plan parcels with BMP certificates by TRPA land use category. Of the 89 parcels within the South Shore Area Plan, 51 parcels, or 57 percent, are BMP compliant.

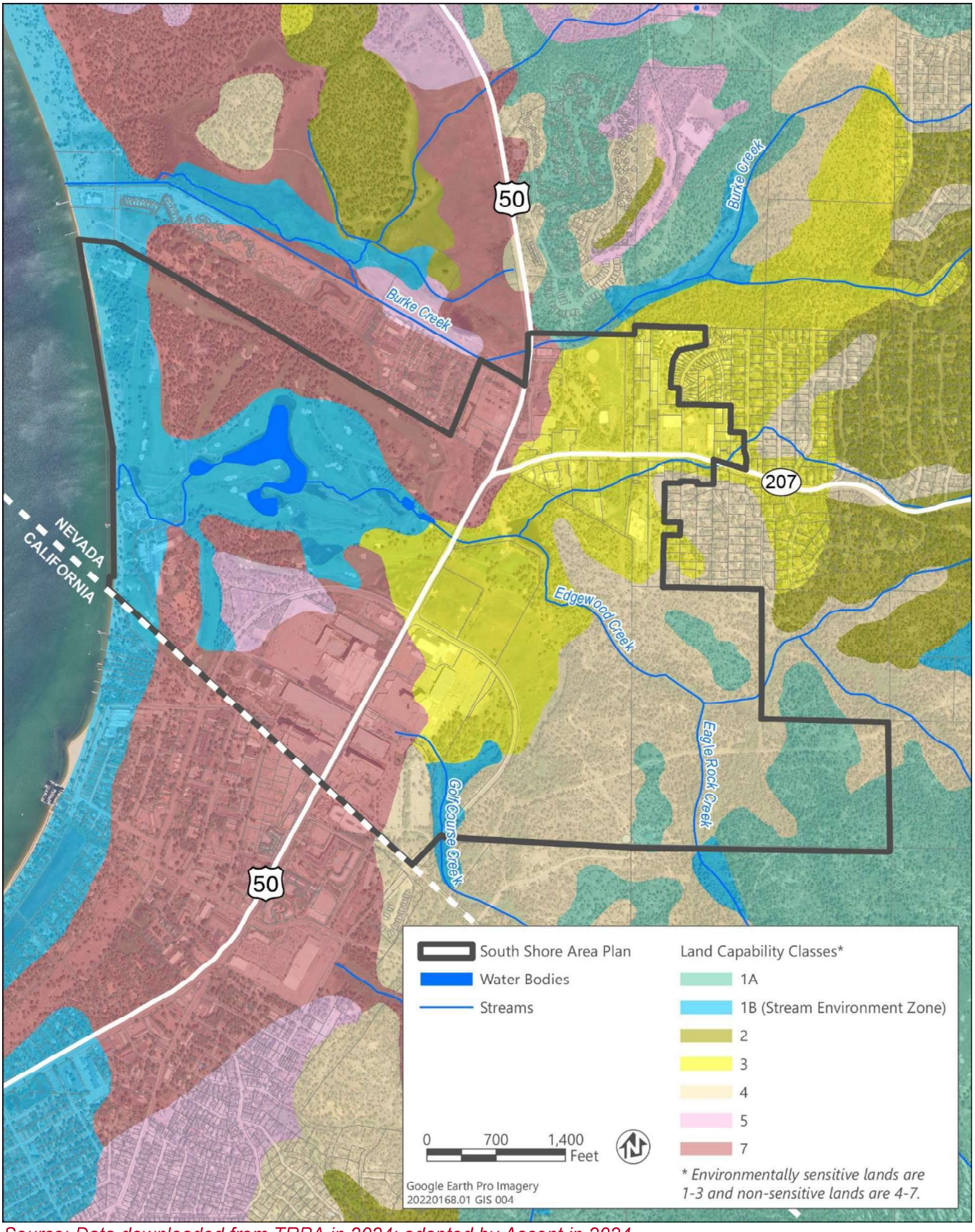
Table 2
Developed Parcels in South Shore Area Plan with BMP Compliance

Land Use	BMP Certificate
Commercial	37
Multi-Family Residential	1
Open Space	0
Public Service	0
Recreation	2
Single-Family Residential	2
Tourist Accommodation	4
Vacant	5
Total	51

Source: TRPA 2024b.

TRPA, Douglas County, and the Nevada Tahoe Conservation District (NTCD) continue to work to increase BMP compliance and maintenance on individual parcels and through area-wide water quality improvement projects.

Map 4
South Shore Area Plan Land Capability Map



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

ENVIRONMENTAL IMPROVEMENT PROGRAM

The TRPA Environmental Improvement Program (EIP) helps to implement the Regional Plan by improving environmental thresholds. As discussed in more detail in the Conservation Element, there are 10 threshold categories, such as air and water, and 133 threshold indicators associated with these threshold categories. The EIP projects—which involve many local and state partners—are focused on air quality, water quality, scenic quality, forest health, fish and wildlife, and public access to Lake Tahoe and other recreation areas.

The cost responsibility of implementing the EIP is shared among the federal government, the States of Nevada and California, local governments, and private property owners. In the South Shore Area Plan area, five EIP projects have been completed by various agencies, including Douglas County, *Nevada Tahoe Conservation District* (NTCD), Nevada Department of Transportation (*NDOT*), Tahoe Transportation District (TTD), and Edgewood Companies. Additional EIP projects have also been completed by the US Forest Service. The most recently completed EIP projects in the South Shore Area Plan are described in Table 3.

Table 3
Recent South Shore Area Plan EIP Projects

EIP Project	Threshold	Cost	Key Accomplishments
Burke Creek Highway 50 Crossing & Realignment Project	Scenic Resources Soil Conservation Water Quality	$2,200,068	• 0.2 acre of SEZ restored or enhanced • 1,000 linear feet (LF) of stream channel restored or enhanced
Burke Creek Watershed Stormwater Improvements	Air Quality Recreation Scenic Resources Soil Conservation Water Quality	$4,100,000	• 0.5 mile of roads paved and retrofitted • 2 acres of SEZ restored • 1 mile of sidewalk constructed • 1 mile of Class II/bike lane constructed • 0.5 mile of utility lines buried underground
Edgewood Lodge and Golf Course Improvement Project	Fisheries Recreation Soil Conservation Water Quality	$3,118,000	• 8.8 acres of restored or enhanced SEZ • 425 LF shoreline added • 500 LF stream channel restored or enhanced • 0.5 mile of utility lines buried underground
Kahle Water Quality Basin Implementation	Recreation Soil Conservation Water Quality	$ 1,356,750	• 0.8 mile of road paved and retrofitted
Nevada Passenger Facilities	Air Quality	$226,200	• Construction of four transit passenger facilities, including one facility on SR 207
SR 207 (Kingsbury Grade) Water Quality Improvement Project	*Water Quality*	$6,619,408	• 3 miles of roads decommissioned or retrofitted • detention basins, land coverage restoration, drop inlets and facilities to capture and convey storm water for treatment have also been constructed
Tahoe Beach Club Utility Undergrounding and SEZ Restoration	*Scenic Resources* *Soil Conservation* *Vegetation Preservation* *Water Quality*	*$1,469,193*	• *370 feet of utility lines buried underground* • *SEZ restoration planned to begin in 2024*

Source: Lake Tahoe Info 2024a.

Additional information on EIP projects is provided in Chapter 3, "Conservation Element."

SOCIOECONOMIC CONDITIONS

Employment levels have decreased substantially as a result of the COVID-19 pandemic, especially in the leisure and hospitality sector. In addition, the increase in tribal gaming in California has reduced employment in the Nevada-based gaming sector. The resident population base has continued to decline although new residential developments have been completed or are nearing completion near the South Shore Area Plan (Tahoe Beach Club and Sierra Colina). However, these housing developments primarily serve as second homes.

Some of the highlights of socioeconomic trends in the Area Plan as well as the entire south shore area (which extends to the City of South Lake Tahoe and El Dorado County in California) include the following:

- Since 1996, gaming revenues in Stateline decreased from a high of $352.7 million in 2000 to a low of $207.1 million in 2014, a decrease of 41 percent without adjustment for inflation. Gaming revenues in 2019 were $230.3 million (Tahoe Prosperity Center 2020).

- In 2017, accommodation and food services; arts, entertainment and recreation; retail; and educational services accounted for approximately 60 percent of the jobs in the south shore area (including the South Shore Area Plan) while also comprising the lowest paying sectors. Together, the administration and support, waste management and remediation, and health care and social assistance job sector provided approximately 20 percent of jobs in the south shore area (Tahoe Prosperity Center 2019).

- The population in the Douglas County portion of the Tahoe Basin has increased from a low of 4,452 people in 2010 to 5,472 people in 2020. However, the 2022 estimated population declined to 5,406 people (US Census Bureau 2024).

- School enrollment declined in Douglas County schools in the Douglas County portion of the Tahoe Basin (i.e., Zephyr Cove Elementary School and George Whittell High School) from a total of 389 students in the 2015-2016 school year to 279 students in 2023-2024 school year (Nevada Department of Education 2024).

- An analysis by the Tahoe Prosperity Center indicates that resident-occupancy dropped from 61 percent in 2000 to 54 percent in 2010 and 46 percent in 2017. Second homeownership has been increasing over 1 percent per year across the south shore area, which includes the South Shore Area Plan (Tahoe Prosperity Center 2019).

- Single-family home sale prices in the south shore area have increased an average of 8 to 12 percent per year between 2012 and 2018. In 2018, the median sale price of single-family homes in the Douglas County portion of the Tahoe Basin was $800,000 and the median sale price of a condominium/townhome was approximately $450,000 (Tahoe Prosperity Center 2019).

- There are 557 income-restricted rentals available in the south shore region with 148 units in the Douglas County portion of the Tahoe Basin (Tahoe Prosperity Center 2019).

Chapter 3
Conservation Element

This element provides updated information on the status of TRPA Thresholds and on threshold attainment information for air quality, soil conservation, scenic resources, and water quality. It also includes Douglas County's energy conservation strategy.

2019 THRESHOLD EVALUATION

Threshold standards are defined in the Bi-State Compact as "an environmental standard necessary to maintain a significant scenic, recreational, educational, scientific, or natural value of the region or to maintain public health and safety within the region." There are 10 threshold standard categories and each category includes several different indicators. The air quality category, for example, includes 13 different indicators.

TRPA adopted threshold standards in 1982 and prepares a threshold evaluation report every 4 years to assess the status of each of the threshold categories. Compared to the 2015 Threshold Evaluation, more standards were in attainment at the time of preparation of the 2019 Threshold Evaluation. In 2015, 64 indicators, or 53 percent, were in attainment. As shown in Table 4, the 2019 Threshold Report showed that 75 indicators were in attainment, or 56 percent, 24 indicators were in non-attainment, and 34 indicators lacked sufficient data for evaluation. According to the 2019 Threshold Evaluation (TRPA 2020), there was continued improvement in water clarity, air quality, and soil conservation.

Table 4
Status of TRPA Threshold Indicators, 2019

Category	Number of Indicators	Status		
		Attainment	Non-Attainment	No Status Determination
Air Quality	14	13	0	1
Water Quality	41	18	4	19
Soil Conservation	13	9	4	0
Vegetation	22	12	10	0
Fisheries	5	5	0	0
Wildlife	15	13	1	1
Scenic Resources[1]	10	10	0	0
Noise	24	8	4	12
Recreation	2	2	0	0
Transportation	1	0	0	1
TOTAL	**147**	**90**	**23**	**34**

[1] *There are six sub-categories of scenic resources measuring 869 individual scoring segments.*

Source: TRPA 2021a.

Table 5 provides additional information on the different threshold categories.

Table 5
2019 Threshold Evaluation

Threshold	Findings
Water Quality	There are 41 different indicators for water quality. To measure lake clarity using the Secchi disk method, a running 5-year average is used. The 5-year running average from 2015 to 2019 was 20.5 meters, or 67.3 feet, as measured by Secchi depth. It should be noted that the Lake Tahoe Total Maximum Daily Load target is 78 feet by 2026 and 97.4 feet by 2076. Of the 41 standards for water quality, 20 standards did not have a status determination. Seventeen indicators were in attainment and four indicators were in non-attainment.
Air Quality	The 2019 Threshold Evaluation states that all air quality indicators are in attainment and most conditions are improving or stable. There are 13 different indicators to evaluate air quality thresholds with all indicators in attainment.
Soil Conservation	There are 13 standards to evaluate the soil conservation threshold. The threshold promotes programs that direct development toward less sensitive land and establishes restoration goals to reverse the impacts of legacy development in stream environment zones (SEZs). Impervious surfaces (land coverage) are associated with loss of watershed function and increased pollutant and sediment loading. The goal is to continue to remove coverage from sensitive lands, including SEZs. Soil conservation includes nine standards measuring percent of coverage within each land capability class and four standards measuring the health of SEZs. Of the 13 soil conservation standards, seven standards are in attainment, four standards are in non-attainment, and there was no status determination for two standards. All land capability classes are in attainment (or have no determination status) except for Class 1b (799 acres covered with 144 acres allowed) and Class 2 (305 acres covered with 232 acres allowed). The SEZ thresholds not in attainment are restore all undeveloped SEZ and restore 25 percent of disturbed SEZ.
Scenic Resources	Scenic Resources includes ratings for several different sub-categories and the 2019 threshold evaluation concluded that overall, the threshold standards are in attainment. However, some individual scenic units are in nonattainment as summarized below. 1. Built Environment (Community Design): The policy statement has been implemented. 2. Scenic Quality of Other Areas (Recreation Sites and Bike Trails): approximately 98 percent attainment (381 of the 390 public recreation area and bike trail scenic resources). 3. Travel Route Ratings for Roadway Travel Units: 63 percent attainment (34 out 54) 4. Travel Route Ratings for Shoreline Travel Units: 67 percent attainment (22 out of 33) 5. Scenic Quality for Roadway Travel Units: 98 percent attainment (205 out of 208 Units) 6. Scenic Quality for Shoreline Travel Units: 92 percent attainment (170 out of 184) The 2019 threshold evaluation identified roadside parking as becoming more of an issue for scenic resources and risks degrading the scores of three roadway units. Scenic resource quality in public recreation areas and bike trails are nearly the same since 1993, suggesting that the implemented programs are working. The built environment continues to improve scenic quality as redevelopment projects continue in the Tahoe Basin.
Vegetation	The 2019 threshold evaluation stated that the population statuses of three of five sensitive plant species have continued to be stable and above their population targets. The Galena Rock Cress and Tahoe Yellow Cress have not changed population dynamics and continue to be below their population targets. There is insufficient data to determine the trends of sensitive plant communities, but they continue to be below target according to the threshold data, likely because of human caused impacts such as eutrophication and climate change. All of the indicators for late seral old growth ecosystems remain stable but below targets, which is expected with the current age of the forest in the Lake Tahoe Basin.

Threshold	Findings
	Common vegetation thresholds have all stabilized or are being managed. Three common vegetation thresholds are below targets and stabilized. These thresholds concern riparian vegetation, wetlands, and seral red fir stands. Of the 23 vegetation standards, 11 are in attainment and 12 are in non-attainment.
Recreation	According to the 2019 Threshold Evaluation, 45 percent of the Lake Tahoe Shoreline is in public ownership and currently, approximately 90 percent of the Region is public land. Current issues are related to transportation access to recreation sites and maintaining quality recreation as demand grows. Of the two standards, all are in attainment.
Fisheries	The 2019 threshold evaluation concluded that while most of the standards are being met, the standards focus on physical habitat requirements and do not necessarily reflect the status of native fish populations due to challenges in data collection. TRPA is working to prevent new aquatic invasive species from entering the lake but is challenged by the existence of previously introduced invasive species. All three standards are in attainment. Stream habitat conditions appear to be showing moderate improvement as stream restoration projects aim to improve stream health.
Wildlife	The 2019 threshold evaluation concluded that the emphasis of wildlife management in the Tahoe Basin is on maintaining and improving the functional and biological characteristics of the ecosystem to support the needs of wildlife. Threats to the special interest species in the Tahoe Basin include unhealthy forests and recreation impacts around nesting areas. Of the eight standards, six are in attainment, one is in non-attainment, and one has insufficient data to determine its status.
Noise	The noise threshold includes single event and cumulative ambient noise standards. According to the 2019 threshold evaluation, ambient noise levels are in attainment for eight out of nine categories, with cumulative noise events in critical wildlife habitat areas in nonattainment. Of the 24 standards, eight are in attainment, four are in non-attainment, and there is no status determination for 12 standards.

Source: Lake Tahoe Info 2023a, 2023b.

Douglas County's commitment to implementing environmental programs and projects continues to help TRPA in maintaining and attaining environmental thresholds. More detailed information on threshold status for air quality, soil conservation, scenic resources, and water quality within the South Shore Area Plan is further described below.

AIR QUALITY

Air quality (Carbon Monoxide and Particulate Matter 10 [24 hour]) was monitored at permanent, stationary air quality monitoring stations at Harveys and then at the former Horizon Hotel (now Golden Nugget) until 2012 when the Nevada Division of Environmental Protection (NDEP)successfully petitioned the US Environmental Protection Agency *(EPA)* to remove the Stateline monitoring site due to continued compliance.

Douglas County continues to participate in the NDEP Wood Stove Change-Out Program, which is managed by the University of Nevada, Reno (UNR) Business Environmental Program. Older wood stoves contribute to particulate matter, greenhouse gases, carbon monoxide, and toxic air pollutants. The NDEP Wood Stove Change-Out Program provides rebates to homeowners in Douglas County who agree to replace old wood stoves with EPA certified stoves. The rebates can be used to purchase new wood stoves, pellet stoves, or gas stoves. According to the NDEP Bureau of Air Quality, over 100 wood stoves have been replaced with newer wood stoves or non-wood stoves since 2013 when the program began. The NDEP Wood Stove Change-Out Rebate Program can be combined with TRPA's own Wood Stove Change-Out Program. The TRPA program offers rebates of $400 to $1,200.

The Kahle Complete Street Project and the Expanded Kahle Vision Plan, which are bike and pedestrian infrastructure and stormwater infrastructure projects, would provide continued improvement to air quality, water quality, scenic resources, and recreational opportunities within the Area Plan.

SOIL CONSERVATION

The Bailey Land Capability Classification System (1974) has been used by TRPA to protect sensitive lands, including stream environment zones. Sensitive lands include Classes 1-3. Non-sensitive lands are classified as Classes 4-7. "Allowed" impervious land coverage is determined by class, with Classes 1 and 2 allowing up to 1 percent coverage, Class 3 allowing up to 5 percent coverage, Class 4 allowing up to 20 percent coverage, Class 5 allowing up to 25 percent, and Classes 6 and 7 allowing up to 30 percent coverage. Most of the development within the South Shore Area Plan occurred before the adoption of the Bailey Land Capability system. As a result, many parcels are overdeveloped or overcovered (i.e., have coverage over the base allowable limit). This is a problem that affects all jurisdictions in the Tahoe Basin. Table 6 provides figures for total acreage for each Land Capability Class, and the amount of acreage that exceeds or is below the allowable impervious coverage. Land Capability Classes 1A, 3, 4, 5, and 6 are in attainment of the impervious coverage threshold while Classes 1B and 2 are not in attainment. Class 1C and 7 have insufficient data to determine their attainment status. Class 1B soils have 685 acres of excess coverage while Class 2 has 73.0 acres of excess coverage.

Table 6
Total Acreage in the Tahoe Basin, by Land Capability and Estimated Impervious Cover

Land Capability Class	Total Acres within Class	Allowable Impervious Cover Acreage	Estimated Impervious Cover 2019	Acres Above or Below Allowable Impervious Cover
Class 1A	23,967	240 (1%)	211 (0.9%)	29 below
Class 1B	11,405	114 (1%)	799 (7.0%)	685 above
Class 1C	53,726	537 (1%)	495 (0.9%)	42 below
Class 2	23,250	232 (1%)	305 (1.3%)	73 above
Class 3	17,695	885 (5%)	382 (2.2%)	503 below
Class 4	31,447	6,289 (20%)	1,322 (4.2%)	4,967 below
Class 5	12,187	3,047 (25%)	1,135 (9.3%)	1,912 below
Class 6	23,200	6,960 (30%)	2,280 (9.8%)	4,680 below
Class 7	5,015	1,505 (30%)	1,330(26.5%)	175 below
Total	**201,892**	**19,809**	**8,257**	

Source: Lake Tahoe Info 2024b.

As additional redevelopment occurs within the South Shore Area Plan, the goal is to remove additional coverage located in environmentally sensitive lands and encourage transfer of coverage to high capability lands located within Town Centers or the High-Density Tourist District. With the adoption of the 2012 Regional Plan, TRPA is also providing incentives to both retire coverage on sensitive lands and also transfer existing coverage to "centers," by allowing up to 70 percent coverage on high capability lands (see Chapter 6, "Land Use Element," for more information on future land use designations for the South Shore Area Plan).

As shown in Map 4 in Chapter 2, environmentally sensitive lands (i.e., Land Capability Districts 1-3) are located in the Edgewood Lodge and Golf Course property along Lake Tahoe as well as the Edgewood Mountain Area property located east of US 50. The SEZ areas are synonymous with Land Capability District 1B and show the Edgewood Creek SEZ as well as the SEZ that is located within the casino core.

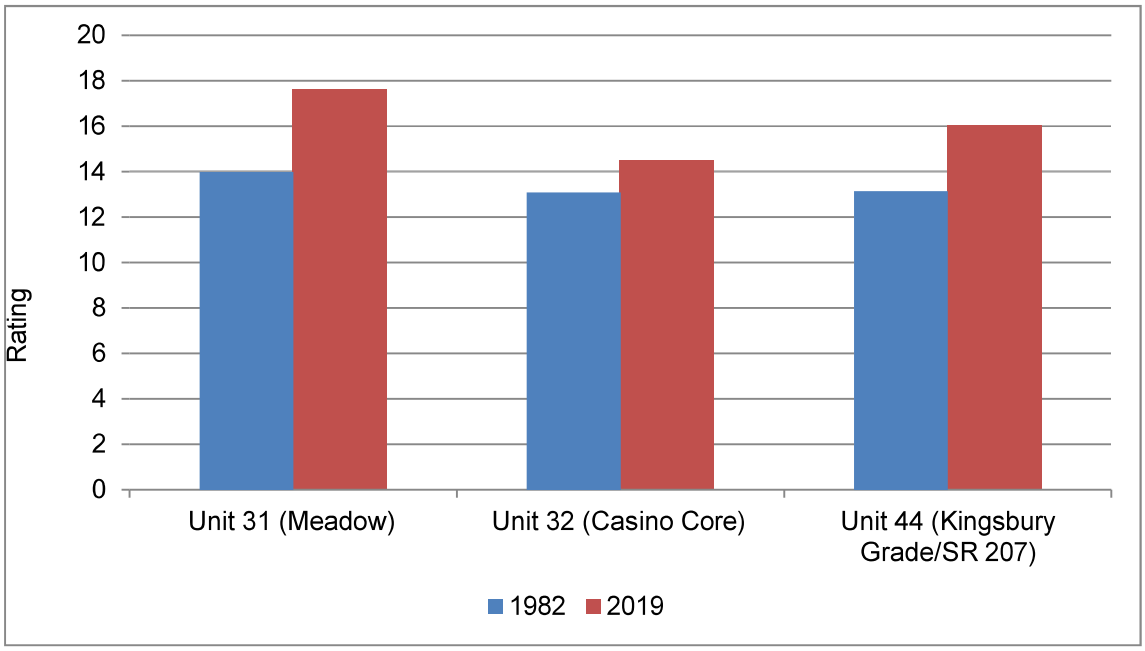
SCENIC RESOURCES

The results of the 2019 threshold evaluation indicated that overall, the scenic threshold standards are in attainment for the Basin but some individual scenic units are in nonattainment (Lake Tahoe Info 2023b). Scenic resources include individual ratings for the built environment, other areas (recreation sites and bike trails), roadway units, and shoreline units. The scenic ratings for public recreation areas and bike trails were determined to be essentially the same since 1993, which demonstrates that the scenic standards for development are working. Redeveloped buildings have contributed to a moderate improvement in roadway travel unit scores. The

Threshold Evaluation Dashboard available online at https://thresholds.laketahoeinfo.org/ provides a point-in-time evaluation of the 2011, 2015, and 2019 indicator status. To an extent, it reflects scenic improvements undertaken since 2015. However, there are several instances where scenic improvements have occurred, but the scenic resource units have not been upgraded due to the limited scope of the improvements. Additionally, there are changes to the landscape in some scenic resources that should be assessed in a future evaluation.

ROADS

The Area Plan includes Scenic Roadway Units 31, 32, and 44 (see Appendix A-2 for Map of Scenic Roadway Ratings). Roadway Unit 31 (Meadow) is the segment of US 50 that is adjacent to Rabe Meadow. Although most of this roadway unit is outside the South Shore Area Plan, a small portion of this roadway unit extends south into the South Shore Area Plan and stops just south of the former Lakeside Inn site acquired in 2021 by Barton Healthcare System. Unit 31 improved from a score of 14 in 1982 to a score of 17.5 in 2015 and is in attainment; the score has not changed as of 2019. Roadway Unit 32 (Casino Core) is the segment of US 50 that runs through the casino core in Stateline and includes properties in South Lake Tahoe (e.g., Chateau Project, US 50 and Heavenly Way intersection, Tahoe Tom's Gas Station, US 50/Pioneer Intersection). Unit 32 improved from a rating of 13 in 1982 to a rating of 14.5 in 2019. However, Unit 32 is still not in attainment, according to the 2019 Roadway Units Threshold Report. It is not known whether the casino core unit would have achieved attainment without the inclusion of parcels located in South Lake Tahoe. Unit 44 (Kingsbury Grade) is SR 207 and is located within and outside of the South Shore Area Plan. Unit 44 starts at the US 50 intersection and continues east to connect the Tahoe Basin with the Carson Valley region of Douglas County. Unit 44 is in attainment, having improved from a score of 13 in 1982 to 16 in 2015 and maintains the score in the 2019 Roadway Units Threshold Report. Figure 1 below depicts the change in scoring for Roadway Units 31, 32, and 44 in the South Shore Area Plan from 1982 to 2019.



Source: Lake Tahoe Info 2023b.

Figure 1 Change in Scenic Travel Route Rating for South Shore Area Plan, 1982 to 2019

SHORELINE UNITS

There is one shoreline travel segment within the South Shore Area Plan, Unit 30 (Edgewood) (see Appendix A-3 for a Map of the Scenic Shoreline Ratings). This shoreline travel unit begins at the California/Nevada border and extends north of Nevada Beach, which is outside of the South Shore Area Plan. The composite threshold score is 10.5. According to the 2019 threshold evaluation, this shoreline unit remains out of attainment because Beach Club was under construction at the time the 2019 threshold evaluation was in progress. The Beach Club should be evaluated in the next assessment. The Edgewood Lodge project was completed in 2017.

WATER QUALITY

Protecting and improving water quality is a central focus of much of the planning and regulatory environment in the Tahoe Basin. The principal efforts to improve water quality include TRPA's best management practices program, area-wide water quality improvement projects, incentives to retire development on environmentally sensitive lands, and the Lake Tahoe Total Maximum Daily Load (TMDL) program.

BEST MANAGEMENT PRACTICES

Of the 89 parcels within the South Shore Area Plan, 51 have been certified for BMP compliance. Map 5 depicts the parcels within the South Shore Area Plan that have certified BMPs (see also Table 2).

TOTAL MAXIMUM DAILY LOAD

Jurisdictions with Water Quality Management Plans (208) are required to include TMDL programs adopted under Section 303(d) of the Clean Water Act. TRPA's 208 Water Quality Management Plan was approved by EPA in June 2013. Section 303(d) of the Clean Water Act covers impaired waters not meeting water quality standards for different parameters. The loss of clarity and deep-water transparency resulted in Lake Tahoe being added to the 303(d) list as an impaired water body. TMDL programs calculate the maximum amount of pollutants that are permitted for a water body to meet water quality standards.

Douglas County participated with ~~a number of~~*several* local, state, and federal agencies in the development of the Lake Tahoe TMDL Program, adopted at the Tahoe Summit on August 16, 2011. The TMDL program is designed to protect Lake Tahoe, an Outstanding National Resource Water, from fine sediment particles, nitrogen, and phosphorus, with fine sediment from urban stormwater runoff contributing most to lake clarity decline. By reducing fine sediment particles, the goal is to restore lake clarity to 78 feet by 2026 and 97.4 feet by 2076.

According to the Lake Tahoe TMDL Technical Report (L*ahontan* RWQCB and NDEP 2010), it is estimated that Nevada jurisdictions contribute 25 percent of fine sediment particle load to Lake Tahoe. Douglas County borders approximately 18 percent of the Lake Tahoe shoreline but is estimated to have the least amount of runoff contributing to the decrease in lake clarity, only 3 percent of the basin-wide fine sediment particle load.

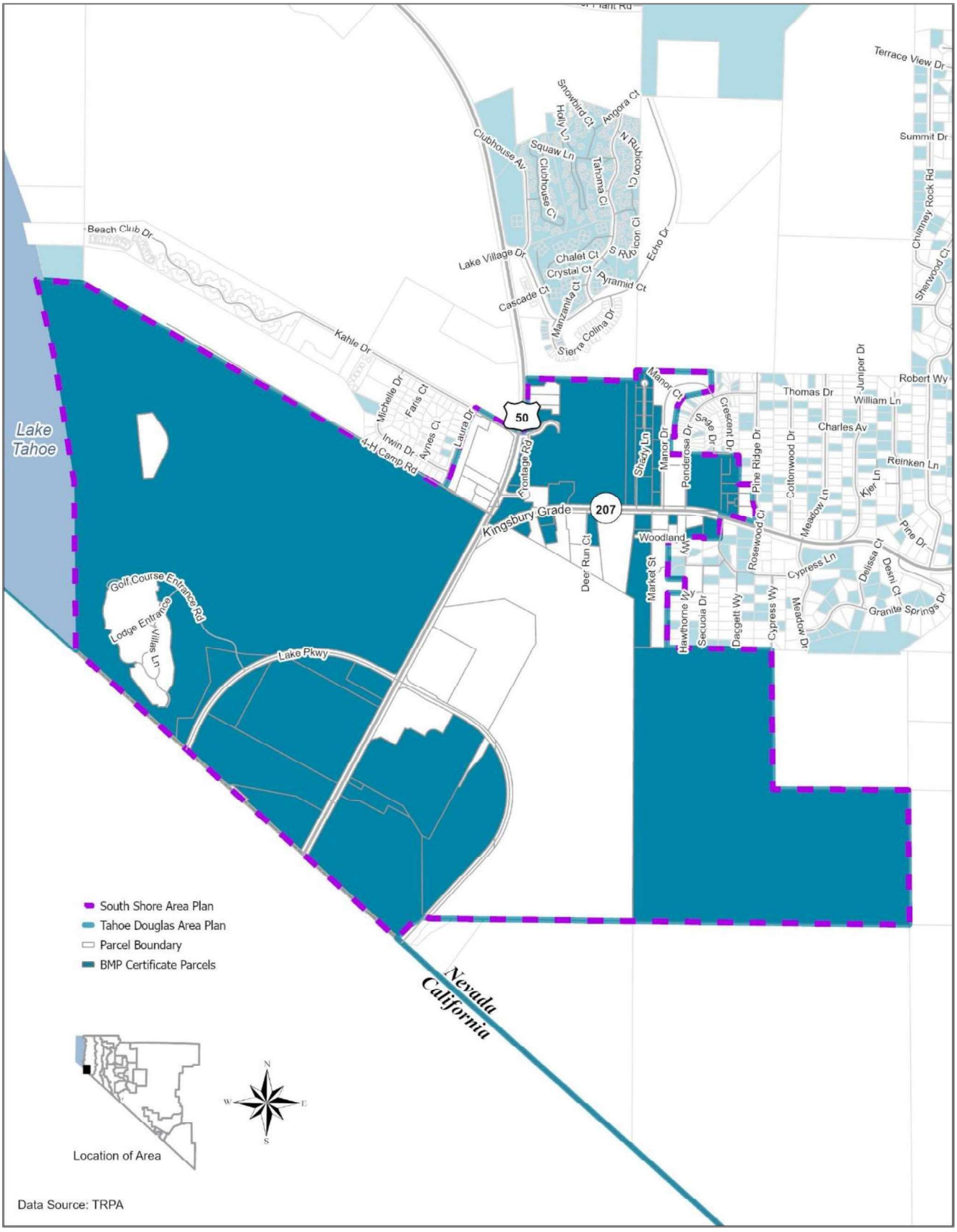
To meet the requirements of the Lake Tahoe TMDL Program, the pollutant load prior to 2005 (October 2004) must be reduced by the amounts shown in Table 7.

Table 7
Five-Year Load Reduction Targets for the Lake Tahoe TMDL

Pollutant	5-Year Milestone 2016	10-Year Milestone 2021	15-Year Milestone 2026	Transparency Standard (65-Year)
Fine Sediment Particles	10%	21%	34%	71%
Total Phosphorus	7%	14%	21%	50%
Total Nitrogen	8%	14%	19%	46%

Source: Final Lake Tahoe Total Maximum Daily Load 2010~~(August 2011)~~.

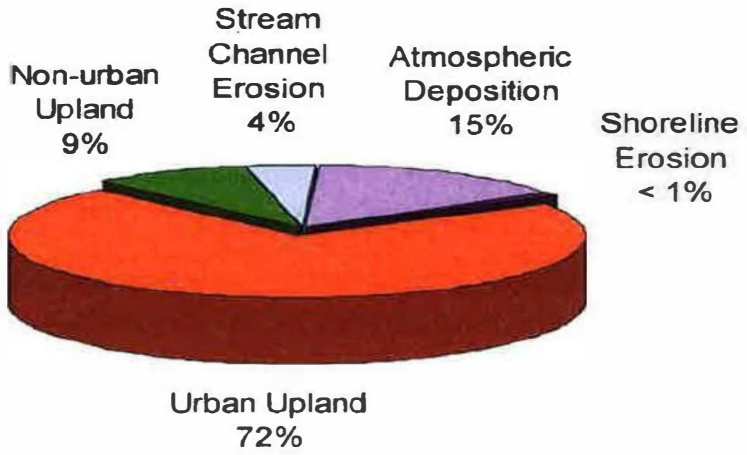
Map 5
Parcels with BMPs in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

The TMDL Report found that stormwater runoff from urban developed upland areas (i.e., roads and town centers) produces the greatest amount of fine sediment particles (72 percent) entering the lake (Figure 2), In response, the 2012 TRPA Regional Plan encourages the redevelopment of the existing built environment and implementation of water quality improvement projects to improve lake clarity.

Figure 2
Sources of Fine Sediment Particles in the Lake Tahoe Basin



Source: Final Lake Tahoe Total Maximum Daily Load 2010 ~~(August 2011).~~

The *2024* Annual Stormwater Report (required for the Lake Tahoe TMDL Interlocal Agreement) discusses the County's accomplishments to date in TMDL load reduction activities. The 5-year credit target for *2024 is 135* credits. Douglas County has exceeded this target and was able to achieve 160 credits in Water Year 2024. The 5-year milestone in *2026 is 167* credits. The strategies to reduce fine sediment particles include: 1) modifying road operations; 2) implementing private parcel BMPs; and 3) installing large scale water quality improvement projects (WQIP). The effort to achieve the next 5-year milestone will focus on a *new WQIP in Marla Bay/Pinewald*, a WQIP in the lower Kingsbury area, and the Stateline Stormwater Association private parcels BMP certificate renewals. Recent projects completed since 2016 include the lower Kahle wet basin (2018), *the Burke Creek Restoration project (2019)* and maintenance on the Oliver Park Wet Basin and Lakeridge Dry Basin.

Douglas County maintains *7* miles of roads within the Tahoe region of Douglas County. All other roads in the County are maintained by NDOT, GIDs, and Homeowner Associations (HOA). In most cases, the GIDs and HOA do not have the expertise, resources, or financial capability to implement advanced road operations independently. Kingsbury GID performs operations on 22 miles of road, and does have the capability, staff, and equipment to provide advanced road operations. *Therefore, Douglas County has been partnering with Kingsbury GID to achieve load reductions necessary to the meet the 2024 milestone by registering catchments within the Kingsbury GID's service area. The Stormwater Load Reduction Plan (SLRP) analysis identifies other potential cost- effective means to implement load reduction strategies specific to Douglas County.*

TMDL MONITORING

Douglas County's Memorandum of Agreement with NDEP requires the County to monitor implementation of the SLRP. As a result, the County is participating with other public agencies around the lake to implement The Implementers' Monitoring Program. The data collected as part of this monitoring supports the TMDL Management System and modeling and assessment tools associated with the Lake Clarity Crediting Program. A "One Lake, One Plan" approach was used to utilize the available funding in the most efficient manner.

AREA-WIDE WATER QUALITY CONTROL

The Stateline Regional Stormwater Treatment Disposal System Agreement (1997, Senate Bill 12, 1996), established the Stateline Stormwater Association, created for the purpose of constructing, operating, and maintaining stormwater control, treatment, and disposal facilities to serve the casino core area of Stateline and achieve water quality targets. Association members consist of ~~Mont Bleu~~ Bally's, Harrah's, Harveys, ~~Horizon~~

Golden Nugget, Edgewood Companies, ~~Wells Fargo Bank~~*PCS Stateline*, Douglas County (Lake Parkway), and NDOT (US 50).

This was the first public-private partnership developed to address stormwater on an area-wide level. Improvements constructed by the association tie together previously existing individual drainage systems and deliver an estimated 83 percent of the design storm volume to the treatment facility, with subsequent discharge to the irrigation storage reservoir on the Edgewood-Tahoe Golf Course. The Edgewood Lodge and Golf Course Improvement Project includes upgrades to this system, which will significantly reduce the amount of fine sediment particles entering Lake Tahoe. This area wide water quality control system also satisfies the TRPA requirement for onsite stormwater infiltration for drainage treatment and retention. It is anticipated that future redevelopment will also tie into this system. An area-wide water quality control system is in the planning stages for the lower Kingsbury area (Lower Kingsbury Area-Wide Water Quality Treatment Planning, EIP #01.01.01.0193). Another area-wide water quality system is located along Kahle Drive. Runoff from Kahle Drive, a section of US 50, a section of SR 207, and a portion of the flow from the former Lakeside Inn and Casino site flows into a storm drain conveyance system along Kahle Drive that is treated in the wet basin at the northwest side of Kahle Drive located in the US Forest Service-owned Rabe Meadow installed in 2018 and maintained by Douglas County and NDOT. Runoff from the Oliver Park Neighborhood roads including Laura Drive, Michelle Drive, Faris Court, Irwin Drive, and Aynes Court and another portion of the Lakeside Inn and Casino site's runoff goes to a wet basin located on the south side of Kahle Drive on a Douglas County parcel that was constructed in 2006 and is maintained by Douglas County.

ENERGY CONSERVATION STRATEGY

Chapter 13, Area Plans, of the Code of Ordinances requires area plans to include a greenhouse gas reduction strategy. Greenhouse gases include carbon dioxide, methane, and nitrous oxide and contribute to global warming. The Greenhouse Gas Reduction Strategy (TRPA Code Section 13.5.3.E) allows Area Plans to include strategies to reduce energy consumption of new or remodeled buildings using green building incentive programs, low interest loans, or rebate programs, as well as modifications to building codes or design standards to reduce energy consumption.

In 2011, Douglas County performed audits on its buildings and facilities, and identified opportunities for improved efficiencies. Improvements that have been installed to date include adjustment of all of the run times on heating, ventilations, and/or air-conditioning (HVAC) units, installation of automatic light sensors in the restrooms for light and water, replacement of all the street lights from high pressure sodium to light emitting diodes (LED), replacement of the County light fixtures with florescent light bulbs, and installation of a system to control run time of lighting. Additionally, a new high efficiency HVAC system was installed at the library, and an energy efficient roof was installed at the Kahle Center. Although not part of previous audits, TRPA's office building was upgraded with the largest solar array in the Tahoe Basin.

The Douglas County School District has also improved the energy efficiency of school buildings, including George Whittell High School, with the addition of newer HVAC systems and in 2025 new boilers will be installed. Douglas County School District is one of 17 Educations Partners in the US Department of Energy's Better Building Challenge.

Douglas County will continue to implement projects identified in the building and facilities' audits. Additional projects that have already been implemented through the County's Capital Improvement Program (CIP) include:

1. *Upgrading the County vehicle fleet to include more fuel-efficient and environmentally sound vehicles:*
    - *As vehicles age out, the County is currently being replaced with the newest models, with the latest Corporate Average Fuel Economy (CAFE) standards, which is a 2% to 4% increase annually. During FY23/24, Douglas County replaced 16 aged out vehicles with new increased efficiency. During this current fiscal year, the County will be replacing eight more aged out vehicles and have already received two new more efficient vehicles.*
2. *Upgrading County buildings by:*
    - *All windows are double pane and many more are "Low E" rated.*

- *New high efficiency boilers have been installed in the valley Justice Law Enforcement Center (JLEC), the valley library and the Tahoe Administration/Jail since 2020.*
- *Installed a high efficiency HVAC system at the Tahoe Justice Court in 2020.*
- *Installed Allerton control and monitoring system in all buildings. These systems will alert County staff to any inefficiencies that need to be addressed.*
- *The County has also implemented water piping loops that run under ground and throughout the Tahoe Administration/Jail building to help with the efficiency of both heating and cooling. To make these loops even more efficient, the water in these closed loop systems are treated, along with being circulated via VFD's, which are variable frequency drives. Rather than a standard electric motor that is either on or off, this speeds up or slows down depending on demand, which only consumes the amount of energy needed at that given time.*

NEW PRIVATE CONSTRUCTION

The Douglas County code allows for straw bale construction, solar power, and wind energy conversion systems. To create a private incentive for renewable energy systems, the County grants a 50 percent discount on all building related fees.

In 2019, the County adopted the 2018 International Energy Conservation Code (IECC), which encourages energy conservation through efficiency in building design, mechanical systems, lighting systems, and the use of new materials and techniques. According to the Department of Energy, the 2018 IECC provides approximately 2 percent in energy efficiency gains in homes and approximately 5 percent in commercial buildings compared to the 2015 IECC (DOE 2018, 2019).

The County also has plans to adopt portions of the 2024 International Building Code and the International Conservation Code and encourages their use. The County will utilize an updated energy code at the time the State of Nevada updates the required codes.

All jurisdictions in Nevada are required to adopt the most recent version of the IECC when adopting new codes. The Governor's Office of Energy provides training to local building officials when an update is made to the IECC Code. The Governor's Office of Energy also provides Direct Energy Assistance Loans (DEAL) to Nevada State employees for up to $6,000 for energy improvements. The Governor's Office also offers assistance to senior homeowners for energy efficiency improvements through the Home Energy Retrofit Opportunities for Seniors (HEROS) program.

Chapter 4
Economic Development Element

This element provides information on revitalization efforts within the plan area, particularly as they relate~~s~~ to the Stateline casino core and the disposition of Redevelopment Area #2.

SOUTH SHORE VISION PLAN

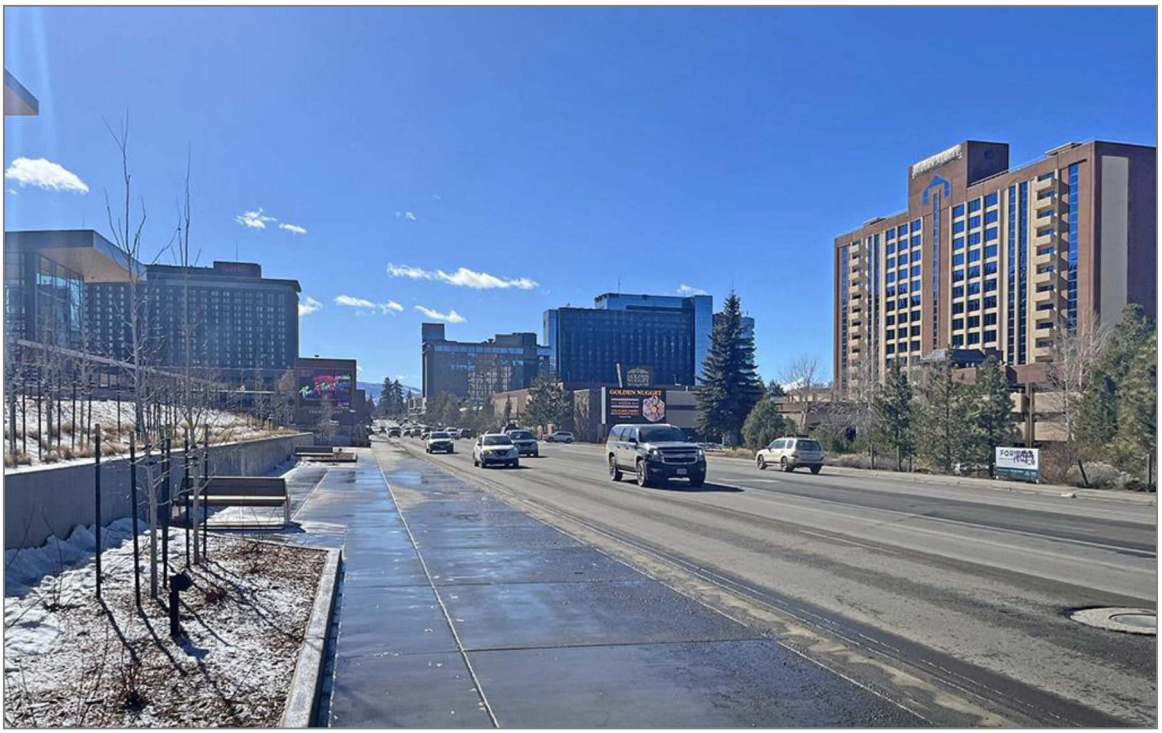
In 2011, Douglas County participated with the South Tahoe Alliance of Resorts (STAR), City of South Lake Tahoe, TRPA, and community members on the development of the South Shore Vision Plan, a planning document that focused on the redevelopment of the built environment along the US 50 Corridor, from Ski Run Boulevard in the City of South Lake Tahoe, California, to Kahle Drive in Douglas County, Nevada.

The South Shore Vision Plan addressed the following key issues:

- Reinventing the area to address the older and obsolete built environment.
- Improving the market and economic conditions that currently exist.
- Assessing transportation needs, including the US 50/South Shore Community Revitalization Project (Loop Road) and "Main Street" narrowing.
- Defining and understanding travel and tourism barriers.
- Finding solutions to other impediments to redevelopment.
- Assessing the limits to the potential for redevelopment.
- Analyzing current summer and winter programs.
- Identifying new attractions/uses, including a facility that provides conference and group meeting space and indoor entertainment options, and improving the bed base.
- Initiating environmental enhancements.
- Coordinating with the Lake Tahoe Basin Prosperity Plan to find solutions for revitalizing the Basin economy.

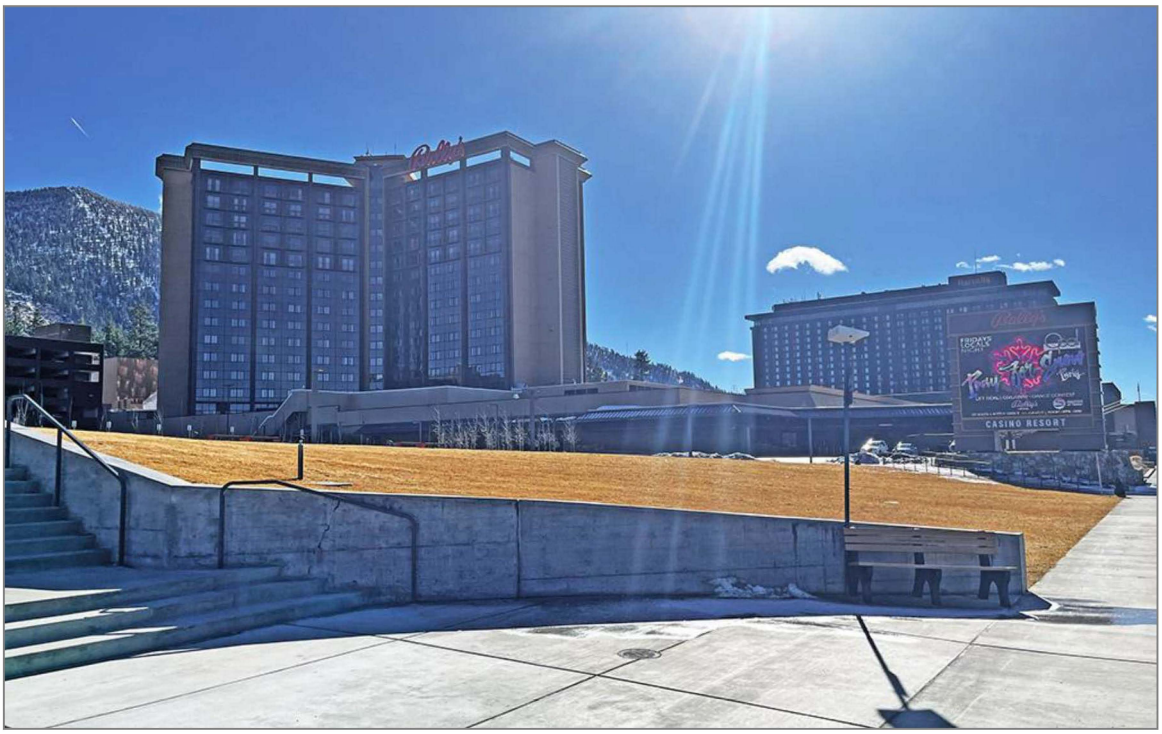
The purpose of the South Shore Vision Plan was to create a vision for the most significant tourist destination in the Tahoe Basin, and to utilize the "Vision" to inform the TRPA 2012 Regional Plan update and attract new capital investment to upgrade the natural and built environment and implement environmental improvements.

The South Shore Vision Plan also demonstrated how the existing, outdated built environment could be transformed into a world class tourist destination. The following ~~P~~photos depicting existing conditions are shown in Figures 3 through 5 and illustrations depicting the "Vision" for the South Shore are shown in Figure 6.



Source: Provided by Ascent Environmental in 2024.

Casino Core.



Source: Provided by Ascent Environmental in 2024.

Bally's Lake Tahoe and Harrah's Lake Tahoe.

Figure 3 Existing Conditions: Casino Core, Bally's Lake Tahoe, and Harrah's Lake Tahoe



Source: Provided by Ascent Environmental in 2024.

Tahoe Blue Event Center



Source: Provided by Ascent Environmental in 2024.

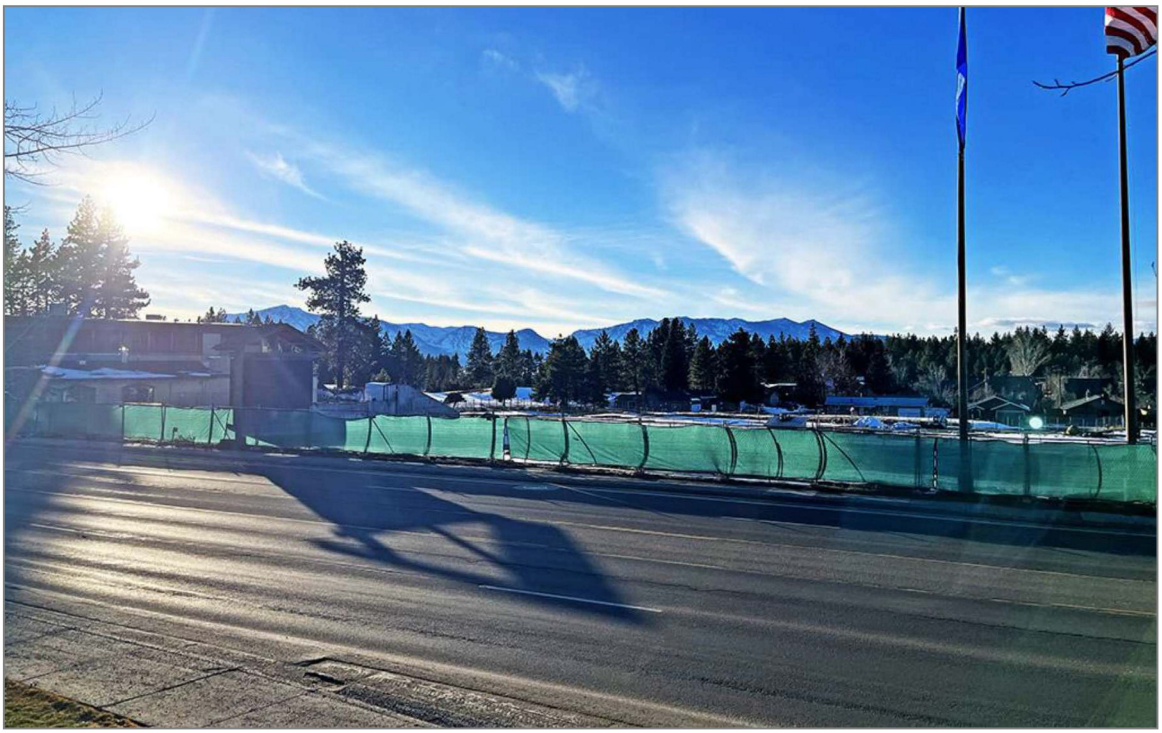
Harveys' Lake Tahoe Hotel and Casino.

Figure 4 Existing Conditions: Event Center and Harveys Lake Tahoe Hotel and Casino



Source: Provided by Ascent Environmental in 2024.

Golden Nugget Lake Tahoe Hotel and Casino.



Source: Provided by Ascent Environmental in 2024.

Former Lakeside Inn and Casino Site.

Figure 5 Existing Conditions: Golden Nugget and Former Location of Lakeside Inn and Casino



Source: Design Workshop 2011.



Source: Design Workshop 2011.



Source: Design Workshop 2011.

Figure 6 South Shore Vision Plan Illustrations

SOUTH SHORE VISION DESTINATION ECONOMIC IMPACT ANALYSIS

In 2011~~2~~, the Lake Tahoe Visitors Authority (LTVA), STAR, City of South Lake Tahoe, *private stakeholders* and Douglas County funded the South Shore Vision Destination Economic Impact Analysis, which explores the economic impacts of maintaining current operations and infrastructure (status quo) as opposed to implementing changes (transformation) proposed in the South Shore Vision Plan. Overall, the Analysis found that the status quo does not provide a level of revenue that is sustainable for the South Shore.

Status Quo: The Analysis found that over the past decade the South Shore has experienced a significant decline in economic activity, within the following areas:

- Gaming revenue
- Rooms rented
- Occupancy
- Retail sales
- Employment

For Douglas County, the greatest area of concern has been the significant decline in gaming revenue from a high of $338 million in 2004 to $209 million in 2011, a decrease of 38 percent. While gaming revenue ~~have~~ *has* increased in recent years ($243 million in 2023; Nevada Gaming Board 2023), revenue~~s~~ remain*s* substantially lower than ~~they were~~ *it was* in the early 2000s. The decline in revenue is attributed to the opening of tribal casinos in California *and across the country*, the lack of investment in infrastructure as a result of the regulatory nature of the Tahoe Basin, and the economic recession.

Transformation: The Analysis found that to transform the economy and generate long-term revenue, the types of changes proposed in the South Shore Vision Plan are necessary. These changes include:

- Diversifying into a more recreation-based economy,
- Leveraging Lake Tahoe's history with entertainment in a unique setting, and
- Upgrading the visitor experience by providing walkable areas that feature upgraded visitor and community-based experiences.

The Analysis also found that policy makers are at a unique juncture in that they can maintain the status quo or transform the visitor experience to foster economic vitality in the South Shore.

The South Shore Vision Plan also demonstrated that the redevelopment of the South Shore could include many positive environmental benefits, such as:

- Reduction in coverage
- Increased open space
- Restored stream environment zones
- Water quality improvement projects
- Pedestrian friendly streets
- Public transportation
- Energy efficient buildings
- Access to recreational opportunities

Ultimately, the South Shore Vision Plan was successful in providing a framework for promoting positive changes to the Regional Plan for Douglas County and the City of South Lake Tahoe.

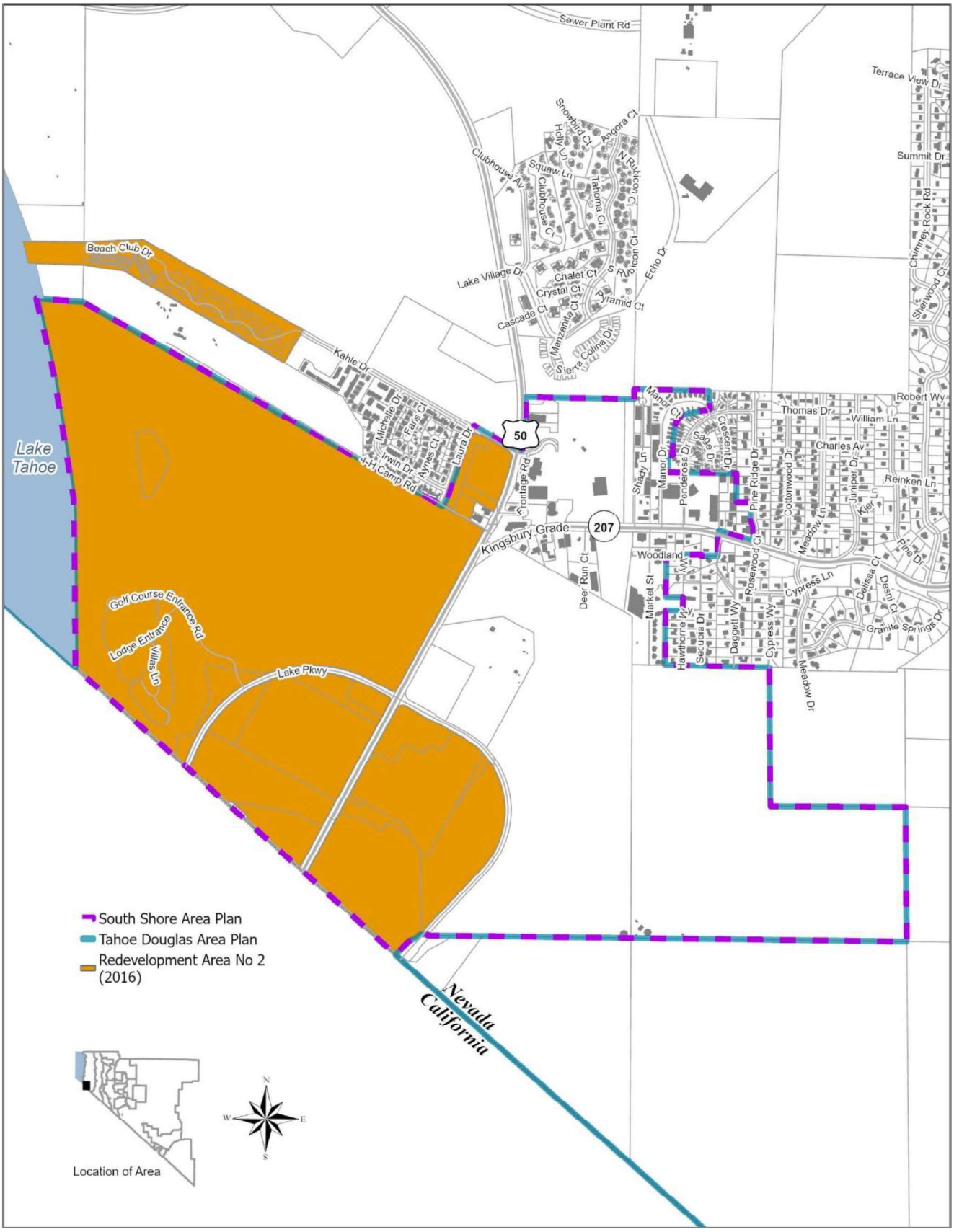
The South Shore Area Plan has been developed to build upon the concepts in the South Shore Vision Plan and Lower Kingsbury Visioning and Land Use Alternatives Report, as well as to be consistent with the goals and policies in the 2012 TRPA Regional Plan. The boundaries of the South Shore Area Plan include those properties evaluated in the South Shore Vision Plan within Douglas County.

REDEVELOPMENT AREA #2

On February 18, 2016, the Douglas County Board of Commissioners approved the establishment of a new Redevelopment Area (RDA#2) for the South Shore area (see Map 6) to establish a tax increment financing district (TIF). In addition to RDA #2, Douglas County approved a 1 percent increase in the Transient Lodging License Tax or Transient Occupancy Tax (TOT) in 2017. The tax increment revenues as well as the increased TOT revenues were used to pay for site planning, design, environmental studies and construction of the Tahoe Blue Event Center. Going forward, these revenues will be used to repay bonds or other obligations issued to finance the Event Center.

The November 2020 General Election included Douglas County Question No. 1, which was a referendum on Ordinance 2016-1456 creating RDA #2. Douglas County voters approved Question No.1 to repeal the ordinance. The vote was effective upon the County Commission's formal certification of the election results on November 16, 2020. The Douglas County RDA #2 will continue to collect up to $1.3 million per year in redevelopment tax increment revenue generated from the properties within RDA #2~~,~~ and remit the revenue to Tahoe Douglas Visitors Authority in accordance with the terms of the Tax Increment Pledge Agreement. No further redevelopment tax increment revenue will be collected and no further redevelopment activity will take place within RDA #2 area. To the extent that the properties within RDA #2 generate tax increment revenues above $1.3 million in any future year, the excess tax revenues are accounted for like any other property tax revenue collected by Douglas County and remitted to the various taxing agencies entitled to the tax revenue.

Map 6
Redevelopment Area #2



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

EVENT CENTER

The Tahoe Blue Event Center (Figure 7) opened to the public in September 2023. It is owned by the Tahoe Douglas Visitor's Authority and located on a 4.91-acre parcel gifted to the Authority by Edgewood Companies.

The Event Center has a building footprint of approximately 88,000 square feet as well as an outdoor gathering space, reconfigured surface parking lots, multimodal and pedestrian enhancements as well as improved stormwater treatment facilities. The Tahoe Blue Event Center includes two levels for a total floor area of approximately 138,000 square feet.

The Tahoe Blue Event Center is expected to have the following benefits, according to the Tahoe Douglas Visitor's Authority:

- $60 million in total economic impact
- 386 year-round jobs
- Increased property values
- $3 million in annual tax revenues

Publicly owned assembly and entertainment centers, such as the event center, are uses that are allowed in the High-Density Tourist District of the South Shore Area Plan by Special Use Permit. All development proposals within the High-Density Tourist District (Casino Core) of the South Shore Area Plan are still reviewed by TRPA (refer to the Land Use Element for additional information on land uses and TRPA Review).



Source: Provided by Ascent Environmental in 2024.

Figure 7 Tahoe Blue Event Center

Chapter 5
Housing Element

This element provides information on the existing housing inventory, the housing market, and affordable housing barriers and incentives. The TRPA Regional Plan includes housing as a sub-element of the Land Use Element. The Bi-State Compact does not mandate inclusion of a housing element and the TRPA Thresholds do not address housing.

HOUSING INVENTORY

There are currently 132 housing units within the South Shore Area Plan. Most of the housing stock is multi-family. There are 88 multi-family units on Market Street (Lake Vista I and II Apartments) and 64 units on Deer Run Court (The Lodge at Kingsbury Crossing), although The Lodge at Kingsbury Crossing operates as a timeshare; thus, The Lodge units are not included in Table 8.

There is one mobile home park in the South Shore Area Plan: Kingsbury Manor Mobile Home Park. The Park includes 31 units and residents rent the spaces for their units. As shown in Table 8, 66 percent of the housing inventory in the South Shore Area Plan is multi-family and 23 percent of the inventory is manufactured and mobile homes. Single-family detached and single-family attached dwelling units represent 7 percent and 4 percent of the housing inventory, respectively.

Table 8
South Shore Area Plan Housing Inventory

Housing Type	Units	Percentage
Single Family Detached	10	7%
Single Family Attached	5	4%
Manufactured/Mobile Homes	31	23%
Multi-Family Units	88	66%
Total Units	**132**	**100%**

Source: Provided by TRPA in 2024.

HOUSING MARKET

Information on the housing market in the South Shore Area Plan includes sales data, residential development potential, and vacation home rentals and timeshares.

2023 SALES DATA

The 2023 sales data from the Douglas County Assessor reports on sales of single-family detached dwelling units (Code 200) by Township and Range. The South Shore Area Plan is located within Township 13 and Range 18 (T/R 1318).

There were 62 single-family home sales during 2023 in T/R1318. The highest price for home sales during 2016 was $11,200,000 and the lowest price was $375.000 There was only one sale below $500,000.

The median sales price was $1,365,500 and the average sales price for single-family homes was $1,845,412. Table 9 provides the single-family sales data for 2023.

Table 9
2023 Single Family Sales Prices in T/R 1318

Township & Range (General Area)	High Price	Low Price	Median Price	Average Price	% of Sales Below $300K
1318 (Kingsbury/Stateline)	$11,200,000	$375,000	$1,365,500	$1,845,412	1.2%

Source: Douglas County Assessor 2024.

RESIDENTIAL DEVELOPMENT POTENTIAL

Residential development requires obtaining a Residential Unit of Use (RUU) development right. Ultimately, TRPA manages the number of RUUs available and distributes RUUs directly to residential projects based on BMP compliance and other factors or allocates RUUs to Douglas County for their distribution to projects. TRPA has allocated 67 bonus residential units to Douglas County to be used only for projects within the South Shore Area Plan, which could be used for affordable housing developments (Bindl, pers. comm., 2024). Additionally, TRPA has distributed 73 residential allocations to Douglas County that are not currently assigned to residential projects.

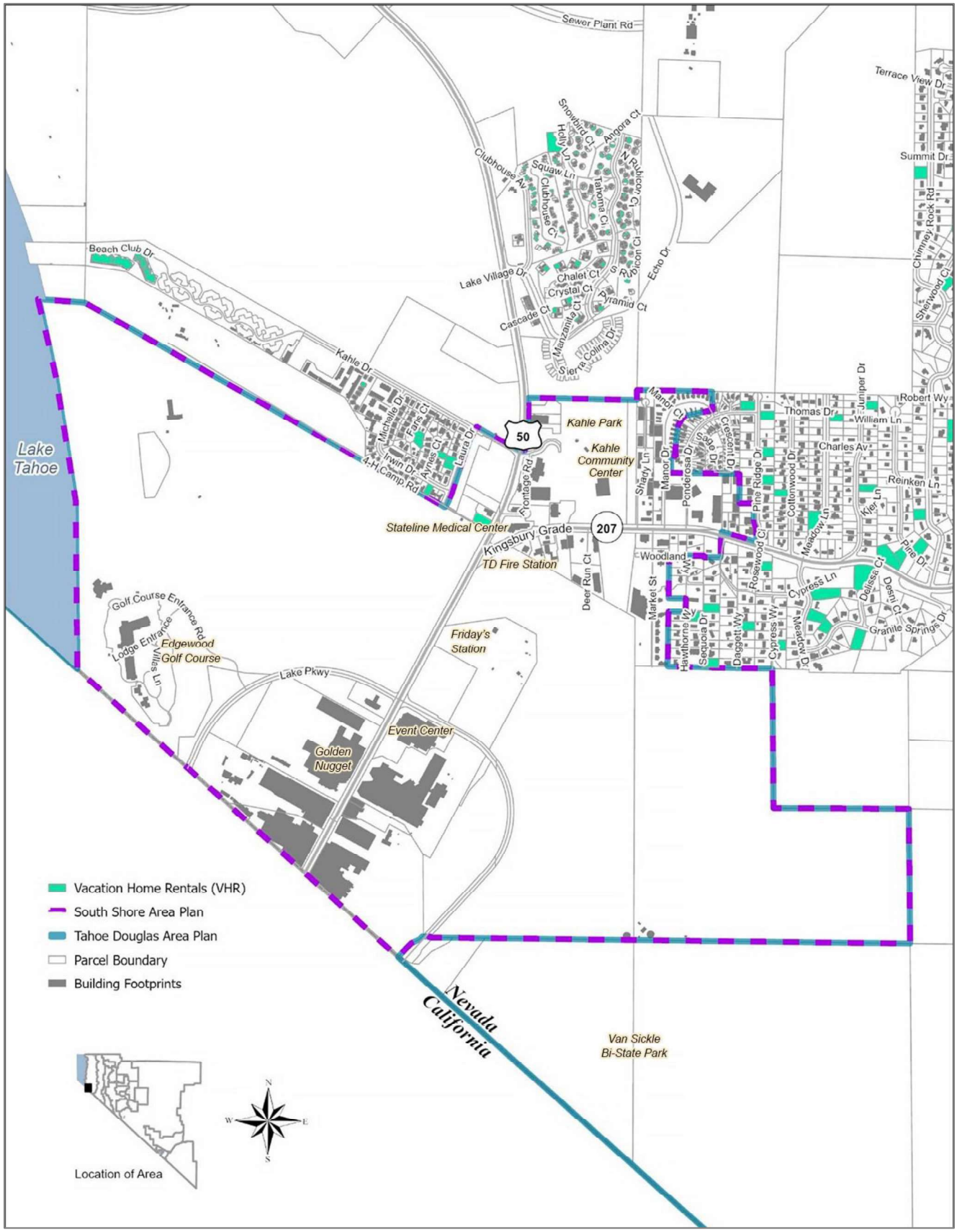
Within the South Shore Area Plan, there are limited opportunities for new residential development due to the limited number of vacant parcels available for permanent residential development. The four parcels comprising the Edgewood Mountain Area property are designated for resort recreation land uses, including Tourist Accommodation Units (TAUs). New residential development within the South Shore Area Plan would likely occur only with the redevelopment of existing developed properties and/or the conversion of existing TAUs into deed restricted affordable housing units.

VACATION HOME RENTAL PERMITS AND TIMESHARES

Douglas County requires a vacation home rental (VHR) permit in the Tahoe Township for all properties used for short-term rentals of 28 consecutive days or less (see Douglas County Code Chapter 20.622). As of July 2023, there were 566 active vacation home rental permits (Douglas County 2023a). Douglas County allows a maximum of 600 VHR permits, which are subject to neighborhood density limits. There was only one VHR permit within the South Shore Area Plan, as shown on Map 7. This was a single unit in the Dart Liquor building.

In addition to VHRs, there is one timeshare development in the South Shore Area Plan: The Lodge at Kingsbury Crossing. This timeshare development contains 64 units and is located on Deer Run Court. Douglas County adopted timeshare regulations in 1982.

Map 7
Vacation Home Rental Permits



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

AFFORDABLE HOUSING

Although housing is not mandated in the Bi-State Compact and is not included as a threshold category, housing issues are becoming increasingly important to residents, employers, and local governments. The TRPA Regional Plan includes a housing sub-element that addresses the use of incentives to promote housing for full-time and seasonal residents and workers employed in the region. The limited supply of affordable housing within the South Shore Area Plan impacts the ability of employers to attract and retain employees.

The South Shore Region Housing Needs and Opportunities report (Housing Needs and Opportunities Report) completed in 2019 documented factors that have contributed to the current conditions in the housing market in the South Shore Region and its decreasing ability to house residents and employees. The South Shore Region includes the Tahoe Basin portion of Douglas County, the City of South Lake Tahoe, and unincorporated areas of El Dorado County, including Tahoma, in the South Tahoe area. As of 2019, residents occupied over 700 fewer homes than they did in 2010. Resident owners increased by 200 households, but resident renters dropped by 930 households. During this time, second homeownership increased, with 4,420 vacant and second homes added between 2010 and 2019.

The Housing Needs and Opportunities Report identified the number of housing units needed to address current deficiencies in housing based on employees needed to fill unfilled jobs, residents and employees living in over-crowded conditions, and in-commuters that want to move near their job in the south shore region. These are referred to as "catch-up needs." The Housing Needs and Opportunities Report also identified the number of housing units needed to keep up with future demand for housing based on projected job growth and jobs that will be vacated by retiring employees. These housing needs are referred to as "keep-up needs." Housing shortages worsen when local job growth and the need for more workers exceeds the growth of available housing units. Based on the estimated catch-up and keep-up needs, approximately 3,290 community housing units are needed by 2026, or an average of about 550 units per year. These estimates do not account for the number of housing units needed by seasonal workers, which is difficult to define because the needs change year-to-year based on several factors (e.g., tourism, hiring needs, weather) (Tahoe Prosperity Center 2019).

In 2023, TRPA received a Higher Impact Transformative (HIT) grant from the California Housing and Community Development (HCD) department. This grant award will fund assessment of the impact of existing policies on affordability; development of a community engagement plan to increase communication between communities and agencies; updating the region's development rights and growth management programs; delivery of a streamlined environmental review process for transit-oriented, multi-family developments; and environmental analysis of proposed updates to the Regional Plan. As the federally designated Metropolitan Planning Organization (MPO) for the basin, TRPA was awarded a separate grant to fund amendments to certain building standards to make it more financially feasible for private property owners and builders to construct deed-restricted workforce housing for multiple income levels (TRPA 2023~~a~~).

TRPA HOUSING DEFINITIONS

TRPA recognizes and provides incentives to three categories of housing types: "affordable," "moderate," and "achievable." TRPA defines affordable housing as housing affordable to low-income households, or those with household incomes at or below 80 percent of the area median income. TRPA defines moderate income housing as housing affordable to households with incomes up to 120 percent of area median income. Achievable housing includes housing that meets at least one of the following criteria:

- Have a household income not in excess of 120 percent of the respective county's area median income (i.e., moderate income households and below); or
- At least one occupant of the household works at least 30 hours per week or full-time equivalency for an employer with a business license or tax address within the Tahoe region; or
- Resident is a retired person who has lived in a deed-restricted unit in the Tahoe Basin for more than 7 years.

AFFORDABLE HOUSING INVENTORY

Within the South Shore Area Plan, there are 64 units of deed restricted affordable rental housing. The Lake Vista I and Lake Vista II apartments are located at 129 and 131 Market Street in Kingsbury and provide rental housing for households with incomes at or below 60 percent of median income. Lake Vista was developed with Home Investment Partnership (HOME) funds as well as Low-Income Housing Tax Credits (LIHTC). The developer entered into an Affordable Housing Agreement with Douglas County, which requires the units to be restricted for 30 years, or until August 26, 2031. The affordable housing agreement was approved by TRPA and Douglas County on the basis of waiving 64 development rights.

Table 10 provides information on the affordable renter-occupied units within the Tahoe Township, including the South Shore Area Plan.

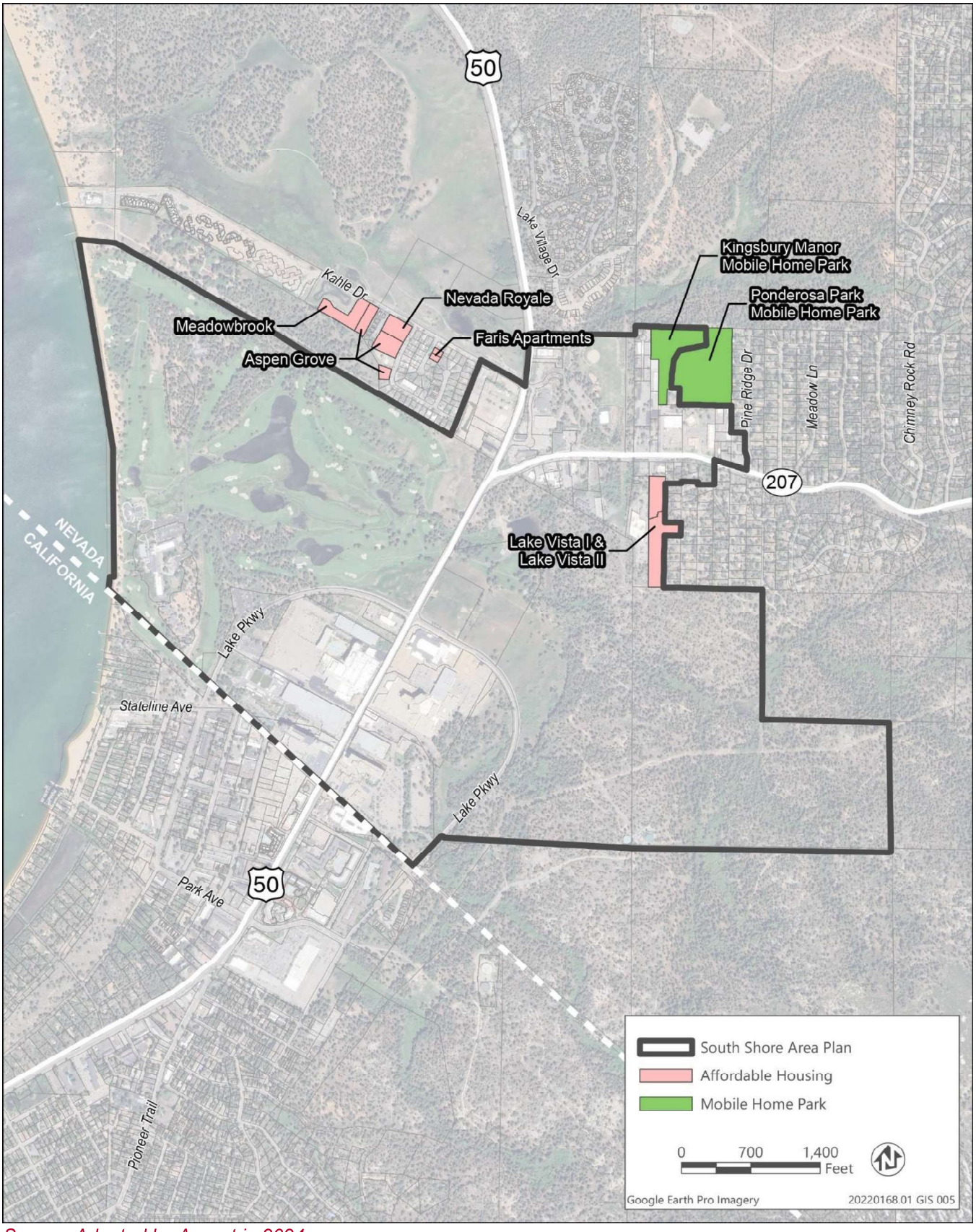
Table 10
Income-Restricted Rentals in the Tahoe Township of Douglas County

	Location	Year Built	Total Units	Affordable Units	1-bed	2-bed	3-bed	Income Level
Lake Vista I	Market Street	2001	24	24	12	12		50%, 60%, 80%
Lake Vista II	Market Street	2001	40	40	8	32		60%
Aspen Grove	Kahle Drive area (outside of the SSAP)	2015 (year restricted)	39	39	11	28		<80%
Faris Apartments	Kahle Drive area (outside of the SSAP)	2019 (year restricted)	10	10	2	7	1	120%
Meadowbrook	Kahle Drive area (outside of the SSAP)	2001	30	30	-	16	14	60%
Nevada Royale	Kahle Drive area (outside of the SSAP)	2019 (year restricted)	5	5				120%
Total		-	**148**	**148**	**33**	**95**	**15**	

Source: Tahoe Prosperity Center 2019.

Map 8 displays the location of affordable housing developments within the South Shore Area Plan as well as units in the Kahle Drive area that are located just outside of the South Shore Area Plan. Map 8 also displays the location of the Kingsbury Manor Mobile Home Park. The Ponderosa Park Mobile Home Park is located outside of the South Shore Area Plan but directly adjacent to Kingsbury Manor Mobile Home Park. Ponderosa Park Mobile Home Park contains 75 units (Douglas County 2022).

Map 8
Affordable Housing in South Shore Area Plan



Source: Adapted by Ascent in 2024.

MANUFACTURED HOUSING

The Kingsbury Manor Mobile Home Park (31 units) is the only manufactured home park in the South Shore Area Plan. The Ponderosa Mobile Home Park (75 units) is another manufactured home park and is located next to the Kingsbury Manor Mobile Home Park, but outside of the boundary of the South Shore Area Plan. The former Tahoe Shores Mobile Home Park (155 units) was located just outside of the South Shore Area Plan and was removed with the development of the Tahoe Beach Club (143 condominiums) at the end of Kahle Drive.

The Kingsbury Manor Mobile Home Park and Ponderosa Mobile Home Park may be considered affordable market rate housing but there are no deed restrictions on these properties and they are not included in the inventory of affordable housing. TRPA requires the TRPA Governing Board to review and approve any project that creates, eliminates, or converts 10 or more mobile homes. There are affordable rental units along Kahle Drive that are deed restricted but these units are just outside of the boundary for the South Shore Area Plan. The Aspen Grove Apartments include 39 deed restricted affordable rental units that represent mitigation for the Tahoe Beach Club project. The developer of the Tahoe Beach Club secured an additional 15 units of affordable housing to satisfy TRPA's mitigation requirements (Tahoe Prosperity Center 2019).

The *Tahoe Regional Housing Needs Program Report prepared for the Tahoe Basin* (2014 Housing Report) (BAE Urban Economics 2014) discussed possible approaches to replace existing mobile and manufactured housing units with site built multi-family housing. The concern is that while older mobile home parks contain low-density (eight dwelling units per acre), older housing stock, the housing is typically considered moderate, if not affordable, housing. The 2014 Housing Report noted that any proposed policy changes "should discourage the displacement of existing low- and moderate-income residents, while ensuring that replacement units remain affordable to existing residents and members of the regional workforce." (BAE Urban Economics 2014: 91). The 2014 Housing Report recommended amending the TRPA Code to consider all mobile or manufactured housing units as affordable or moderate-income housing by default (in lieu of only mitigating units in current use that can be documented as serving low-income households).

BONUS RESIDENTIAL UNITS

To incentivize affordable and workforce housing, TRPA awards "bonus units" to projects building deed restricted affordable, moderate, or achievable housing. A bonus unit takes the place of an RUU and is awarded at no cost to the applicant if the home meets the criteria in TRPA Code Section 52.3.4.

There were 874 residential bonus units remaining from the 1987 Regional Plan. An additional 600 bonus units were created under the 2012 Regional Plan. Cumulative accounting of bonus units can be found on laketahoeinfo.org.

DEVELOPMENT STANDARDS FOR AFFORDABLE, MODERATE, AND ACHIEVABLE HOUSING

In 2023, TRPA passed the Phase 2 Housing Amendments that provide development incentives for deed-restricted affordable and workforce housing projects. Notwithstanding other rules, TRPA allows alternative density, height, coverage, and parking standards for residential or mixed-use developments with a residential component that is 100 percent deed-restricted affordable, moderate, or achievable housing. Residential developments or mixed-use developments with a residential component that is 100 percent deed-restricted are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and 30.4.2.B.5, and the parking standards in TRPA Code Section 34.4.1.

Residential developments or mixed-use developments with a residential component that is 100 percent deed-restricted affordable, moderate, or achievable, as described in TRPA Code Section 36.13 and utilize bonus units are exempt from the density maximums in TRPA Code Section 31.3.

INCLUSIONARY HOUSING

TRPA requires developers to mitigate removal of existing affordable housing (low-income and moderate) but does not at this time require developers to create new affordable housing.

ACCESSORY DWELLING UNITS (SECONDARY UNITS)

In Nevada, TRPA regulations only permit the placement of accessory dwelling units (ADU) on parcels of 1 acre or greater (TRPA Code Section 21.3.2). Residential allocations are required for ADU just like other residential units. For locations within the TRPA Residential Bonus Unit Boundary, a bonus unit may be awarded if the ADU would serve low-income, moderate-income, or achievable household (TRPA Code Section 52.3.4).

In 2021, TRPA approved updated rules to encourage more affordable housing options for Tahoe residents and employees by allowing ADU on parcels of any size and additional incentives for providing this housing if the ADU is restricted to affordable rates and located near transit or a town center. However, ADU in Washoe and Douglas Counties are only allowed on parcels 1 acre and 1/2 acre respectively, or larger. The TRPA Phase 2 Housing Amendments approved in 2023 also provided an additional benefit for deed restricted ADU within the bonus unit boundary. Deed-restricted ADU within the bonus unit boundary are eligible for up to 70 percent coverage (or 100 percent coverage in centers) or 1,200 square feet of additional coverage, whichever is less. The additional coverage can only be used for the deed restricted portion of the property (i.e., the ADU and associated walkways or decks), but not parking.

EMPLOYEE HOUSING

Some major employers provide seasonal or permanent housing for their employees to offset the difficulty of finding affordable housing in the region. Edgewood Companies purchased the Pine Frost Inn in the City of South Lake Tahoe in 2005 and uses the former inn to provide rental housing for its employees. Heavenly Resort offers employee housing at a location in an apartment building in South Lake Tahoe.

Per Section 20.703.090 of the County Code, employee housing is permitted by right in the Mixed Use/Town Center and Tourist/High-Density Tourist District either through the County or TRPA review. Employee housing would require either a County or TRPA Special Use Permit in the Recreation and Resort Recreation districts.

Chapter 6
Land Use Element

This element provides information on land uses adopted as part of the 2012 TRPA Regional Plan, permitted activities within Area Plan land use designations and special overlay districts (Town Centers and High-Density Tourist District), and the equivalent zoning districts.

TRPA REGIONAL PLAN LAND USE DESIGNATIONS

The 2012 TRPA Regional Plan includes eight ~~future~~ land use *classifications* ~~districts~~ and four ~~new~~ special *planning* ~~land use~~ districts, which are reflected on Map 1 of the Regional Plan (See Appendix A-1). Where referred to in the South Shore Area Plan~~SSAP~~ (see Map 9), "Future land use districts" or "future land use designations" refer to the land use designations adopted by TRPA and Douglas County. Existing uses are consistent with these future land use designations. ~~The 2012 Regional Plan created a new planning strategy called Area Plans (Chapter 13, TRPA Code of Ordinances). Area Plans are intended to replace the existing PASs and Community Plans and to move more permitting authority to local governments.~~

~~The South Shore Area Plan was the first Area Plan to be approved by TRPA (September 25, 2013). The South Shore Area Plan replaced the Kingsbury and Stateline Community Plans as well as portions of PASs 070A and 080.~~

To reduce coverage, improve environmental conditions, and achieve threshold gains, the TRPA 2012 Regional Plan creates additional incentives to retire existing coverage and relocate coverage and new development to Town Centers. In Town Centers, for example, property owners can have up to 70 percent land coverage when such coverage is transferred in and used on high capability lands (Class 4-7).

The South Shore Area Plan retains the strict environmental protections required under the TRPA Regional Plan and includes several strategies to further accelerate environmental improvements and restoration, including the following:

- **Environmental Redevelopment:** Promoting the redevelopment of existing developed areas to include increased bicycle, pedestrian, and transit amenities; coverage reduction; and compliance with water quality and other environmental regulations.
- **Transfers of Development Rights/Existing Development:** The South Shore Area Plan includes ~~two Town cCenters:~~ the High-Density Tourist District and the Kingsbury Town Center, *which are defined in the TRPA Code of Ordinances as "Centers" (Code Section 90.2). Regional Plan Policies LU-3.3 and LU-3.7 direct development in and transfer of existing development potential (e.g., CFA, TAUs, RUUs) to Centers.* ~~Both Centers have been designated as r~~Receiving ~~A~~areas for transfers of development ~~on the Future Land Use Map~~. ~~These~~ *areas* ~~Centers~~ are already extensively developed and meet or exceed coverage limitations *identified in TRPA Code Section 30.4*. As ~~R~~receiving ~~A~~areas, future development will be directed to these areas instead of occurring in outlying and/or environmentally sensitive areas. Although not reflected as a ~~R~~receiving ~~A~~areas ~~on the Future Land Use Map~~, the Edgewood-Tahoe Golf Course site (limited to Special Area #1) is a receiving area in that up to 250 ~~Tourist Accomodation Units (~~TAUs~~)~~ may be transferred to the site and the Edgewood Mountain *Area property*~~site~~ is a receiving area in that development is only allowed if it is transferred in and the transfer results in the retirement of development. *The transfer of development described here is consistent with the TRPA Regional Plan and is separate from the County's transfer of development rights program covered under Douglas County Code Section 20.500.*
- **Compact Mixed-Use Land Use Pattern:** The Area Plan includes zoning districts that encourage a greater mixing of land uses, which can result in fewer and shorter vehicle trips and associated improvements in air quality and traffic. In addition, the High-Density Tourist District represents the largest tourist bed base in the region, and the plan promotes recreational and non-auto transportation options in and around the district to further reduce vehicle trips. The proposed new hospital on the former Lakeside Inn site is expected to result in fewer and shorter trips from within the South Shore Area Plan and the east shore to the existing hospital approximately 6 miles away in South Lake Tahoe.

- **Total Maximum Daily Load (TMDL) Implementation:** Requires water quality improvements that will help the County meet TMDL milestones.
- **Comprehensive Coverage Reduction:** The Master Plan includes a policy that requires the County to consider opportunities for coverage reduction in all public and private redevelopment projects within Centers.
- **Area-Wide Water Quality Improvements:** Area-wide stormwater management systems, such as the existing Stateline Stormwater System, are recognized and called for to ensure compliance with TRPA BMP and SLRP requirements.
- **Stream Environment Zone Protection:** The Master Plan includes a policy that requires Douglas County to pursue opportunities for SEZ restoration in all public and private projects that contain disturbed SEZ.

Based on the inventory of existing conditions, the Regional Plan Land Use Districts, and the Conceptual Regional Land Use Map, Douglas County has developed new future land use designations and equivalent zoning districts for the South Shore Area Plan to conform with the TRPA Regional Plan.

Several future land use designations are considered receiving areas. Receiving areas are areas that are eligible to receive the transfer of existing residential development and residential development rights, TAUs, and commercial floor area are located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections. The transfer ratios range from 1:1 to 1:75 (TRPA Code Section 51.5).

Table 11 provides additional information on the future land use designations relevant to the South Shore Area Plan.

Table 11
TRPA Regional Plan Land Uses in the South Shore Area Plan

TRPA Regional Plan Land Use Designations	Description
Mixed-Use with Town Center District Overlay	Mixed-Use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Region or have the potential to provide future commercial, public service, light industrial, office, healthcare, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience and enhanced sustainability. Town Centers contain most of the Region's non-residential service and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town Centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto dependent development pattern and provides economic opportunities in the Region.
Recreation	Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this plan identifies as recreation areas include (1) areas of existing private and public recreation use; (2) designated local, state, and federal recreation areas; (3) areas without overriding environmental constraints on resource management or recreational purposes; and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas.
Resort Recreation	For the South Shore Area Plan, the *four* Edgewood Mountain *Area* parcels are designated as Resort Recreation and are zoned T-RR (Tahoe-Resort Recreation) zoning district. This area allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.
Tourist with High-Density Tourist Overlay	Tourist areas are urban areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the Bi-State Compact as suitable for gaming. These lands include areas that are: 1) Already developed with high concentrations of visitor services, visitor accommodations, and related uses; 2) Of good to moderate land capability (land capability districts 4-7);

	3) Have existing excess land coverage; and 4) Located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections. The High-Density Tourist District contains a concentration of hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities for local residents. The High-Density Tourist District is the appropriate location for the Region's highest intensity development.

SOUTH SHORE AREA PLAN FUTURE LAND USE DESIGNATIONS

Within the South Shore Area Plan, there are only four applicable land use designations along with two special overlay districts: Tourist with High-Density Tourist District Overlay, Recreation, Resort Recreation, and Mixed-Use with Town Center Overlay. These land use designations are further described below. As shown in Table 12, there are 66 parcels designated as Mixed-Use with Town Center Overlay (Kingsbury Town Center). There are five parcels designated as Recreation and all of these parcels are located on the Edgewood Lodge and Golf Course *property*. There are four parcels designated as Resort Recreation for a total of approximately 248 acres, all located in the Edgewood Mountain ~~a~~Area *property*. There are 14 parcels designated as Tourist with the High-Density Tourist Overlay, all located within the casino core. The South Shore Area Plan does not include any parcels designated with Backcountry, Conservation, Residential, or Wilderness future land uses.

Table 12
Future Land Use Designations in the South Shore Area Plan

TRPA 2012 Regional Plan Land Use	Parcels	Acreage[1]
Backcountry	N/A	0.00
Conservation	N/A	0.00
Mixed-Use with Town Center Overlay	66	93
Recreation	5	234
Resort Recreation	4	248
Residential	N/A	0
Tourist with High-Density Tourist Overlay	14	115
Wilderness	N/A	0.00
Total[2]	**89**	**690**

[1] The acreage values are rounded.

[2] The total acreage shown in this table is greater than that shown in Table 1 because the land use designations include right-of-way areas.

Source: Adapted from TRPA GIS data.

The Douglas County Area Plan land uses for the South Shore Area Plan are equivalent to the TRPA future land uses, and TRPA review is still required for specific future land use designations. Douglas County does not currently have a delegation MOU with TRPA, so all projects in Douglas County within the Tahoe Basin are subject to TRPA review. Even in jurisdictions with delegation MOUs, there are projects of a certain size that require TRPA review (see Table 13).

Pursuant to TRPA Regional Plan Land Use Policy – LU 4.12, TRPA will continue to review projects within the High-Density Tourist, Conservation, and Resort Recreation Land Use Districts on the Conceptual Regional Land Use Map and the Shorezone of Lake Tahoe and development with building floor area sizes listed in Table 13.

Table 13
TRPA Review Required

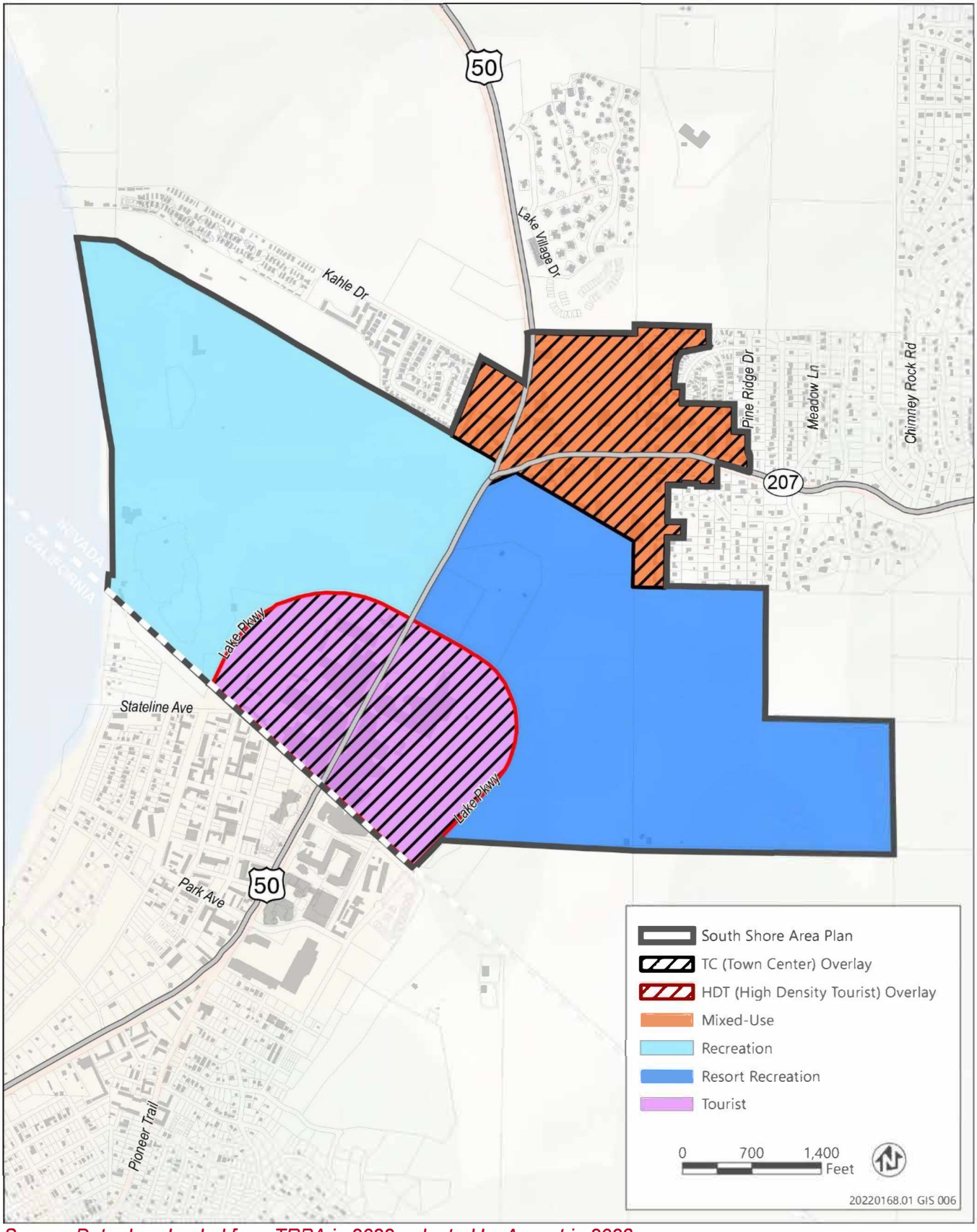
Land Use Categories	Town Center	Outside of Town Center

Residential	≥ 50,000 square feet	≥ 25,000 square feet
Non-Residential	≥ 40,000 square feet	≥ 12,500 square feet

Note: All measurements are new building floor area.

Map 9 depicts the future land use designations in the South Shore Area Plan.

Map 9
South Shore Area Plan Future Land Uses



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023.

TOURIST LAND USE WITHIN HIGH-DENSITY TOURIST DISTRICT OVERLAY

The previous Stateline Community Plan, *which included the casino core*, was designated as Tourist Future Land Uses with a High-Density Tourist District overlay on the TRPA Conceptual Regional Plan Land Use Map. This is the primary area, along with the lower Kingsbury area, targeted for redevelopment. The High-Density Tourist District is considered a "Center" and includes 14 parcels for a total of approximately 115 acres. The area is currently dominated by casino/hotel uses, including the Golden Nugget, Bally's Hotel/Casino, Harrah's Hotel/ Casino, Harveys Hotel/Casino. The casino core is now anchored at the east end by the Tahoe Blue Event Center, which provides opportunities for entertainment, conferences, meetings, and special events. Existing conditions include:

- 2,266 hotel rooms.
- Five existing hotel towers that range in height from 85 to 197 feet.
- Four parking garages and a substantial amount of surface parking.
- The TRPA LiDAR Impervious Coverage Calculations from 2012 for the High-Density Tourist District are provided in Table 14. Of the 115 total area acreage within the High-Density Tourist District, approximately 77 acres, or 67 percent is impervious.

Table 14
LiDAR Impervious Coverage Calculations, ~~2012~~2019

Town Center	Impervious Surfaces (acres)	Total Area (acres)	Impervious Surfaces (percent)
High Density Tourist District	*77.5*	*115.5*	*67*

Source: ~~Adapted by Ascent in 2024.~~ TRPA

As discussed in the Economic Development Element, the objective is to transform this area into a world class recreational tourist destination, which may include:

- Replacing the existing towers with energy efficient buildings that are architecturally compatible with the natural scenic beauty of the Region and move the area towards scenic threshold attainment (see discussion on scenic resources in Chapter 3, "Conservation Element").
- Reducing coverage and surface parking.
- Restoring stream environment zones, improving water quality, and creating open space.
- Creating a pedestrian friendly environment *with architecture and landscaping that is visually appealing*.
- Expanding conference and entertainment opportunities.

The other main objective is to provide a variety of recreational opportunities and entertainment within walking distance from the bed base, such as:

Skiing: The existing *Heavenly* Gondola *is located just beyond the boundary of the South Shore Area Plan and* provides direct access to Heavenly Mountain Ski Resort. *The Edgewood Mountain Area property is used for additional winter activities that include tubing, and snowmobiling.*

Golfing: The existing Edgewood-Tahoe Golf Course is within walking distance.

Biking: The Nevada Stateline-to-Stateline Bikeway provides access to the lake within biking and walking distance.

Hiking: The Van Sickle Bi-State Park is within walking distance and provides access to hiking, picnicking, mountain biking, and horseback riding.

Beach: The Edgewood Lodge and Golf Course property includes *public* access ~~via~~ *a multi-use path from Lake Parkway to* a public beach, *which is* ~~the first beach~~

within walking *or biking* distance *from the bed base.* ~~(previously there was no public beach within walking distance).~~

Lake: *The Tahoe Transportation District* (TTD) has been exploring the feasibility of providing waterborne transit from this area to give visitors and residents an opportunity to spend time on the Lake, as well as provide non-automobile access to Tahoe City on the north shore.

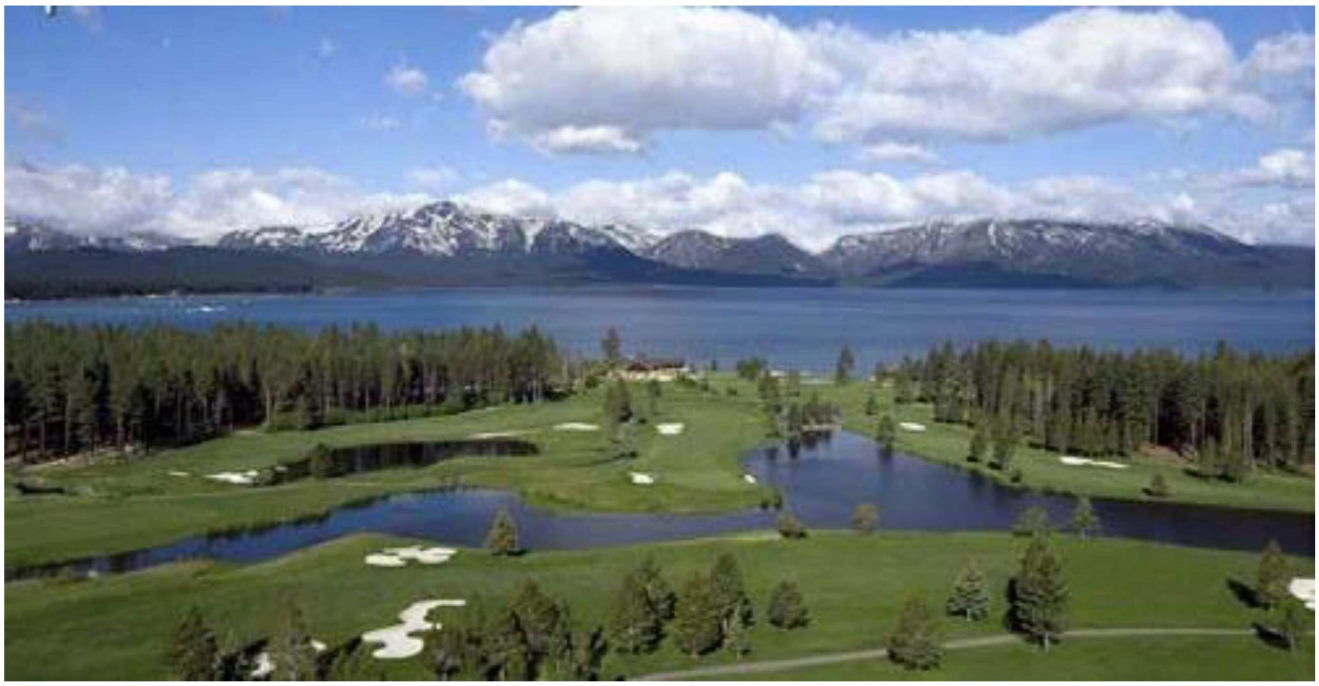
Shopping: The creation of a pedestrian-friendly retail environment.

Dining: The inclusion of a wide variety of dining options.

Entertainment: The development of outdoor and indoor entertainment amenities, which includes the Tahoe Blue Event Center and Lake Tahoe Outdoor Arena at Harveys.

Overall, the objective is to revitalize the economy, contribute to the attainment of TRPA environmental threshold standards, including water quality and scenic, and create a sustainable tourist destination that provides access to recreational opportunities within walking and biking distance of the bed base, which is intended to contribute to a reduction in vehicle miles traveled and improved air quality. All redevelopment projects in the High-Density Tourist District will be evaluated to ensure consistency with these overall objectives.

RECREATION LAND USES



There are five parcels in the South Shore Area Plan designated as Recreation and all parcels are part of the Edgewood Lodge and Golf Course property. The total acreage is approximately 234 acres.

In 2012, TRPA approved the Edgewood Lodge and Golf Course Improvement Project. The lodge opened in June 2017. The project consists of a tourist accommodation complex with a total of 154 new TAUs transferred from retired hotel sites in South Lake Tahoe; improvements in water and energy efficiency; and a new public beach. The project also includes environmental enhancement projects intended to contribute to attainment of TRPA environmental standards. The goals of these threshold improvement projects, among others, are to:

1. Meet and exceed existing TRPA stormwater infiltration and treatment requirements;

2. Reduce the overall pollutant load of sediment, fine sediment, phosphorus and nitrogen;
3. Improve the function of the Golf Course Creek and Edgewood Creek stream environment zones (approximately 200,000 square feet of SEZ and 1.5 acres of coverage within the shorezone will be restored); and
4. Dredge and remove accumulated material in site ponds to reestablish pollutant capture capacity.

The project demonstrates how new projects can bring environmental improvements to the Tahoe Basin.

This site was in PAS 070A (Edgewood), including Special Area #1 (Tourist Area), which allowed for up to 250 TAUs to be transferred to the site. This site continues to be allowed a maximum of 250 TAUs with the South Shore Area Plan.

RESORT RECREATION LAND USES

There are four parcels within the South Shore Area Plan designated as Resort Recreation. All four parcels are located on the Edgewood Mountain Area ~~parcel~~ *property* and contain ~~a total of~~ approximately ~~256~~ 248 acres.

The Edgewood Mountain Area ~~parcel~~ *property* has historically been a conservation area, although numerous recreation, public service, and some residential uses were historically allowed in the area. The site contains the historic Friday Station (an original Pony Express stop).

With the 2012 TRPA Regional Plan Update, the ~~parcel~~ *property* was placed in the Resort Recreation District on the Conceptual Regional Land Use Map. The purpose of designating it Resort Recreation was to allow for additional recreational opportunities, such as a cross-country ski area, to be located near the bed base and to reduce vehicle miles traveled thus improving air quality. *Currently, one of the parcels is used seasonally for tubing and* ~~snowboarding~~ *snowmobiling activities.* The 2012 ~~TRPA~~ Regional Plan also allows for tourist accommodations and commercial structures that are accessory to a recreation use to be located on the site, as long as *TRPA-defined* development *rights (e.g., CFA, TAUs, RUUs)* are ~~is~~ transferred in from outside of the designated area and the transfer results in the retirement of development. Tourist accommodation units or commercial development may be subdivided into air space condos (no lot or block subdivisions are allowed). The parcel has been identified as a future site for a bike/pedestrian path to connect Market Street to the Van Sickle Bi-State Park, consistent with the Lake Tahoe Active Transportation.

MIXED-USE LAND USE WITH TOWN CENTER OVERLAY

In 2008, all of the parcels within the lower Kingsbury area were evaluated in the Lower Kingsbury Visioning and Land Use Alternatives Report. The Summary Report was developed with input from local property owners, identified opportunities and constraints for revitalization and environmental improvements and resulted in a number of recommendations, including:

1. Transforming the area into a pedestrian friendly and mixed-use environment.
2. Creating more diverse housing options.
3. Developing an area wide water quality improvement project.
4. Creating more bike connections, including connections to the Kahle Community Center and a bike/ pedestrian path from Market Street to the South Shore through the Edgewood Mountain *Area* ~~Parcel~~*property*.

Financial or regulatory incentives and/or County sponsored redevelopment programs were identified as potential catalysts for redevelopment in the area.

The TRPA LiDAR Impervious Coverage Calculations for the Kingsbury Town Center are provided in Table 15. Of the approximately ~~88~~ *93* acres in the total area, approximately ~~52~~ *51* acres (~~59~~ *54* percent) are impervious.

Table 15
LiDAR Impervious Coverage Calculations, 2012

Town Center	Impervious Surfaces (acres)	Total Area (acres)	Impervious Surfaces (percent)
Kingsbury Town Center	~~51.55~~50.7	~~88.25~~93.3	~~58.42~~54
~~**Nevada South Stateline**~~	~~81.41~~	~~115.44~~	~~70.52~~

Source: Adapted by Ascent in 2024. ~~TRPA~~

The South Shore Vision Plan evaluated the properties that contain the former Lakeside Inn and Douglas County Government Center/Tahoe Transportation and Visitors Center. The Plan identified this area as the Gateway Area into the South Shore and recommended redeveloping this area into a mixed-use environment and, beginning at Kahle Drive, creating a streetscape along the entire street corridor that includes pedestrian amenities, landscaping, and an interesting environment to support retail.

The lower Kingsbury area is the only area designated as a Mixed-Use/Town Center on the Conceptual Regional Land Use Map within the County. This area is intended to provide a mix of commercial, public services, light industrial, healthcare, office, and residential uses and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic opportunities.

With the Town Center overlay and TRPA Phase 2 Housing Amendments, development of more diverse housing options is incentivized. The residential density (exempt from density limits) and height standards would incentivize redevelopment within the Town Center such that environmental benefits would occur, including from redevelopment as development commodities are transferred from more environmentally sensitive areas.

The South Shore Area Plan includes new actions to address outstanding issues, such as moving forward with an area wide water quality improvement project and a pedestrian/bike connection between Market Street and Van Sickle Bi-State Park. The County recognizes that including the Kingsbury Town Center in the South Shore Area Plan is the first step in fostering the redevelopment and revitalization of the area.

There are 66 parcels within the South Shore Area Plan designated with a future land use of Mixed-Use with a Town Center Overlay. The Kingsbury Town Center includes approximately 93 acres. Residential development is located along SR 207 (Kingsbury Grade), but setback behind commercial properties that line the highway. The Lake Vista apartments on Market Street provide 64 units of affordable rental housing mobile homes are

located in the Kingsbury Manor Mobile Home Park and Ponderosa Mobile Home Parks (adjacent to the Kingsbury Square Office Complex).



View of Lake Tahoe from Shady Lane Commercial (Industrial Center)

The Kingsbury Town Center contains more than 100 different commercial, industrial, and public uses. The most notable uses include Douglas County Government Offices/Tahoe Transportation and Visitors Center, Edgewood Village, Kahle Community Center/Park, Kingsbury Station, Red Hut Center, Shady Lane Commercial (Industrial) Center, Kingsbury Square, and Kingsbury Center.

SOUTH SHORE AREA PLAN ZONING DISTRICTS

To implement the TRPA Regional Plan, Douglas County has adopted the base and overlay zoning districts (High-Density Tourist District and Town Center Districts) for the South Shore Area Plan. The regulations for each zoning district are included in the Douglas County Development Code (Title 20), Chapter 20.703, Tahoe Area Plan Regulations.

The future land use districts and equivalent zoning districts are provided in Table 16.

Table 16
Future Land Uses and Equivalent Zoning Districts

Future Land Use Designations for South Shore Area Plan	Equivalent Zoning Districts
Resort Recreation	T-RR (Tahoe – Resort Recreation)
Residential	T-RES (Tahoe – Residential)
Mixed-Use	T-MU (Tahoe – Mixed-Use)
Tourist	T-T (Tahoe – Tourist)
High-Density Tourist District	HDT (High-Density Tourist) Overlay
Town Center District	TC (Town Center) Overlay
All Districts	PD (Planned Development) Overlay SA (Special Area) Overlay

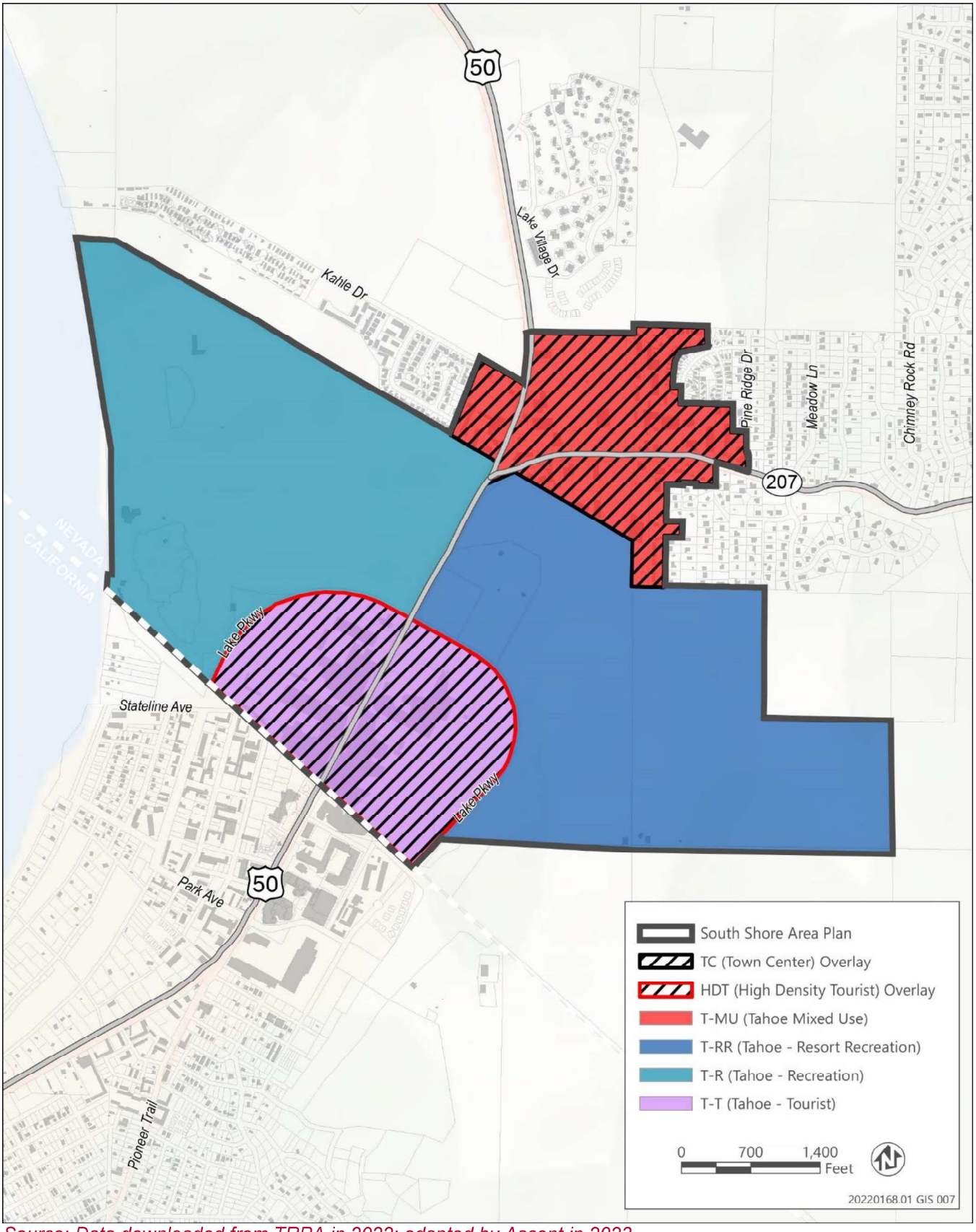
Map 10 displays the zoning districts for the South Shore Area Plan.

SOUTH SHORE DESIGN STANDARDS AND GUIDELINES

To ensure quality redevelopment that reflects the desired mountain character of Tahoe and brings the area into Scenic Threshold attainment, the South Shore Design Standards and Guidelines are utilized for non-residential development located in the South Shore Area Plan. These standards are included in the Douglas County Design Criteria and Improvement Standards Manual Part 1, Division 7.

These design standards and guidelines include site layout, landscape, building, signage, lighting, and screening standards. Residential development would still need to comply with the design standards in Chapter 36 of the TRPA Code of Ordinances.

Map 10
Zoning Districts in the South Shore Area Plan



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023.

Chapter 7
Public/Quasi-Public Facilities and Services Element

This element provides information on community facilities such as schools and libraries; healthcare facilities and services; and public water, wastewater, and solid waste facilities and services serving the plan area.

OVERVIEW

The Public/Quasi-Public Facilities and Services Element is implemented through Chapter 20.100, Public Facilities and Improvement Standards, of Douglas County Code and the Douglas County Design Criteria and Improvement Standards Manual, which requires~~,~~ "adequate facilities" and provides standards for the design, construction, repair, and alteration of streets, drainage, grading, sewers, and water supply facilities. It is also implemented through the 5-year CIP, which is reviewed annually in coordination with the preparation of the budget. The CIP provides information on current and long-range infrastructure and equipment requirements of the County and identifies both funded and unfunded projects.

Since little growth is anticipated within the South Shore Area Plan due to growth restrictions within the Tahoe Basin, the County's focus is on operating and maintaining existing public services and facilities. The County also coordinates with other service and facility providers to consolidate services and facilities where feasible to reduce costs and provide better and more efficient services to residents and visitors.

In addition to the County, there are GIDs, private companies, and homeowners' associations that provide and maintain quasi-public services and facilities. The following public facility and service providers operate in the South Shore Area Plan:

- Edgewood Water Company
- Kingsbury GID
- Douglas County Lake Tahoe Sewer Authority (former Douglas County Sewer Improvement District No. 1)
- Douglas County School District
- Barton Healthcare System

In most cases, the County has little or no jurisdiction over these agencies and private entities. Therefore, service and facility planning is done with little input from the County.

WATER PROVIDERS

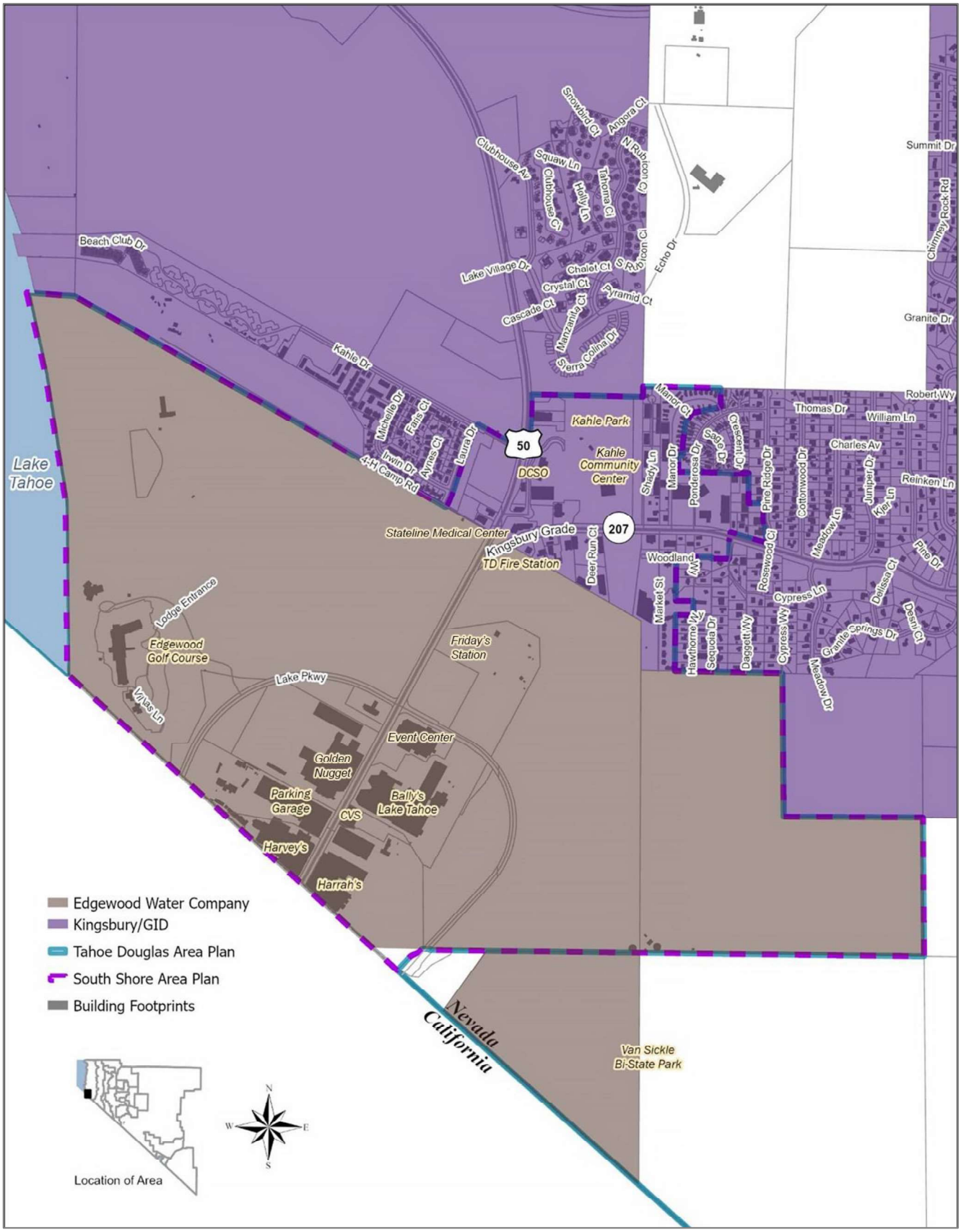
There are two active public water systems in the South Shore Area Plan: Edgewood Water Company and the Kingsbury GID.

The Kingsbury GID provides water to development located within the Kingsbury Town Center, including the former Lakeside Inn properties, as well as residential and commercial/industrial development located along SR 207.

The Edgewood Water Company is a private water company established in 1965 and serves the casinos in Stateline, Edgewood Mountain Area property, and the Edgewood Golf Course and Lodge.

Map 11 depicts the service areas for the Edgewood Water Company and the Kingsbury GID in the South Shore Area Plan.

Map 11
Water Service Providers in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Table 17 provides additional information on each water provider.

Table 17
Public Water Systems in the South Shore Area Plan

Public Water System	Population Served	Primary Source	Number of Sources	Source Type	Number of Service Connections
Edgewood Water Company	5,000	Surface Water	1	Intake(s)	34
Kingsbury GID	5,195	Surface Water	1	Intake(s)	2,952

Note: Oliver Park GID does not provide water, the water supplier for its service area is Kingsbury GID.

Sources: Kingsbury GID 2024, Nevada Division of Environmental Protection, Tahoe Water Suppliers Association 2023 Annual Report.

WASTEWATER PROVIDERS

Since all septic systems have been removed from Tahoe to protect the clarity of Lake Tahoe, all development is connected to public and private wastewater systems and all wastewater is pumped out of Tahoe to the Carson Valley. GIDs, Sewer Improvement Districts, and others provide wastewater services. *Two agencies provide wastewater services to residents and businesses located in the South Shore Area Plan: Douglas County Lake Tahoe Sewer Authority and Kingsbury GID.* The County does not provide wastewater services in Tahoe.

DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY (FORMER DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT NO. 1)

The Douglas County Lake Tahoe Sewer Authority (Sewer Authority) was established following the approval of Senate Bill 471 (approved by Governor Sandoval in May 2017). SB 471 amends Chapter 335 of Nevada Revised Statutes and replaces the former Douglas Sewer Improvement District. SB 471 creates a five-member board with three board members representing the former customer districts, one member from the Douglas County Board of Commissioners, and one member from the Stateline business community.

The Douglas County Lake Tahoe Sewer Authority (Sewer Authority) serves five separate districts: Kingsbury GID, Round Hill GID, Elk Point Sanitation District, Tahoe-Douglas District, and its own service area. The Sewer Authority wastewater treatment facility has a rate capacity of 3.75 million gallons of wastewater per day (mgd) but typically only treats between 1.2 to 1.8 mgd. After treatment, the reclaimed wastewater is pumped out of the Lake Tahoe basin to the Carson Valley, to either the Park Cattle Company Land Application Site or Bentley Reservoir. Effluent is stored at the Bentley Reservoir until it is used to irrigate alfalfa at the Bentley Agrowdynamics Land Application Site. The Buckeye Creek effluent storage reservoir is currently off-line (DCSID 2016).

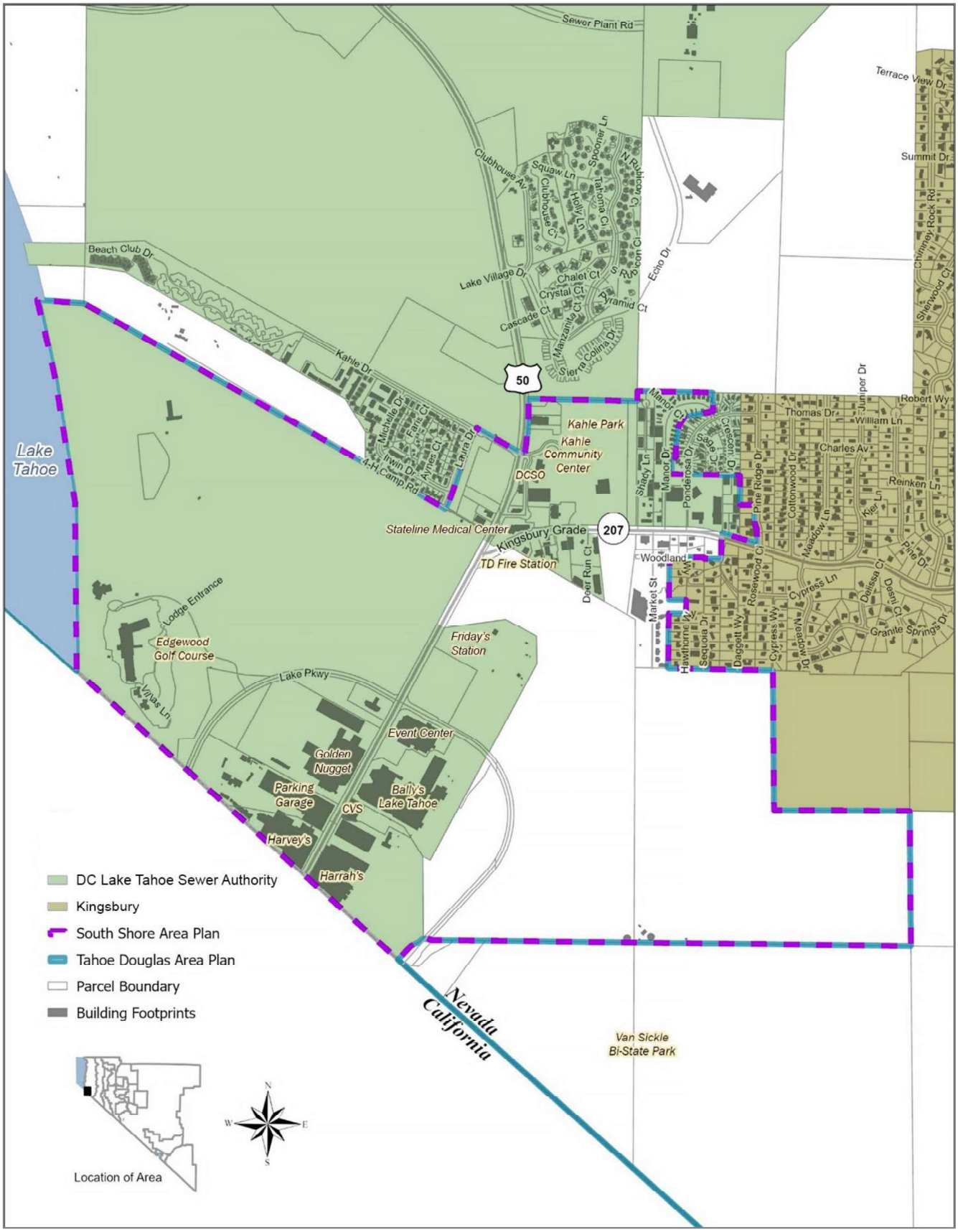
The Sewer Authority provides wastewater services to all developed properties within the South Shore Area Plan except properties east of Market Street.

KINGSBURY GENERAL IMPROVEMENT DISTRICT

The Kingsbury GID contracts with the Sewer Authority for sewer treatment and disposal services. Kingsbury GID collects wastewater from properties located east of Market Street within the South Shore Area Plan.

Map 12 depicts the wastewater service areas for the Sewer Authority and the Kingsbury GID.

Map 12
Wastewater Service Providers in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

SOLID WASTE

Solid waste disposal services are provided by South Tahoe Refuse, Inc., under a franchise agreement with Douglas County. Waste is transported to a material recovery facility and transfer station operated by South Tahoe Refuse, Inc. This facility is located west of US 50 in South Lake Tahoe, California. South Tahoe Refuse also conducts recycling programs.

COMMUNITY FACILITIES

Community facilities in or near the South Shore Area Plan include the Douglas County School District, Douglas County Library, and Kahle Community Center.

The Douglas County Library System operates a library in Zephyr Cove, near the Douglas County Senior Center, Zephyr Cove Elementary School, and George Whittell High School. The Douglas County Public Library Long Range Management Plan helps the County determine future service and facility needs for the library.

The Douglas County School District operates ~~the~~ Zephyr Cove Elementary School (grades K-5) and George Whittell High School (grades 6-12) in the Tahoe region of Douglas County. ~~The~~ Kingsbury Middle School was closed in 2008 due to declining school enrollment. The Douglas County School District Facilities Master Plan (2010) provides a variety of options for addressing declining school enrollment in Tahoe, from maintaining the status quo, to establishing a K-12 school on the George Whittell High School site. Table 18 provides additional information on the estimated capacity and 2023-2024 enrollment figures for Zephyr Cove Elementary and George Whittell High School.

Table 18
School Capacity vs. Actual Enrollment

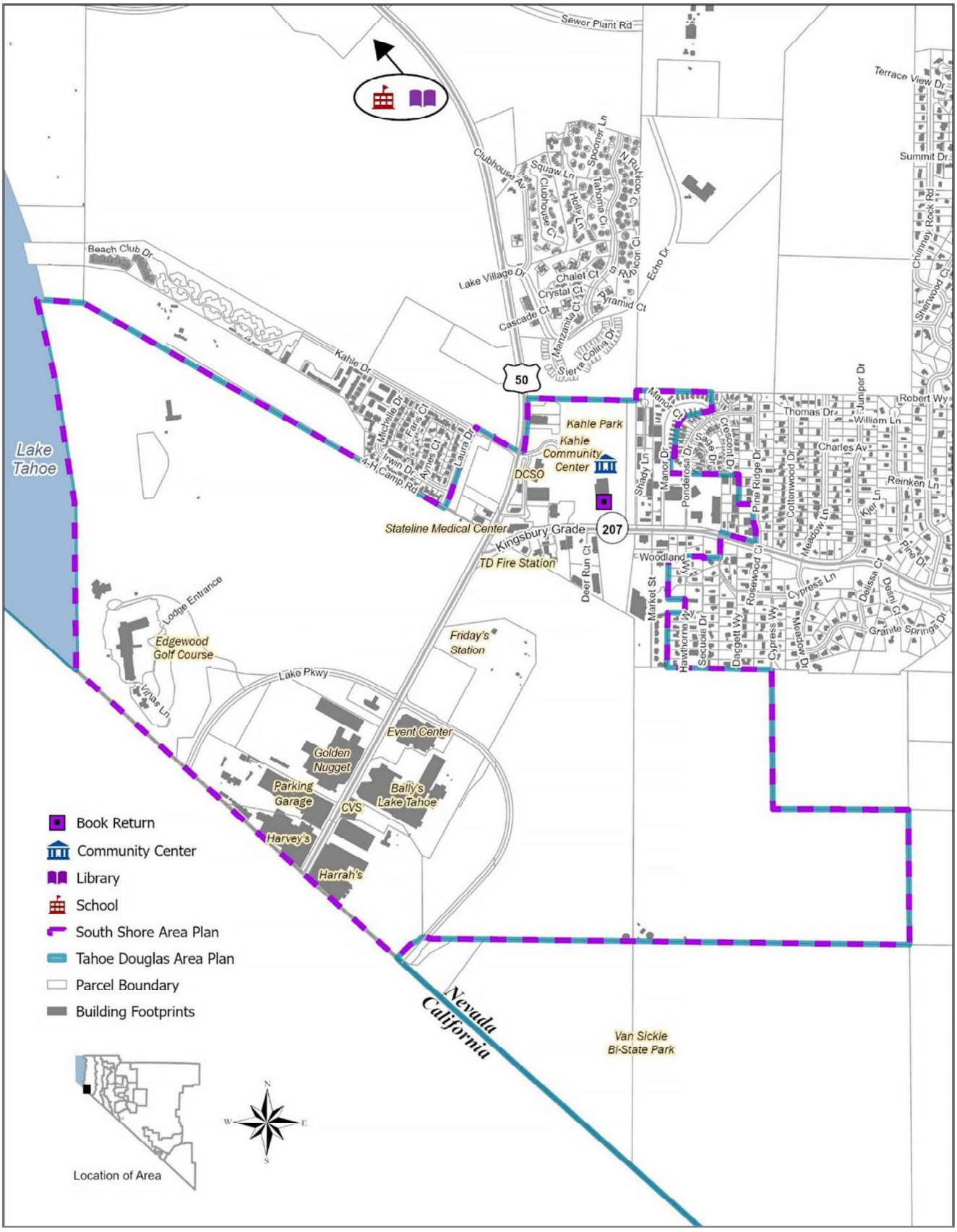
School	Estimated Capacity	2023-2024 Enrollment	Excess Capacity	Utilization Percent
Zephyr Cove Elementary	253	159	94	62
George Whittell High School	354	137	217	39

Source: Nevada Department of Education 2024; Walling, pers. comm., 2024.

The Kahle Community Center, located adjacent to Kahle Park, includes more than 22,000 square feet and provides many activities and services to residents and visitors. The Community Center includes a gymnasium, Kids Club, recreation classes, and sports leagues.

Map 13 depicts the community facilities in the South Shore Area Plan.

Map 13
Community Facilities in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Chapter 8
Public Health and Safety Element

This element provides information on law enforcement, fire protection services and facilities, healthcare facilities and services, and natural hazards. The TRPA Regional Plan addresses natural hazards as a sub-element of the Land Use Element. The most common natural hazards in the Tahoe region of Douglas County are avalanches, wildfires, flooding, earthquakes, and seiches.

PUBLIC SAFETY SERVICES

LAW ENFORCEMENT

The Douglas County Sheriff's Office operates the Lake Tahoe Substation, which is a full-service substation and includes 22 bed spaces for inmates, at the base of SR 207 (Kingsbury Grade) and US 50. The County also offers Court and County Clerk services. These facilities are all located within the Kingsbury Town Center of the South Shore Area Plan.

FIRE PROTECTION

The Tahoe Douglas Fire Protection District (FPD) is a career fire department that provides all-risk services to an area of 17.7 square miles in the Tahoe region of Douglas County, including all of the properties within the South Shore Area Plan. The services include fire suppression, wildland firefighting, Haz-Mat mitigation, high angle rescue, water/ice rescue, maritime operations, advanced life support, bomb squad, fire prevention, and forest fire mitigation services.

Tahoe Douglas FPD has five fire stations: Kingsbury Station 21, Round Hill Station 23, Zephyr Cove Station 24, Glenbrook Station 25, and Station 22. Zephyr Fire Crew operates out of Station 22, which is located at the bottom of Kingsbury Grade. Zephyr Fire Crew is a seasonal fuels management team that reduces wildfire risk and improves forest health through fuels management practices. This fuels management team hand thins vegetation, provides property owners with support, conducts defensible space inspections, issues tree removal permits, and coordinates a curbside chipping program. The Zephyr Fire Crew includes 37 firefighters during the fire season and is available for strike team dispatching to regional locations for wildland firefighting support.

Station 23 (Round Hill) is the "first-in" response station for properties located within the South Shore Area Plan, including the casino core area. According to Tahoe Douglas FPD, Station 23 responds with a Type I fire engine, a Type 3 fire engine, an Advanced Life Support (ALS) ambulance, and a Battalion Chief. This area is also supported by a response from Station 24 (Zephyr Cove), Station 22 (Lower Kingsbury Wildland Fire), and Station 21 (Upper Kingsbury) for emergency calls, including fire and emergency medical services (EMS) (Cranch, pers. comm., 2024).

Call volumes for Tahoe Douglas have increased from approximately 1,970 calls in 2019 to approximately 2,140 calls in 2023, an increase of approximately 8 percent (see Table 19). Fire and EMS calls fluctuated during this time and ultimately declined. The largest percentage increase in types of calls occurred for hazardous conditions (no fire) and other calls, which are non-emergency types of calls.

Table 19
Tahoe Douglas Fire Protection District Call Volumes

Major Incident Type	2019	2020	2021	2022	2023
Fires	44	66	48	49	20
Rescue and EMS	1,340	1,188	1,440	1,396	1,217
Hazardous condition (no fire)	56	49	71	86	93
Overpressure rupture, explosion, overheat (no fire)	1	-	3	2	1
Severe weather and natural disaster	-	-	1	-	2
Special incident type	16	7	3	6	4
Other calls*	511	614	597	596	802
Total	**1,968**	**1,924**	**2,163**	**2,135**	**2,139**

**Other calls include calls categorized as good intent calls, false alarm and false calls, and service calls.*

Source: Cranch, pers. comm., 2024.

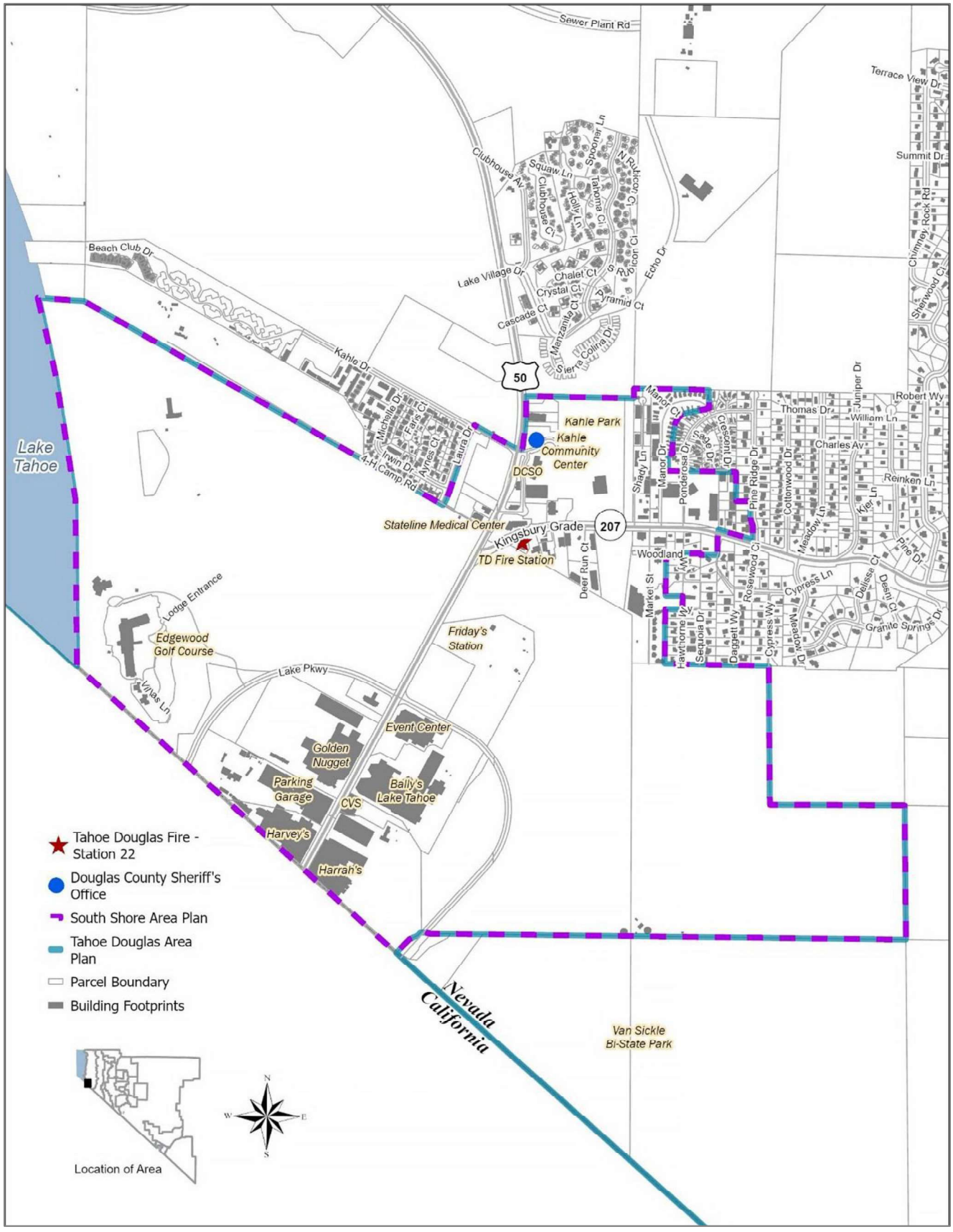
Map 14 depicts the location of public safety facilities in the South Shore Area Plan.

HEALTHCARE FACILITIES AND SERVICES

Barton Healthcare System has operated a variety of medical services within the South Shore Area Plan:

- Primary care
- Laboratory
- Neurology
- Physical therapy
- Occupational therapy
- Urgent care
- Cardiology
- Orthopedics and sports medicine

Map 14
Public Safety Facilities in South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

NATURAL HAZARDS

Information on the natural hazards most relevant to the South Shore Area Plan is presented below. The analysis is based on the *Douglas County Hazard Mitigation Plan* (Douglas County 2019) as well as the environmental impact statement (EIS) prepared for the Edgewood Lodge and Golf Course Improvement Project (TRPA 2012).

EARTHQUAKES AND LIQUEFACTION

There are several active earthquake faults in the Lake Tahoe Basin, including the North Tahoe-Incline Village Fault, the West Tahoe-Dollar Point Fault, and the East Tahoe Fault. The West Tahoe-Dollar Point Fault is the largest fault in the Tahoe Basin. According to the Douglas County Hazard Mitigation Plan, the earthquake potential is estimated at a magnitude of 6.5 – 7.2. Such a large earthquake would create severe shaking for communities in the Basin.

Liquefaction is a related natural hazard that takes place when saturated sediments are shaken and temporarily lose strength, causing the soil to behave like a liquid. This can cause significant damage to properties, especially along the shoreline.

Map 15 depicts the potential liquefaction hazards in the South Shore Area Plan based on a 1996 Planning Scenario for a Western Nevada Earthquake (dePolo, UNR).

FLOOD HAZARDS

The South Shore Area Plan includes two special flood hazard areas. One area is adjacent to Edgewood Creek, and the other area is along Burke Creek (which covers a small portion of the South Shore Area Plan). The planning significance of flood hazards is high in Douglas County.

The Burke Creek Restoration project was completed in 2016 and included restoration of the Burke Creek floodplain east of US 50 by removing a portion of the parking lot. Restoring the natural floodplain helps to reduce future floodplain damage by creating more storage within the floodplain area.

Edgewood Creek has multiple restoration projects along its stream course to improve the capacity of stormwater flow and to improve water quality inputs to Lake Tahoe. One restoration project was completed in 2007 and another is planned to be completed in 2026. These are both located along Kingsbury Grade. Map 16 depicts the location of the Zone A flood hazard zones within the South Shore Area Plan.

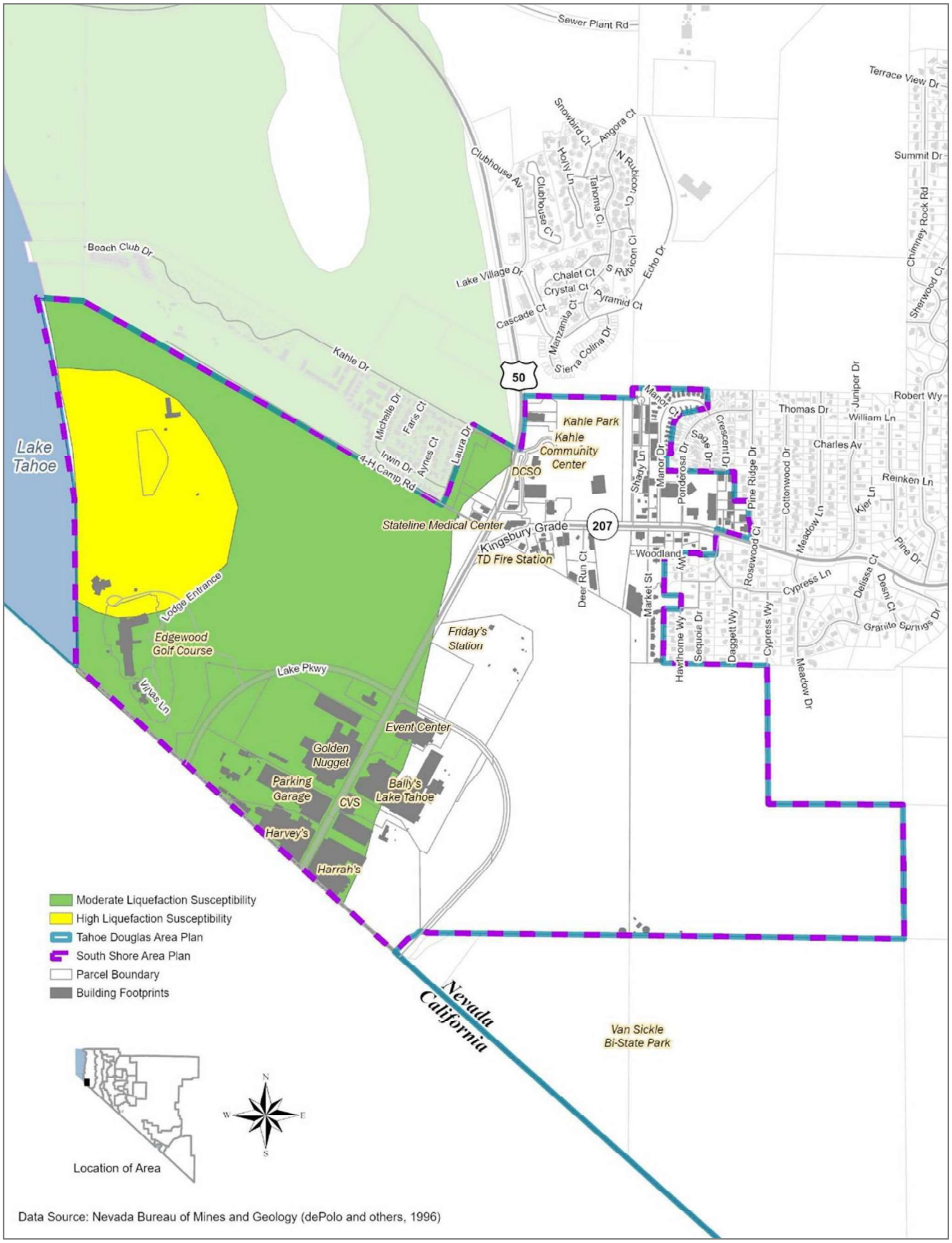
TSUNAMIS AND SEICHES

The Douglas County Hazard Mitigation Plan and the Edgewood Lodge EIS evaluated the risk of tsunamis and seiches. A tsunami is a series of waves that results from an earthquake that involves displacement of water. A seiche is a standing wave oscillation of an enclosed waterbody that can continue after the end of the original cause, such as an earthquake or strong winds.

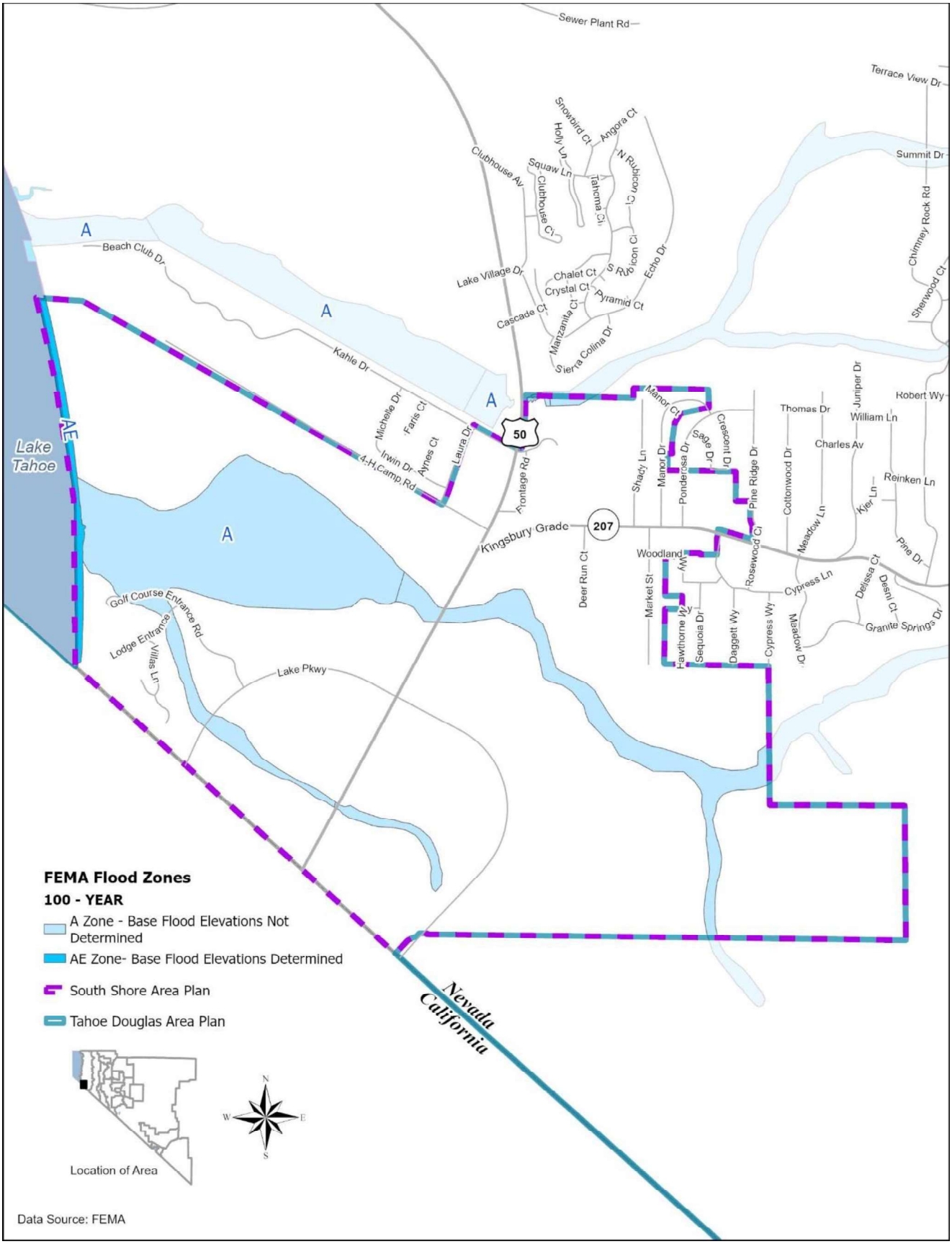
The geotechnical study prepared for the Edgewood Lodge EIS showed that an earthquake of magnitude greater than 7 could result in a tsunami and seiche-related waves between 10- and 30-feet-high along the shore of Lake Tahoe. The Douglas County Hazard Mitigation Plan states that the probability of future seiche-influenced flooding events is very low based on research from UNR and UC Davis.

Map 17 depicts the areas at risk of inundation during a seiche event within the South Shore Area Plan as well as the parcels at imminent risk.

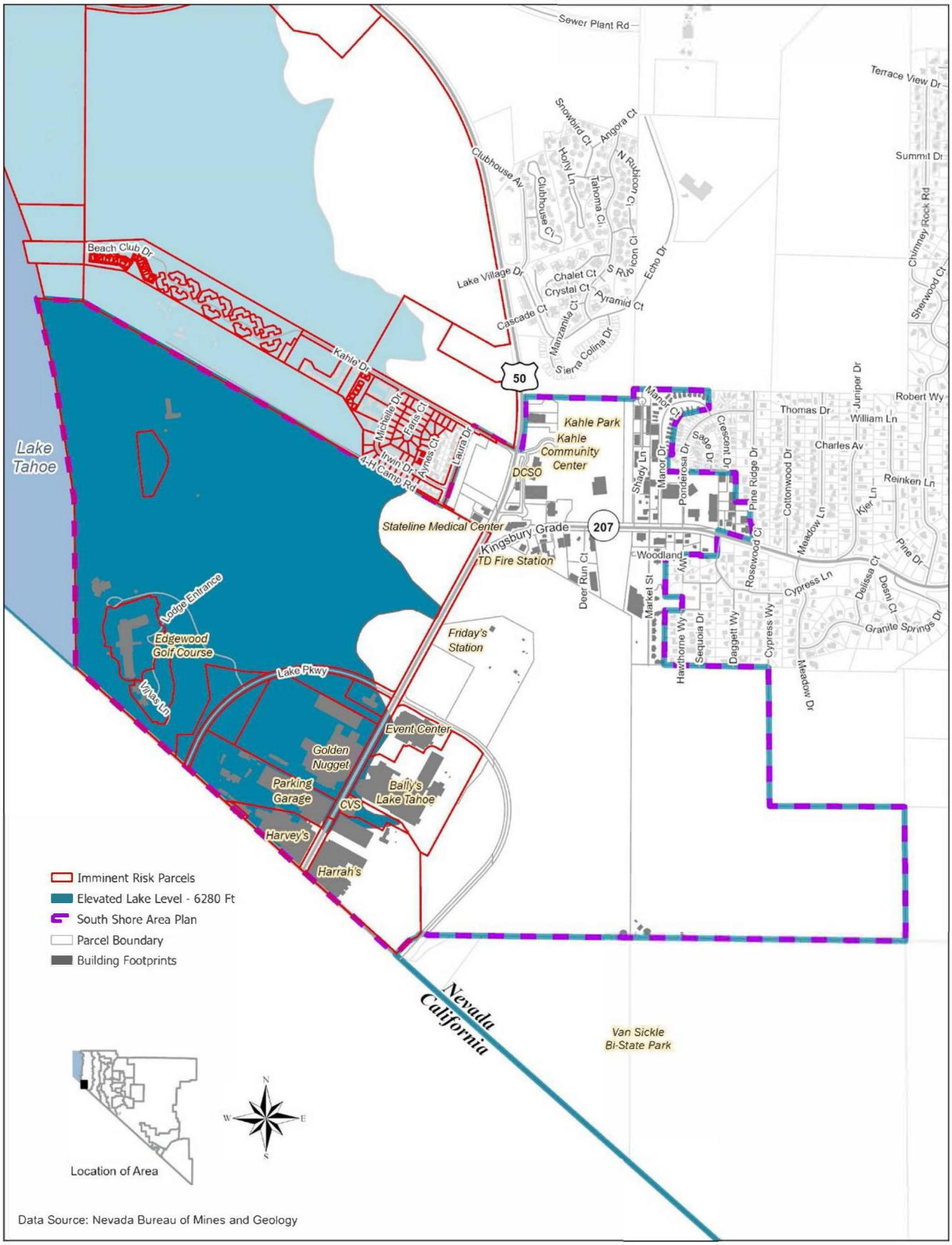
Map 15
Liquefaction Hazards



Map 16
Special Flood Hazard Zones in the South Shore Area Plan



Map 17
Seiche/Tsunami Threat in the South Shore Area Plan



WILDFIRES

The planning significance of wildland fires is high for Douglas County. Every year there is a 100 percent chance of wildland fire ignitions in Douglas County *and a.* ~~There is a~~ 65 percent chance of a large wildland fire ~~each year~~. The Wildland-Urban Interface (WUI) is where houses meet or intermingle with wildland vegetation. *The South Shore Area Plan is in an area identified as a WUI defense zone (see Map 18). The WUI defense zone is where more intensive vegetation management is needed to protect abutting and nearby communities. The WUI threat zone, which includes a portion of the Heavenly ski area outside of the South Shore Area Plan (see Map 18), includes those wildland areas outside of the WUI defense zone where it may be desirable to reduce the vertical and horizontal continuity of vegetation to modify wildland fire behavior to protect adjacent communities.* Areas where houses and wildland vegetation intermingle are defined as Intermix WUI. Developed areas that abut wildland vegetation are defined as Classic Interface WUI. In Nevada, specific community evaluations likely do not capture fire hazards that may exist during the most extreme fire weather. During 95th percentile fire weather where humidity is less than 20 percent and sustained winds are greater than 20 mph and gusts exceed 40 mph, a wildland fire burning on even a small parcel can spark a catastrophic fire that results in thousands of destroyed or damaged homes. ~~Therefore, Douglas County has removed most of the classic wildland urban interface classification from its risk assessments. Classic Interface WUI may exist in some areas of Stateline; however, new measures~~ *The primary factors that affect potential fire hazard that were used* to evaluate potential fire hazard and create community hazard assessment scores ~~view~~ *include* community design, construction materials, defensible space, availability and capability of fire suppression resources, and physical conditions such as the vegetative fuel load and topography to determine WUI related wildfire risk (Douglas County 2019: page 70).

Table 20 provides information on catastrophic wildland fire risk for the High-Density Tourist District, Kingsbury Town Center, and Edgewood Golf Course areas of the Tahoe region of Douglas County. Kingsbury Town Center is classified as Intermix WUI with heavy fuel density and high potential ignition risk. The fire hazard rating for Kingsbury Town Center is high due to inadequate defensible space, combustible building materials, steep slopes, and moderate to extreme fuel hazards. The High-Density Tourist District and Edgewood Golf Course areas are classified as Classic at Risk Parcels and Intermix with medium fuel density. The fire hazard rating for the High-Density Tourist District and Edgewood Golf Course areas is moderate due to reduced fuels or adequate implementation of defensible space (Douglas County 2019).

Table 20
Catastrophic Wildland Fire Risk in Kingsbury and Stateline Communities

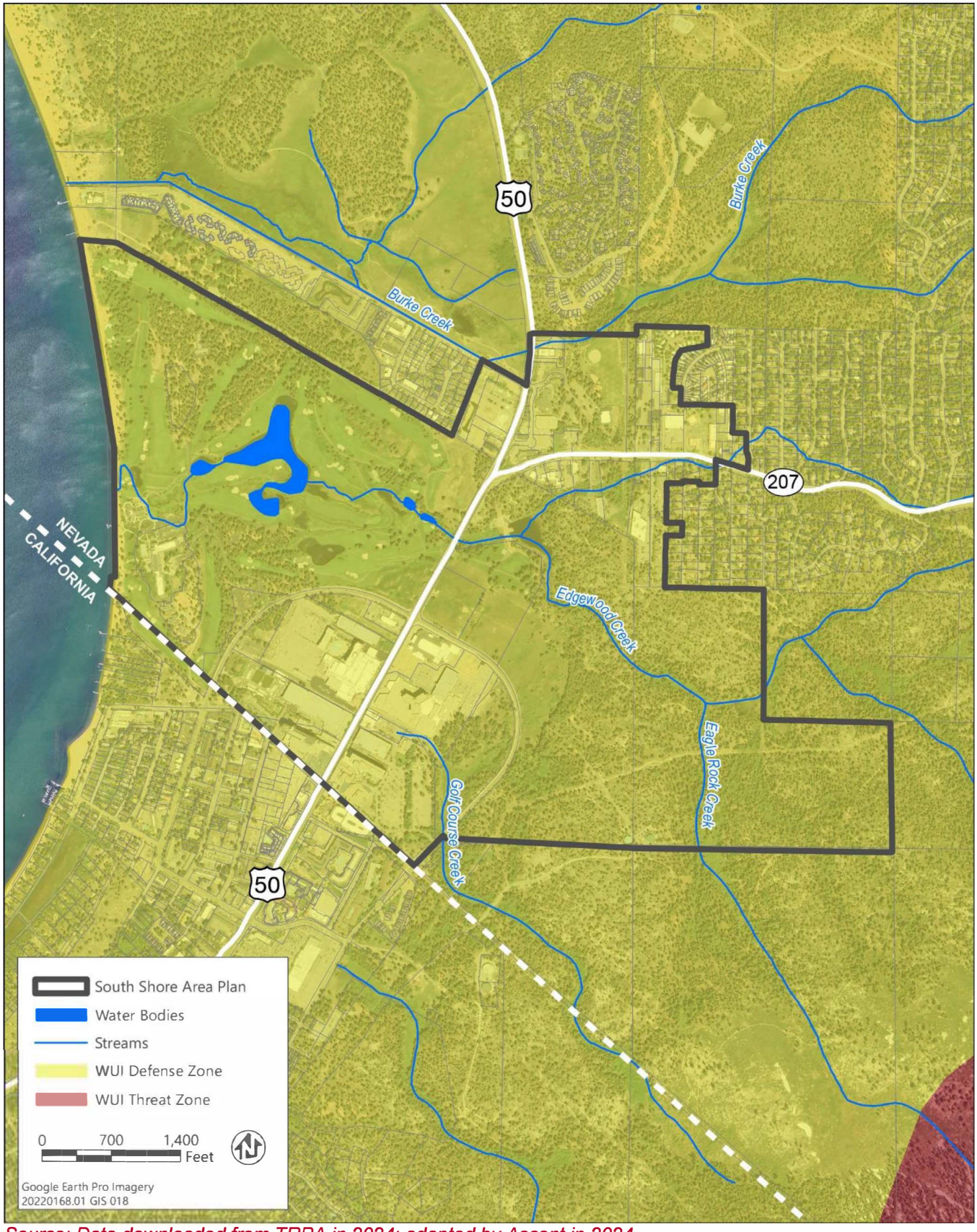
	Interface Classification	Overall Fuel Density	Potential Ignition Risk	Fire Hazard Rating
Kingsbury Town Center	Intermix	Heavy	High	High
High Density Tourist District	Classic at Risk Parcels and Intermix	Medium	Moderate	Moderate
Edgewood Golf Course	Classic at Risk Parcels and Intermix	Medium	Moderate	Moderate

Source: Douglas County 2019: Figure 5-15.

Tahoe Douglas FPD, the US Forest Service, and the State of Nevada continue to work together to reduce hazardous fuels within the Tahoe region of Douglas County. Tahoe Douglas FPD provides fuels management services with the goal of modifying wildland fire behavior in and adjacent to communities ~~so as~~ to prevent catastrophic wildland fires. Fuels reduction projects limit the intensity of fire. ~~and d~~Defensible space prevents fire from reaching the buildings in the community. The Tahoe Douglas FPD manages ~~the following~~numerous wildfire mitigation programs, including the following:~~;~~ Forest Fuels Reduction Program, Prescribed Fire Program, Curbside Defensible Space Inspections, Community Chipping Services, and Community Pile Burning~~, and others~~.

Map 18 depicts the WUI areas within the South Shore Area Plan. Most of the parcels within the boundary of the South Shore Area Plan are considered Classic At Risk WUI Parcels. There are very few parcels classified as Intermix WUI.

Map 18
Wildland Urban Interface Areas in the South Shore Area Plan



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

Chapter 9
Recreation

This element provides information on recreation facilities within and adjacent to the plan area and on recreation planning efforts.

RECREATION INVENTORY

Douglas County owns and operates Kahle Park and the adjacent Kahle Community Center. Kahle Park contains 17.53 acres and is located with the Kingsbury Town Center of the South Shore Area Plan.

Edgewood Companies operates Edgewood Tahoe, which includes the recently completed lodge along with the famous Edgewood Tahoe Golf Course, which first opened in 1968. The property now includes public access to a portion of the beach on Lake Tahoe. The Edgewood Mountain *Area property* ~~parcel~~ is used for winter activities that include tubing, snowmobiling, and horse drawn carriage rides.

The Nevada Division of State Parks owns and operates the Nevada portion of Van Sickle Bi-State Park, which is located just outside of the South Shore Area Plan boundary and can be accessed from Lake Parkway.

The US Forest Service, Lake Tahoe Basin Management Unit, operates Nevada Beach and Campground, which is located *just outside the South Shore Area Plan* north of Kahle Drive*. It* ~~and~~ can be accessed from the multi-use trail and parking area on Kahle Drive or from Elks Point Road.

Vail Resorts operates Heavenly Mountain Resort, which is also located just outside of the South Shore Area Plan boundary. Heavenly is located in Nevada and California with most of the property located on National Forest System lands under a 40-year lease. The 20-year Heavenly Master Plan was amended in 2012 to permit the operation of summer activities (Epic Discovery). ~~Although located outside of the South Shore Area Plan, t~~The Heavenly Gondola is located ~~near~~ *just beyond* the boundary of the South Shore Area Plan.

Douglas County continues to work with TTD to construct the southern portion (south demonstration) of the Nevada Stateline-to-Stateline Bike Trail (for more information about the Nevada Stateline-to-Stateline Bike Trail, refer to Chapter 10, “Transportation Element”).

Table 21 provides additional information on the different recreation resources within or accessible from the South Shore Area Plan.

Table 21
Recreation Inventory

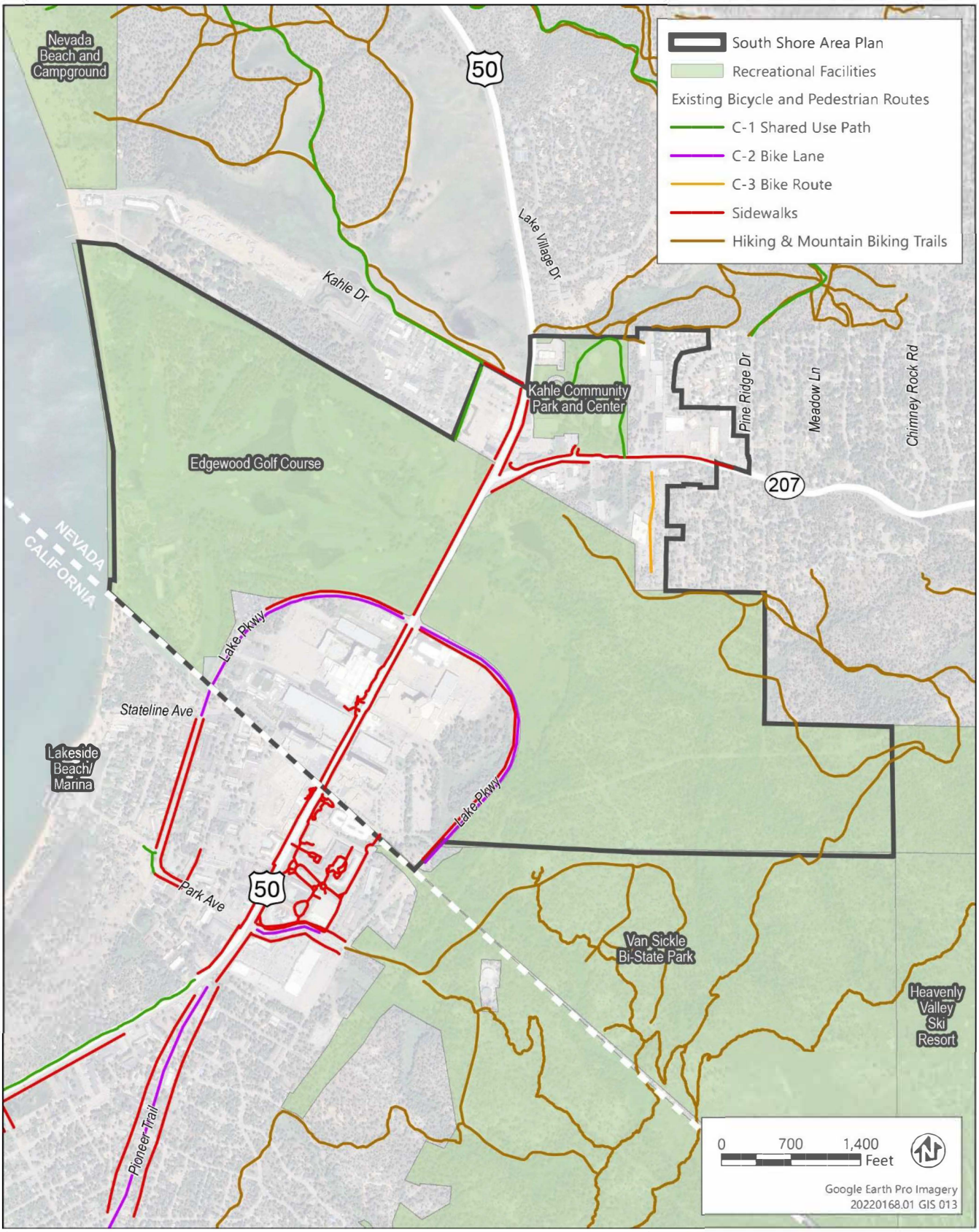
Name	Agency/Owner	Acreage	Amenities
Edgewood Tahoe	Edgewood Companies	237	Golf Course Public Beach Restaurants Hotel & Conference Space
Kahle Park	Douglas County	19	Baseball/softball field Two soccer fields Two play areas Group picnic pavilion Outdoor basketball hoops Pedestrian/bicycle path Nevada Beach Trailhead Concession/restroom building
Van Sickle Bi-State Park	Nevada Division of State Parks	570	Trails with connections to Tahoe Rim Trail Picnic Areas
Heavenly Resort	Vail Resorts	6,210	Winter Skiing Epic Discovery Summer Recreation
Nevada Beach Campground & Day Use Pavilion	US Forest Service	59	Nevada Beach Restroom Buildings 54 Camping Sites 25 Picnic Sites

Douglas County completed the *Tahoe Basin Recreation and Tourism Plan* in 2015. The plan identifies strategies to work with other agencies to enhance tourism in the Tahoe Basin. This plan focuses on regional collaboration that could align recreation fee policies, remove barriers for hosting region-wide events, improve visitor information coordination, and provide a platform for pursuing funding for regional facilities, trails, and services.

In addition, Douglas County implemented its initial *Comprehensive Trails Plan in 2003*, aiming to establish a framework for trail development and connectivity. The new Douglas County Comprehensive Trails Plan 2023 has been finalized and utilized to ensure it remains relevant and responsive to the changing needs and preferences of the community. It offers a vision for a trail system that connects Douglas County residents and visitors to each other and their natural environment. The plan is more than "lines on a map" - it demonstrates how a county-wide system of pathways and trails can promote quality of life, economic development, and resilience. The Plan is a blueprint, informed by public priorities, which will guide the County and its partners as they design, fund, build, and maintain a high-quality system of routes and trails over time.

Map 19 shows existing recreation facilities in or near the South Shore Area Plan. Map 19 also depicts existing bicycle and pedestrian facilities.

Map 19
South Shore Area Plan Recreation Areas



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024. ~~*Source: TRPA*~~

Chapter 10
Transportation Element

TRPA is designated as the Tahoe Metropolitan Planning Organization (TMPO) for federal and state planning and is required to prepare a long-range Regional Transportation Plan for the Federal Highway Administration (FHWA). The Regional Transportation Plan represents the Transportation Element of the TRPA Regional Plan. TRPA is also required to adopt the State of California Sustainable Communities Strategy (SCS). The purpose of the SCS is to implement transportation, land use, and housing strategies to meet TRPA thresholds and reduce passenger vehicle greenhouse gas (GHG) emissions.

Since the adoption of the original South Shore Area Plan in 2013, TRPA has adopted the 2020 Regional Transportation Plan (TRPA 2021b). Consistent with the Transportation Element of the TRPA Regional Plan, Douglas County is working with TTD, NDOT, and other stakeholders to improve pedestrian, bicycle, and transit options in the south shore region. Transportation projects in the Tahoe region of Douglas County must be consistent with the TRPA Regional Transportation Plan to be included in the County's Five-Year Transportation Plan, which is updated annually.

TRANSPORTATION OVERVIEW

The South Shore Area Plan includes US 50 and SR 207 (Kingsbury Grade). US 50 provides north-south access along the east shore of Lake Tahoe and connects with Carson City. On the south end, US 50 bisects the casino core in Stateline and continues west through the City of South Lake Tahoe, California. SR 207 starts at US 50 within the Kingsbury Town Center and continues east over Daggett Summit into the Carson Valley where it intersects SR 206 (Foothill Road).

NDOT maintains US 50 and SR 207 and carries out transportation safety as well as water quality improvement projects along both corridors. Most of the arterial and collector roads, drainage, and streetlights in the Tahoe region are maintained by either GIDs or private Homeowner Associations. Douglas County only maintains 3.04 miles of roads within the entire Tahoe region of the county and usually focuses on the following types of transportation projects within the Tahoe region:

1. Routine and Preventive Road Maintenance
2. Rehabilitation of Existing Roads
3. Bike and Pedestrian Facilities Improvements
4. Transit Improvements

Fixed route transit services within the South Shore Area Plan are provided by the Tahoe Transportation District (TTD) with connecting routes to the Carson Valley and Carson City and west into South Lake Tahoe. TTD also provides paratransit (ADA) service within the Plan area.

The Lake Link microtransit service is provided by South Lake Downtowner, LLC under a contract managed by the South Shore Transportation Management Association (SS/TMA) and under the bi-state operating authority of the TTD. Funding partners include Douglas County, the Tahoe Blue Event Center, the City of South Lake Tahoe, and several private sector partners.

SS/TMA recently launched a vanpool program designed as a more efficient way for employees who work within the South Shore Area Plan to get to and from their jobs. The program is a partnership between employers, employees, Commute with Enterprise, and the SS//TMA.

Multi-use paths for bicyclists and pedestrians are located in the Kingsbury Town Center and the casino core. The Nevada Stateline-to-Stateline Bikeway continues to move forward with several segments already constructed between Laura Drive and Round Hill Pines Beach.

TRPA REGIONAL TRANSPORTATION PLAN

The TRPA Regional Transportation Plan was adopted by the TRPA Governing Board in April 2021. Table 22 provides information on the six goals that were adopted with the Regional Transportation Plan.

Table 22
Linking Tahoe Regional Transportation Plan Goals

Goal 1: Environment	Protect and enhance the environment, promote energy conservation, and reduce greenhouse gas emissions.
Goal 2: Connectivity	Enhance the connectivity and accessibility of the Tahoe transportation system, across and between modes, communities, and neighboring regions, for people and goods.
Goal 3: Safety	Increase safety and security for all users of Tahoe's transportation system.
Goal 4: Operations and Congestion Management	Provide an efficient transportation network through coordinated operations, system management, technology, monitoring, and targeted investments.
Goal 5: Economic Vitality and Quality of Life	Support the economic vitality of the Tahoe Region to enable a diverse workforce, sustainable environment, and quality experience for both residents and visitors.
Goal 6: System Preservation	Provide for the preservation of the existing transportation system through maintenance activities that support climate resiliency, water quality, and safety.

There are several transportation projects in the South Shore Area Plan that meet the goals in the Regional Transportation Plan. These projects are in different phases of planning, design, and construction and include the Kahle Drive Complete Street Project, US 50/South Shore Community Revitalization Project (Loop Road), the Nevada Stateline-to-Stateline Bikeway, and pedestrian improvements along US 50. More information on these projects is provided below.

KAHLE DRIVE COMPLETE STREET PROJECT

Two projects that would aid in air quality, water quality, scenic resources, and recreation values to the South Shore Area Plan include the Kahle Complete Street Project and the Expanded Kahle Vision Plan, which are bike, pedestrian, and stormwater infrastructure projects. These projects complement each other in that the Kahle Complete Street Project is a portion of the Expanded Kahle Vision Plan, which would improve existing bike and pedestrian infrastructure for user safety along Kahle Drive as well as link the lower Kingsbury area to Kahle Drive and complete bike and pedestrian infrastructure south to the casino corridor and north to Elks Point Road while integrating stormwater infrastructure for improved drainage.

SOUTH SHORE COMMUNITY REVITALIZATION PROJECT (LOOP ROAD)

The South Shore Area Plan was developed in consideration of several proposed alternatives that envision implementation of the US 50/South Shore Community Revitalization Project (Loop Road), a key transportation and air quality improvement strategy identified in the Compact and the Lake Tahoe Regional Transportation Plan. The Loop Road (EIP Project *03.02.01.0007*) involves a proposed realignment of US 50 to connect with Lake Parkway to draw through traffic away from ~~the area~~downtown Stateline and allow the road to become safer for pedestrians and bicyclists. While the project has a long history involving over 20 years of project planning, it has more recently been undertaken by TTD as the lead agency for the project, given the bi-state nature of the project. TTD initiated the Caltrans required Project Study Report in 2009, which was reviewed and approved by Caltrans District 3 in June 2010. This key planning document was also accepted by NDOT and Douglas County, who represented the local and state

interests of Nevada in the project development process. Following development of a preferred project alternative and numerous public hearings, the TRPA Governing Board approved the project in November 2018.

Subsequently, implementation of the Loop Road project within the City of South Lake Tahoe became uncertain. Currently, TTD is working with property and business owner in the Stateline Casino Core as part of a process to develop a modified project within the boundary of the South Shore Area Plan, intended to integrate as many of the original project benefits as possible, including a sidewalk along US 50 between Lake Parkway and SR 207 (EIP 03.02.02.0058) and pedestrian and bicycle connections between the casino core and Van Sickle Bi-State Park. The modified project would eliminate the existing center turn lane but maintain four lanes of travel on US 50 through the South Shore Area Plan.

BICYCLE AND PEDESTRIAN PROJECTS

When completed, the Nevada Stateline-to-Stateline to Bikeway (EIPs 03.01.02.0053, 03.01.02.0054, 03.01.02.0055, and 03.01.02.0062) will include 32 miles of multi-use shared facilities on the Nevada side of Lake Tahoe. In Douglas County, TTD has completed three out of four segments of the Bikeway's South Shore Demonstration Project, which includes 3.2 miles of bikeway. TTD has constructed 2.73 miles to date (Segments 1B, 1C, and 1D), starting at Laura Drive and continuing north to 0.3 miles north of the Round Hill Pines Beach entrance. Segment 1A, which will connect the 4-H Road to Stateline, is currently on hold. The Bikeway South Demonstration Project has cost $5.8 million to date and completed segments are maintained by Douglas County Parks and Recreation.

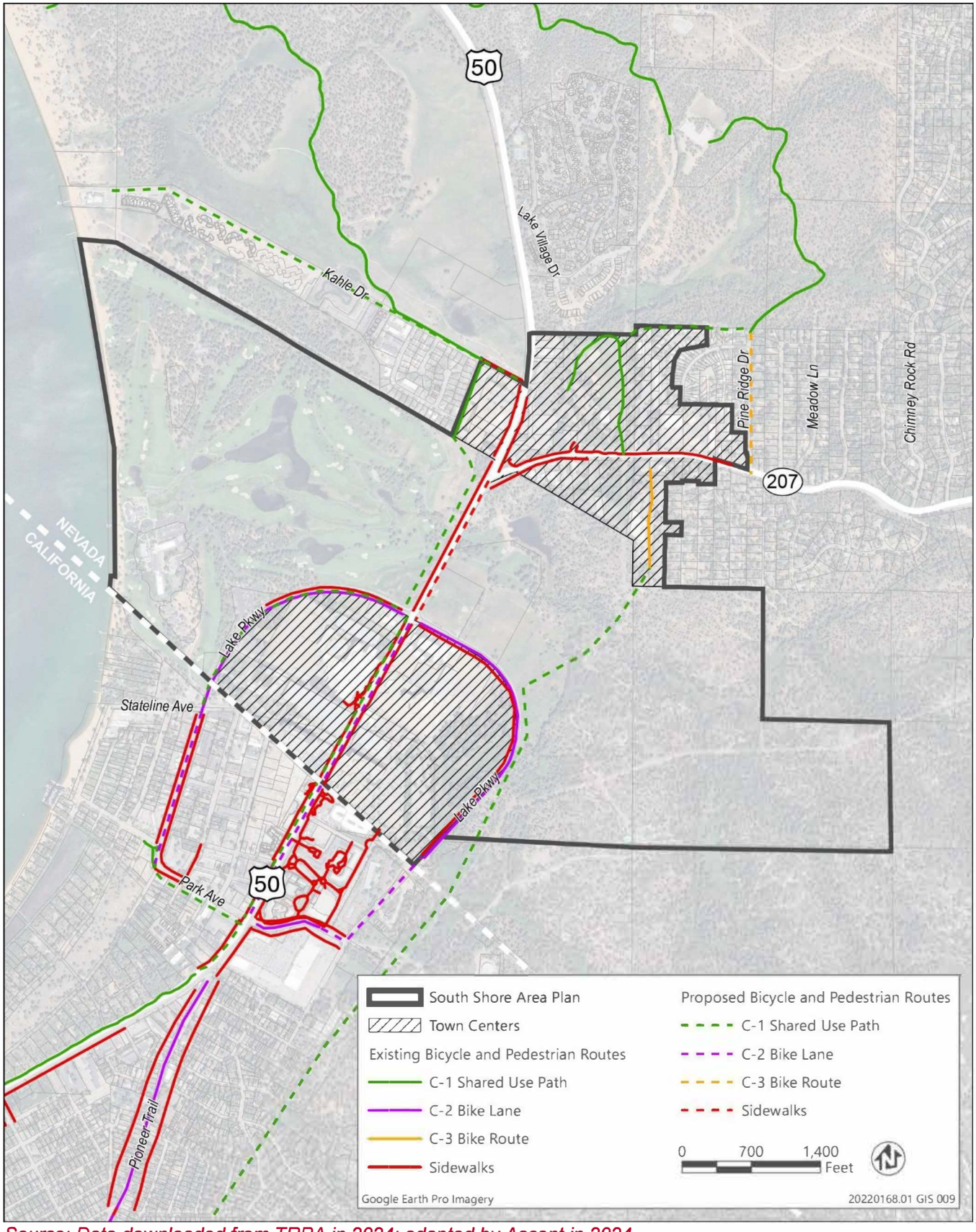
Pedestrian improvements include a proposed sidewalk or multi-use path along the southeast side of US 50 between SR 207 and Lake Parkway (EIP 03.02.02.0058). This project is currently unfunded.

Map 20 depicts the existing and proposed bicycle and pedestrian facilities in the South Shore Area Plan.

WAYFINDING SIGNAGE

The Tahoe Chamber of Commerce began working with NDOT in 2014 to identify missing or duplicative highway signage along US 50 between Cave Rock and Stateline and also along SR 207. The goal is to create a cohesive set of signs that would help direct visitors to recreation locations and also assist visitors from foreign countries. Funding to continue and implement a wayfinding program for the Nevada side of Lake Tahoe has not been identified, according to the Tahoe Chamber of Commerce.

Map 20
Existing and Proposed Bicycle and Pedestrian Facilities



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

TRANSIT SERVICES

Transit services are currently provided throughout the South Shore Area Plan ~~Transit services are provided at the casinos and bus shelters have been placed along Highway 50 and the Kingsbury Grade (State Route 207). The Kingsbury Transit Center, along Highway 50, is located at the base of the Kingsbury Grade. There are also transit services provided to connect the South Shore to the Carson Valley and free ski shuttles are offered. Future transit projects will be provided as planned for in the Regional Transportation Plan~~ *with a combination of fixed route services provided by the Tahoe Transportation District (TTD) and the Lake Link on-demand microtransit service, managed by the South Shore Transportation Management Association (SS/TMA). TTD also provides complementary Paratransit Service, a shared-ride origin to destination transportation service provided to individuals with disabilities (ADA Paratransit).*

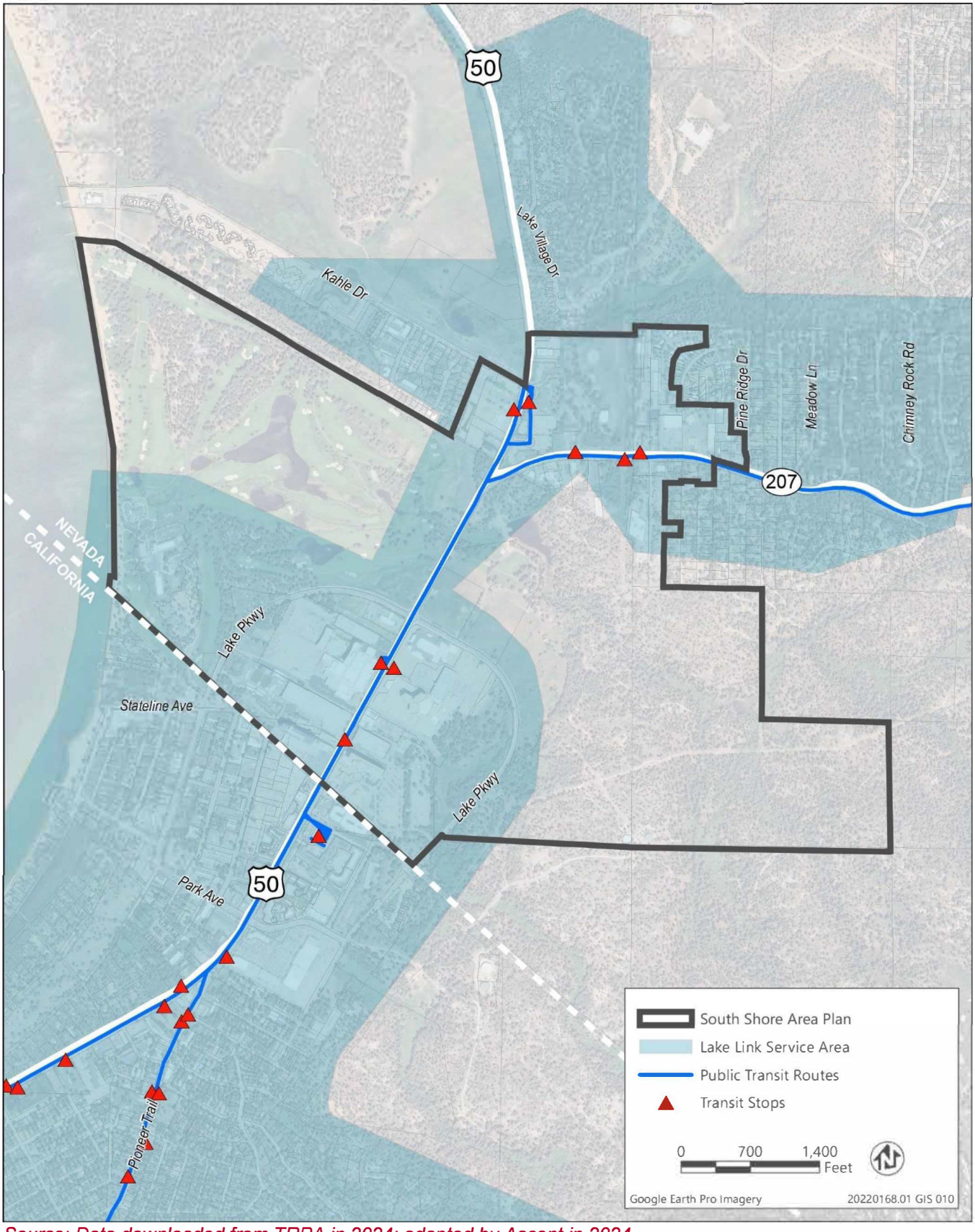
The Kingsbury Transit stop is located adjacent to the County Administrative Center and Stateline Medical Center. Several other bus stops are located throughout the South Shore Area Plan.

TTD currently provides bus service that connects the Kingsbury Town Center with Stateline, the City of South Lake Tahoe (Route 50), Gardnerville and Minden (Route 22), and between the Carson Valley and Carson City (Route 19x). Through at least 2025, TTD plans to continue providing free-to-the-user service. Website: tahoetransportation.org.

The Lake Link free-to-the-user on-demand microtransit service is accessible via a free downloadable mobile app that allows users to book their trips in real time. The current Lake Link service area includes all of the South Shore Area Plan, portions of Round Hill and Lower Kingsbury, and west to near Lodi Avenue in South Lake Tahoe. Website: ss-tma.org.

Map 21 depicts existing and proposed transportation facilities in the South Shore Area Plan and adjacent areas and includes the locations of existing transit stops.

Map 21
Transit Routes and Facilities



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

Chapter 11
Implementation Element

This element discusses issues and opportunities relevant to the plan area, as well as projects to help meet the 2012 Regional Plan Goals and Policies.

KEY ISSUES

The following are key issues and opportunities that were identified during the development of the South Shore Area Plan.

HOUSING

Douglas County will work with TRPA, local residents, and business owners to address the housing needs identified in the TRPA Regional Housing Needs Assessment (Tahoe Prosperity Center 2019) to encourage the development of low-, moderate-, and above-moderate ("achievable") income housing within the South Shore area. Douglas County incorporates the TRPA Phase 2 Housing Amendments into the South Shore Area Plan intended to make deed-restricted multi-family projects more financially viable.

WAYFINDING SIGNAGE

A wayfinding signage program needs to be developed for the South Shore Area Plan to encourage visitors to walk, bike, or use transit. It should be noted that the City of South Lake Tahoe and Tahoe Chamber of Commerce installed wayfinding street signs along US 50 in the City of South Lake Tahoe. ~~and the Tahoe Chamber of Commerce is working on a wayfinding signage program for Douglas County.~~ *The Lake Tahoe Bicycle Coalition has also expressed an interest in helping the County develop a wayfinding signage program for bike and pedestrian infrastructure, similar to the one developed for the City of South Lake Tahoe. There is currently no identified funding for this effort.*

FUNDING FOR ENVIRONMENTAL IMPROVEMENT PROJECTS/TMDL

It is anticipated that public funding available for TRPA EIP projects and the implementation of the TMDL Program/SLRP will be scarce as a result of budget constraints at federal, state, and local levels. Therefore, it is extremely important to develop regulations that encourage environmentally beneficial redevelopment and the associated implementation of water quality improvements, as well as evaluate the feasibility of developing a local funding source. Although Douglas County has considered implementation of a Stormwater Utility Fee to provide funding for stormwater projects, such a fee has not been adopted by the Board of County Commissioners to date.

TAHOE BLUE EVENT CENTER

The Tahoe Douglas Visitor's Authority opened the newly constructed Tahoe Blue Event Center in September 2023. The Event Center is a publicly owned assembly event and entertainment venue located adjacent to the Bally's Resort Casino and Spa.

SOUTH SHORE COMMUNITY REVITALIZATION PROJECT (LOOP ROAD)

TRPA approved the US 50/South Shore Community Revitalization Project in November 2018. Also known as the Loop Road, the project is estimated to cost more than $72 million. More information on the Loop Road is provided in Chapter 10, "Transportation Element." Some elements of this project could move forward in the South Shore Area Plan, including a sidewalk along US 50 between Lake Parkway and SR 207 (EIP 03.02.02.0058) and pedestrian and bicycle connections between the casino core and Van Sickle Bi-State Park.

PUBLIC ACCESS TO LAKE TAHOE

As new development or redevelopment takes place within the South Shore Area Plan, Douglas County will continue to encourage that public access to Lake Tahoe be increased or maintained, not decreased. The Edgewood Lodge project, for example, includes a new public access point to the Edgewood Lodge beach.

IDENTIFIED PROJECTS FOR IMPLEMENTATION

The County plans to add projects to the TRPA EIP list that will contribute to pollutant load reductions. The projects will be added to the EIP list for the County to secure funding and receive credit for the projects as part of the annual performance evaluation, which is an evaluation of each local jurisdiction's progress in meeting certain environmental goals and is linked to the distribution of residential allocations.

Additional implementation of the EIP will occur through development and redevelopment along the TRPA designated Scenic Travel Routes (i.e., US 50 and SR 207). Since all projects must meet scenic quality standards along the travel routes, incremental improvements to Scenic Quality thresholds are expected through implementation of the Area Plan. As discussed in Chapter 3, "Conservation Element," US 50 is not in attainment.

Table 23 provides information on projects proposed for the South Shore Area Plan, including those on the TRPA EIP list. The projects identified in Table 23may be implemented by the County or other entities, such as the NTCD, TTD, or NDOT and are dependent upon adequate funding and other factors.

Projects identified in Table 23 are from the following planning documents:

- TRPA EIP 5-Year List: The EIP 5-Year List describes projects and programs that are slated for implementation in the next five years, necessary to attain and maintain environmental thresholds. Water quality projects identified as part of the Stormwater Load Reduction Plan (SLRP) necessary to treat stormwater before it enters Lake Tahoe have and will continue to be placed on the EIP 5-Year List, as well as transportation projects that will reduce vehicle miles traveled (VMT).

- Douglas County CIP: A 5-year CIP is developed annually by the County in coordination with the preparation of the annual budget. The CIP provides information on current and long-range infrastructure and equipment requirements of the County and identifies revenue sources. It is based on needs identified through various planning documents, including the Master Plan and County Commissioners' Strategic Plan, and requests and recommendations of County departments and Elected Officials and input received from citizens.

- 2020 Regional Transportation Plan (RTP); The 2024 Active Transportation Plan (ATP) was adopted by the TRPA Governing Board on April 24, 2024. More information on the 2020 RTP is provided in Chapter 10, "Transportation Element."

- Douglas County 5-Year Transportation Improvement Plan: The Five-Year Transportation Plan identifies projected short-term term needs of the County to implement the County's Transportation Plan. The goal of the plan is to provide a safe and efficient transportation system which facilitates vehicular, bicycle, and pedestrian traffic within the financial constraints of existing funding. This plan is updated annually.

Table 23
Projects Scheduled for Implementation in the South Shore Area Plan

Project Name	Lead/ Implementer	Description	Status
US 50 South Shore Revitalization Project (Loop Road) EIP # 03.01.02.0024	TTD	Proposed realignment of US 50 through Stateline to create a new "Main Street" along the casino corridor to improve mobility while balancing transportation needs.	The project was approved by TRPA in 2018
US 50 Sidewalk/Multi-use Path (EIP 03.01.02.0058)	Douglas County/NDOT	Construct new multi-use path or sidewalk along the southeast side of US 50 from intersection of SR 207 to Lake Parkway.	Scheduled for 2020 to 2025 in the TRPA ATP but remains unfunded
Nevada Stateline-to-Stateline-Bikeway - South Demonstration Project, Segment 1A (EIP 03.01.02.0047)	TTD	Construct the last phase of the South Demonstration portion from Laura Drive to Lake Parkway.	Design Phase is underway
Kahle Drive	NTCD	Reconstruct roadway to complete street improvement, including water quality improvements, and US 50 Intersection enhancements. See Kahle Drive Vision Complete Streets plan.	Scheduled for 2024/2025
Piner-Ridge to US 50/ Kahle multi-use path and connectivity	Douglas County	Connectivity is needed with the existing and proposed network of share use paths. These improvements are discussed in the TRPA Active Transportation Plan. Install way finding signs to multi-use path and would rely on TRPA promoting a shared use path from Piner-Ridge to US 50/Kahle and to Elks Point Road as a sidewalk or preferred shared use path.	Scheduled for 2035 in the TRPA ATP and SSTMA but remains unfunded
Bike and Pedestrian Facilities Operations and Maintenance – Douglas County (EIP 03.02.04.0005)	Douglas County	This program includes Douglas County's operation and maintenance of bicycle and pedestrian facilities in the County's jurisdiction. Operation and maintenance activities vary by jurisdiction but could include sweeping, pavement maintenance, costs to maintain and run lighting, trash pick-up, etc.	This program is being implemented
Stormwater Treatment Facilities Operations and Maintenance – Douglas County (EIP 01.01.02.0015)	Douglas County	This program includes routine operation and maintenance of County stormwater infrastructure.	This program is being implemented
Streets and Roads Operations and Maintenance – Douglas County (EIP 01.01.02.0009)	Douglas County	This program includes on-going and recurring operations and maintenance of County roadways.	This program is being implemented
Lower Kingsbury Area-Wide Water Quality Treatment Planning	NTCD, TRPA	The project includes completion of planning, design and engineering for an area-wide water quality treatment project that addresses stormwater runoff and protects an impacted tributary to Edgewood Creek on constrained public and private parcels off lower Kingsbury Grade in Douglas County.	This project is currently in the planning and design phase

Note: Additional projects may be included in the EIP, CIP, and transportation plans that are not listed here, such as general maintenance of roads.

Sources: TRPA 2021b, 2024~~b~~c; Douglas County 2023b; Lake Tahoe Info 2024~~b~~c.

FUTURE DEVELOPMENT

This South Shore Area Plan will be further implemented by requiring future projects to comply with the following code provisions and design standards and guidelines:

- Douglas County Development Code, Chapter 20.703 (Tahoe Area Plan Regulations): All future projects within the South Shore Area Plan will be required to comply with the zoning regulations contained in Chapter 20.703 of the Douglas County Development Code (Title 20), as well as applicable provisions of the TRPA Code.

- Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, Round Hill Community Plan, Kingsbury Town Center, and High-Density Tourist District (Casino Core): All future projects will be required to comply with these Design Standards and Guidelines, which include site layout, landscape, building, signage, lighting, and screening standards and guidelines. Residential development will also be subject to the design standards of Chapter 36 of the TRPA Code.

- South Shore Design Standards and Guidelines: All projects within the South Shore Area Plan will be required to comply with these standards and guidelines, which are consistent with the Tahoe Area Plan; Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, Round Hill Community Plan, Kingsbury Town Center, and High-Density Tourist District (Casino Core); and TRPA Code. These design guidelines and standards describe how to aesthetically and sensitively refine those parameters into a project that is compatible with the mountain environment, considerate of community's objectives and responsive to the specific environmental issues in the Tahoe Region.

Chapter 12
Goals, Policies, and Actions

The following goals, policies, and actions serve as a guide for moving forward with addressing issues and implementing identified projects and programs:

SOUTH SHORE GOAL 1
TO COORDINATE WITH TRPA IN ACHIEVING MUTUAL OBJECTIVES AND SIMPLIFY THE DEVELOPMENT REVIEW PROCESS.

South Shore Action 1.1	Douglas County shall encourage TRPA to develop a technical working group to improve the predictability and effectiveness of the TRPA Code of Ordinances.

SOUTH SHORE GOAL 2
TO CONTINUE TO PARTICIPATE IN EFFORTS TO IMPROVE THE CLARITY OF LAKE TAHOE AND SURROUNDING ENVIRONMENT.

South Shore Policy 2.1	Douglas County shall continue to implement projects identified in the Environmental Improvement Program (EIP).
South Shore Policy 2.2	Douglas County shall pursue opportunities for SEZ restoration in all public and private redevelopment projects that contain disturbed SEZ.
South Shore Policy 2.3	Douglas County shall pursue opportunities for coverage reduction in all public and private redevelopment projects within Centers.
South Shore Policy 2.4	Douglas County shall work with partner agencies to develop strategies to secure long term stable funding for storm water operations and maintenance.
South Shore Policy 2.5	Douglas County shall work with the NTCD to collaborate on strategies for BMP enforcement and compliance efforts in high loading areas with connectivity to Lake Tahoe identified in the SLRP.
South Shore Action 2.1	Douglas County shall continue to work with NDEP, NTCD, GIDs, and other stakeholders on the development and implementation of the Stormwater Load Reduction Plan (SLRP), the Plan to implement the Lake Tahoe Total Maximum Daily Load (August 2011).
South Shore Action 2.2	Douglas County shall participate with the NTCD, NDOT, GIDs, and HOAs to develop a stormwater management collaborative to implement projects and programs identified in the SLRP.
South Shore Action 2.3	Douglas County shall work with the NTCD and property owners in the Kingsbury Town Center to develop an area wide water quality improvement project.

SOUTH SHORE GOAL 3
TO INCREASE AVAILABILITY OF AFFORDABLE / WORKFORCE HOUSING UNITS AT LAKE TAHOE.

South Shore Policy 3.1	Continue to support the development of affordable housing units at Lake Tahoe due to related important social and environmental benefits and support changes to the TRPA Code of Ordinances, which facilitate more affordable housing development.
South Shore Policy 3.2	Encourage development of workforce housing, which includes for households earning up to 120 percent of the area's median income as determined by the US Department of Housing and Urban Development adjusted for household size.
South Shore Policy 3.3	Support the development of mixed-income rental and for-sale developments with such developments exempt from the residential allocation regulations.
South Shore Policy 3.4	Support the development of mixed-income rental developments, which include at least 10 percent of the total units available for household earning up to 50 percent of AMI as determined US Department of Housing and Urban Development.
South Shore Action 3.1	Work with TRPA to determine alternative funding alternatives, such as a mitigation fee, *which* can be available for affordable workforce housing and appropriate sites for development.
South Shore Action 3.2	Coordinate with Lake Tahoe Basin employers to determine temporary or seasonal workforce housing needs and develop appropriate strategies.
South Shore Action 3.3	Work with TRPA to implement strategies to incentivize development of low-, moderate-, or above-moderate ("achievable") housing.

SOUTH SHORE GOAL 4
TO DEVELOP PUBLIC-PRIVATE PARTNERSHIPS TO PROMOTE ENVIRONMENTAL REDEVELOPMENT, EXPAND RECREATIONAL OPPORTUNITIES, AND ACHIEVE TAHOE REVITALIZATION.

South Shore Policy 4.1	Douglas County shall encourage TRPA to adopt goals, policies, and regulations that encourage the environmental redevelopment of the built environment.
South Shore Policy 4.2	Douglas County shall continue to participate in programs and projects identified in the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan.

SOUTH SHORE GOAL 5
TO ENCOURAGE ALTERNATIVE MODES OF TRANSPORTATION TO REDUCE VEHICLE MILES TRAVELED (VMT) AND IMPROVE THE LAKE TAHOE EXPERIENCE.

South Shore Policy 5.1	Sidewalks and landscaping shall be required for all new and expanded uses.
South Shore Policy 5.2	Pedestrian linkages between parking lots shall be provided to reduce Vehicles Miles Traveled (VMT).
South Shore Action 5.1	Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway (Tahoe Lakeview Trail) Project, *while maintaining consistency with the Douglas County Comprehensive Trails*

	Plan (2023), including not proposing or supporting any alignment that reduces the number of lanes on U.S. Highway 50.•
South Shore Action 5.2	Douglas County shall *continue to* participate with the TMPO, TTD, ~~**Federal Highway Administration, NDOT, City of South Lake Tahoe, Caltrans, and Nevada State Parks**~~ *private property owners in Stateline and other partners* in the *planning and* implementation of *a "Loop Road"* ~~**the South Shore Community Revitalization Project**~~ *project within the boundaries of the South Shore Area Plan.*
South Shore Action 5.3	Douglas County shall explore the feasibility of acquiring an easement and constructing a pedestrian/bike path through the Edgewood Mountain ***Area property***~~**parcel**~~**,** from Market Street to the Van Sickle Bi- State Park, to encourage the use of alternative modes of transportation and reduce VMT.
South Shore Action 5.4	Douglas County shall ~~**work with the Tahoe Chamber and Tahoe Douglas Visitors Authority to develop**~~ ***identify partners to help support development of*** a wayfinding signage program to encourage walking, biking, and transit use.
South Shore Action 5.5	***Douglas County will work to identify opportunities to support the South Shore Transportation Management Association's Employee Vanpool Initiative.***

SOUTH SHORE GOAL 6
ENHANCE THE AESTHETIC CHARACTER OF THE BUILT ENVIRONMENT TO PRESERVE AND COMPLEMENT THE NATURAL ENVIRONMENT.

South Shore Policy 6.1	The area adjoining US 50 should be maintained as a scenic view corridor.
South Shore Policy 6.2	The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site.
South Shore Policy 6.3	Utilities shall be placed underground along scenic corridors and throughout the plan area.
South Shore Policy 6.4	Maximize views of the Lake and surrounding mountain ridgelines from US 50 and public gathering places through appropriate site and building design.
South Shore Action 6.1	Douglas County shall work with TRPA and business owners to improve the appearance of signage.
South Shore Action 6.2	Douglas County shall improve scenic thresholds along US 50 in the South Shore Area Plan to reach attainment.

SOUTH SHORE GOAL 7
TO RETAIN SPECIAL POLICIES AND ENVIRONMENTAL SAFEGUARDS FROM THE COMMUNITY PLANS AND PLAN AREA STATEMENTS IN THE AREA PLAN.

South Shore Policy 7.1	Public recreation uses and health and wellness uses shall be the primary uses on the Kahle Community Center site.
South Shore Policy 7.2	The area east of Shady Lane shall remain an industrial area.
South Shore Policy 7.3	The 250 TAUs allowed on the Edgewood Golf Course site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

South Shore Policy 7.4	The public beach approved in coordination with the Edgewood Lodge and Golf Course Improvement project shall remain in perpetuity.

Chapter 13
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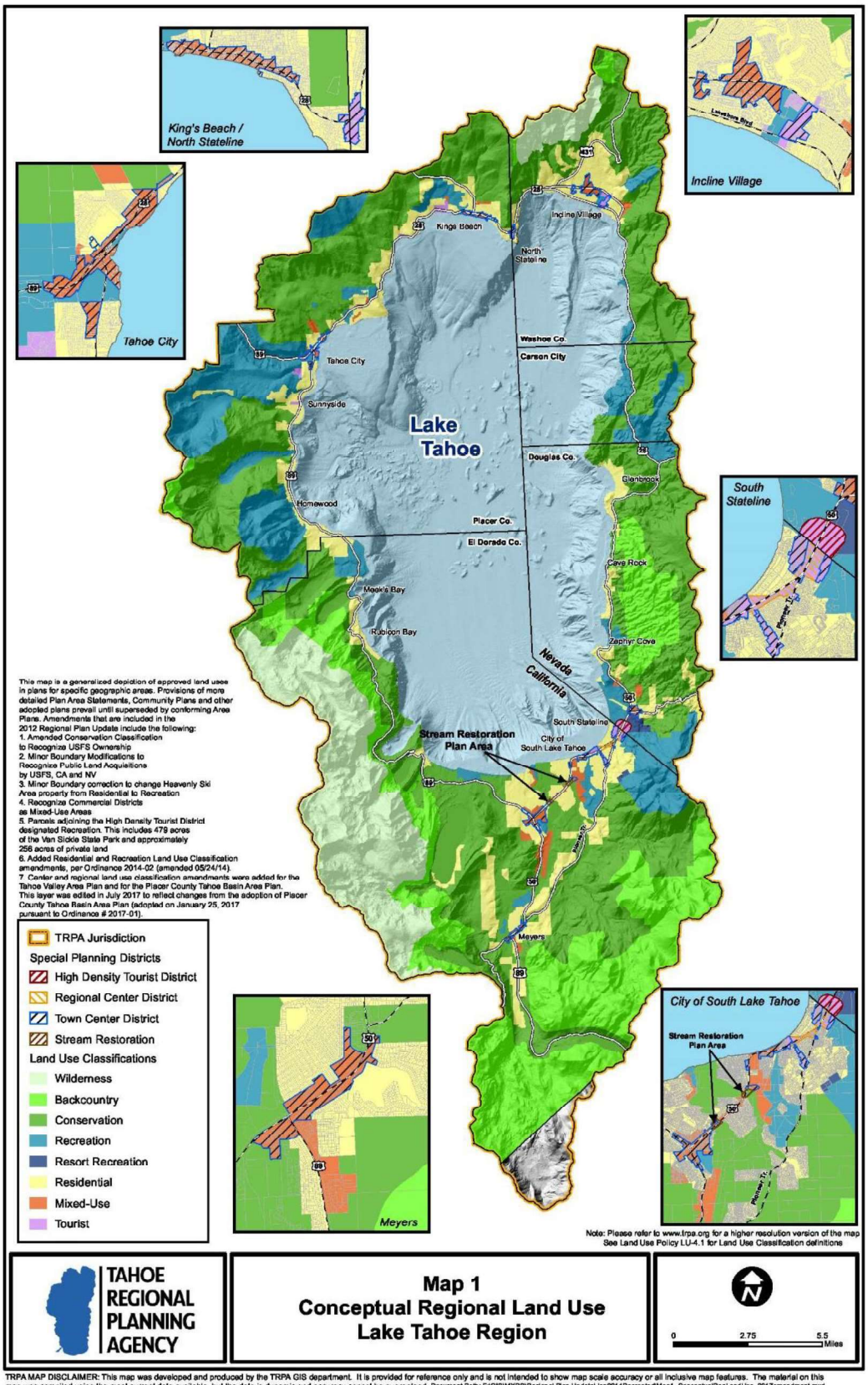
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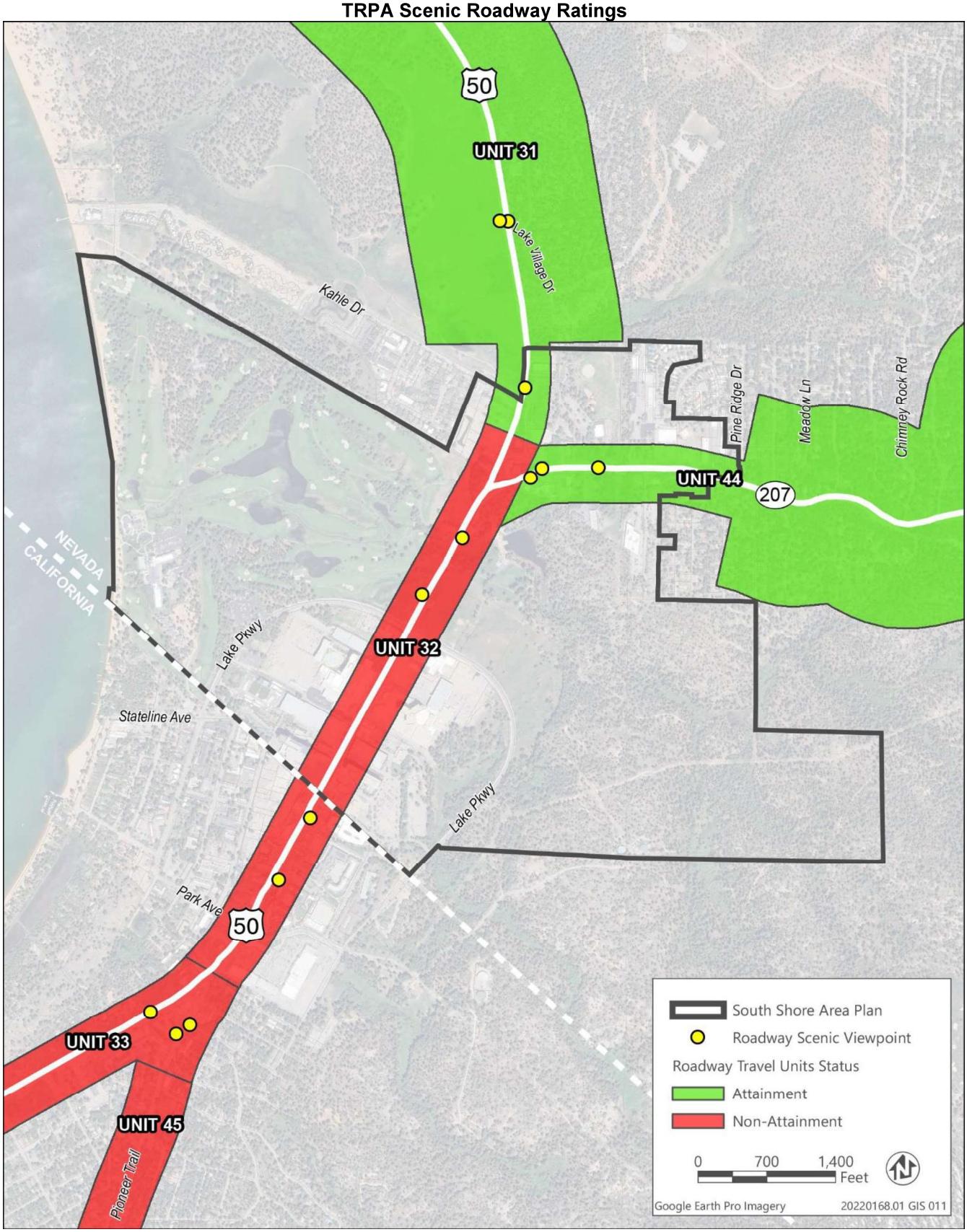
APPENDIX A
TRPA MAPS

Map A-1
TRPA Regional Plan Land Use Map

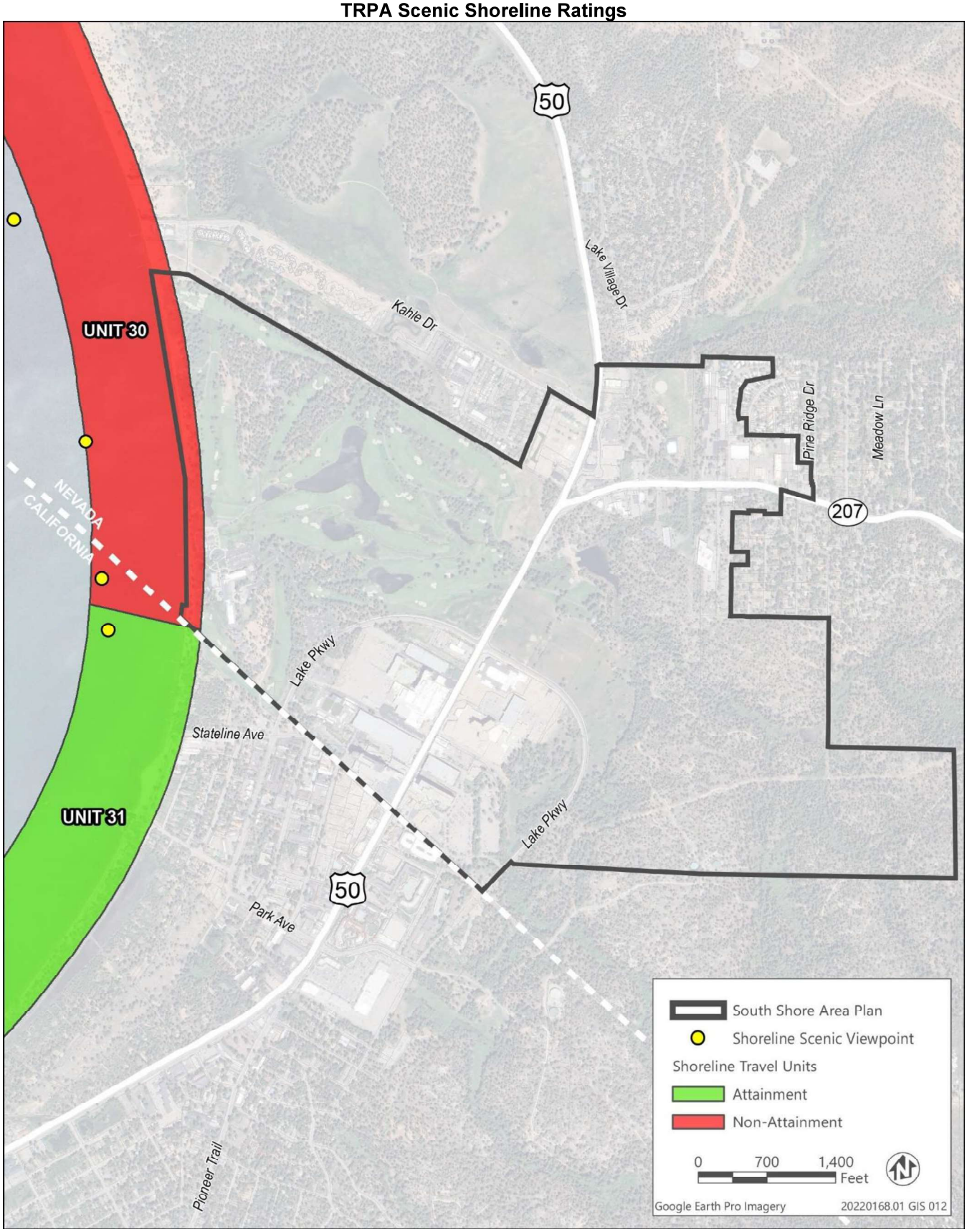


TRPA MAP DISCLAIMER: This map was developed and produced by the TRPA GIS department. It is provided for reference only and is not intended to show map scale accuracy or all inclusive map features. The material on this map was compiled using the most current data available, but the data is dynamic and accuracy cannot be guaranteed. Document Path: F:\GIS\MXDS\Regional Plan Update\Jan2014Recreated\Map1_ConceptualRegLandUse_2017amendment.mxd

Map A-2
TRPA Scenic Roadway Ratings



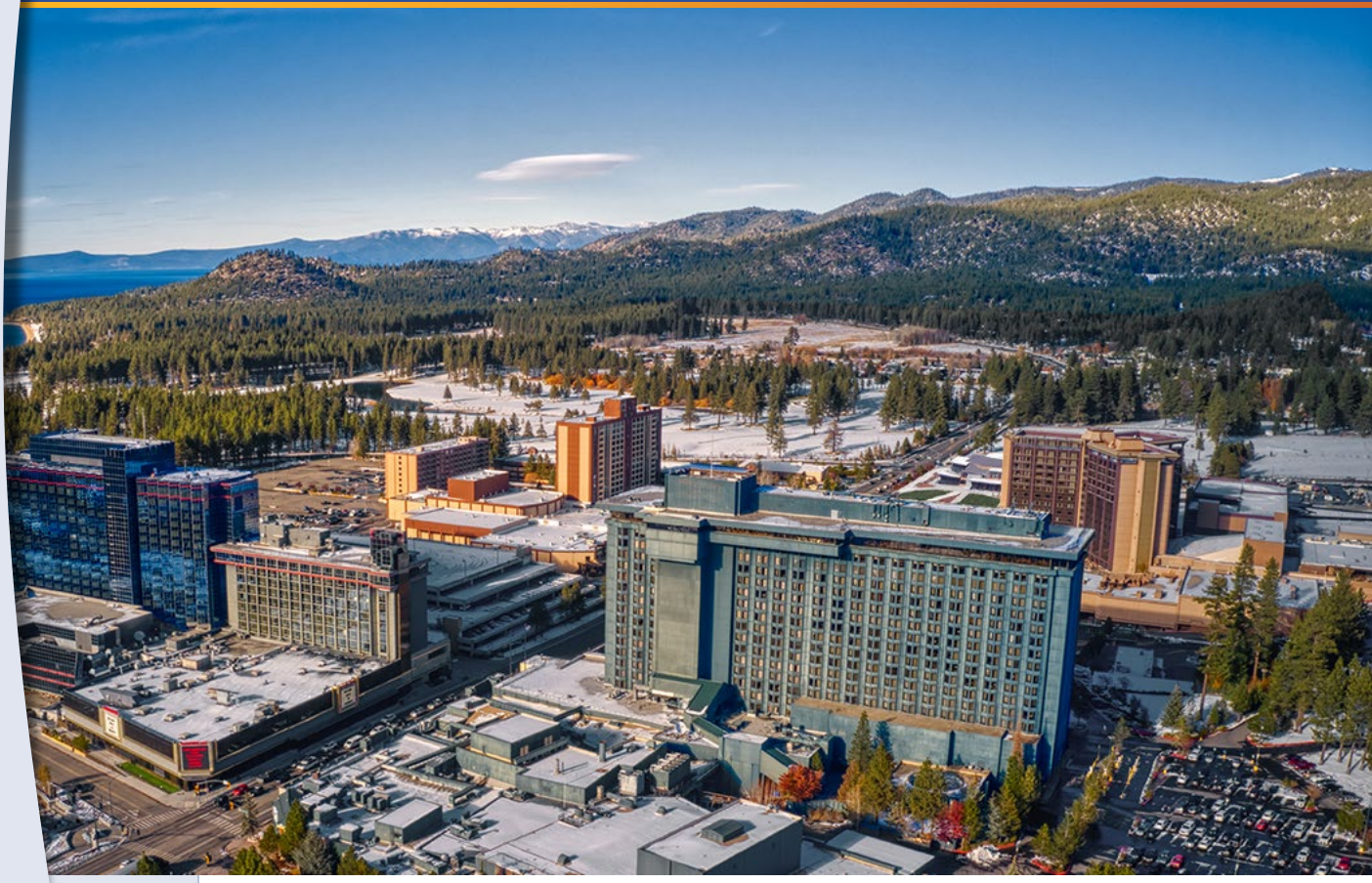
Map A-3
TRPA Scenic Shoreline Ratings



ATTACHMENT 5

INITIAL ENVIRONMENTAL CHECKLIST

2024 South Shore Area Plan Amendments



Prepared for:

Douglas County, Nevada
Community Development Department

Tahoe Regional Planning Agency

December 2024

INITIAL ENVIRONMENTAL CHECKLIST

2024 South Shore Area Plan Amendments

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December 2024

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TABLE OF CONTENTS

Chapter/Section		Page
LIST OF ABBREVIATIONS		III
1	INTRODUCTION	1-1
1.1	Introduction and Regulatory Guidance	1-1
1.2	Purpose of this Document	1-1
1.3	Document Organization	1-2
2	PROJECT DESCRIPTION	2-1
2.1	Background	2-1
2.2	Area Plan Location	2-1
2.3	Objective of the Amendments	2-3
2.4	Area Plan Amendment Overview	2-3
2.5	Growth Potential	2-12
2.6	Area Plan Amendment Implementation	2-12
3	INITIAL ENVIRONMENTAL CHECKLIST	3-1
3.1	Environmental Effects	3-1
3.2	Land	3-2
3.3	Air Quality	3-6
3.4	Water Quality	3-11
3.5	Vegetation	3-16
3.6	Wildlife	3-20
3.7	Noise	3-22
3.8	Light and Glare	3-26
3.9	Land Use	3-28
3.10	Natural Resources	3-30
3.11	Risk of Upset	3-31
3.12	Population	3-34
3.13	Housing	3-36
3.14	Transportation/Circulation	3-39
3.15	Public Services	3-45
3.16	Energy	3-48
3.17	Utilities	3-49
3.18	Human Health	3-52
3.19	Scenic Resources/Community Design	3-54
3.20	Recreation	3-60
3.21	Archaeological/Historical	3-63
3.22	Findings of Significance	3-65
4	REFERENCES	4-1
5	REPORT PREPARERS	5-1

Appendices

Appendix A: Proposed Revisions to the Douglas County Tahoe Area Plan Regulations

Figures

Figure 2-1 South Shore Area Plan Location and Zoning Districts 2-2
Figure 2-2 Proposed Modified Town Center Boundary 2-5
Figure 2-3 Existing Maximum Coverage Allowance Under the South Shore Area Plan 2-9
Figure 2-4 Proposed Maximum Coverage Allowance with the South Shore Area Plan Amendments 2-10

Tables

Table 2-1 Additional Permissible Uses in Town Center Expansion Area 2-6
Table 2-2 TRPA Phase 2 Housing Amendments – Changes to Development Standards in Area Plan Town Centers and Areas Zoned for Multi-Family Housing Relative to Existing Conditions 2-8
Table 3.14-1 Town Center Expansion – Vehicle Miles Traveled 3-40

LIST OF ABBREVIATIONS

APC	Advisory Planning Commission
Area Plan	South Shore Area Plan
BMP	best management practice
CFA	commercial floor area
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CP	Community Plans
dbh	diameter at breast height
DCDCIS	Douglas County Design Criteria and Improvement Standards
EA	environmental assessment
EIP	Environmental Improvement Program
EIS	environmental impact statement
EPA	US Environmental Protection Agency
GHG	greenhouse gas
HRA	Hydrologically Related Area
HVAC	heating, ventilation, and/or air conditioning
IEC	Initial Environmental Checklist
IECC	International Energy Conservation Code
IPES	Individual Parcel Evaluation System
LCD	land capability districts
L_{max}	Maximum Sound Level
LOS	level of service
MOU	Memorandum of Understanding
NDEP	Nevada Division of Environmental Protection
NDOT	Nevada Department of Transportation
NRHP	National Register of Historic Places
NRS	Nevada Revised Statutes
PAOT	persons-at-one-time
PAS	Plan Area Statements
PM	particulate matter
PM_{10}	respirable particulate matter with aerodynamic diameter of 10 micrometers or less
$PM_{2.5}$	fine particulate matter with aerodynamic diameter of 2.5 micrometers or less
RBU	Residential Bonus Units

Region	Tahoe Region
Regional Plan	Lake Tahoe Regional Plan
RPU	Regional Plan Update
RTP	Regional Transportation Plan
RUU	residential unit of use
SEZ	Stream Environment Zone
SHPO	state historic preservation officer
SQIP	Scenic Quality Improvement Program
SR	State Route
SWPPP	storm water pollution prevention plan
TAC	toxic air contaminant
TAU	tourist accommodation units
TMPO	Tahoe Metropolitan Planning Organization
T-MU	Tahoe Mixed Use
TRPA Code	TRPA Code of Ordinances
TRPA	Tahoe Regional Planning Agency
VMT	vehicle miles of travel

1 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This Initial Environmental Checklist (IEC) has been prepared pursuant to the requirements of Article VI of the Tahoe Regional Planning Agency (TRPA) Rules of Procedure and Chapter 3 of the TRPA Code of Ordinances (TRPA Code) to evaluate potential environmental effects resulting from implementation of the Douglas County South Shore Area Plan (Area Plan) Amendments described herein. TRPA is the lead agency pursuant to the Tahoe Regional Planning Compact (Public Law 96-551), 1980 revision, TRPA Code, and TRPA Rules of Procedure. Chapter 2, "Project Description," presents project details.

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

1.2 PURPOSE OF THIS DOCUMENT

This IEC evaluates the potential environmental effects associated with adoption and implementation of the proposed Area Plan Amendments. Though more focused and site-specific than the Regional Plan, the Area Plan Amendments apply to a broad geography and are intended to guide planning decisions over a planning timeframe of 20 or more years. The policy-oriented nature of the Area Plan Amendments is such that this impact analysis is prepared at a programmatic level—that is, a more general analysis with a level of detail and degree of specificity commensurate with that of the plan itself. Future projects that would be implemented consistent with the Area Plan Amendments, for which project details are developed to a sufficient degree that environmental effects can be identified and assessed with greater certainty, would be evaluated by TRPA at a project-level.

Chapter 3 of this document contains the IEC analysis and discussion of potential environmental impacts of the Area Plan Amendments. Based on the issues evaluated in that chapter, it was determined that the project would have either no impact or a less-than-significant impact related to all resource areas identified. Therefore, an IEC is the appropriate document for compliance with the environmental review requirements of TRPA.

1.2.1 Tiering Process

The concept of tiering includes the environmental review of large-scale projects in a program Environmental Impact Statement (EIS) and carrying out subsequent environmental review for smaller projects by referencing and summarizing applicable program-level impacts that were identified in a program EIS. When tiering, the analysis of the subsequent project need only focus on the issues specific to the project at hand that were not already adequately addressed in the program EIS. TRPA thus limits the analysis for a later project that is consistent with a certified program EIS. Subsequent review is required only for effects which were not examined as significant in the EIS, or for effects which are susceptible to substantial reduction or avoidance by revisions in the project through conditions of approval or mitigation.

This IEC is tiered from the TRPA 2012 Regional Plan Update (RPU) EIS in accordance with Section 6.12 of the TRPA Rules of Procedure. The 2012 RPU EIS is a program EIS that was prepared pursuant to Article VI of TRPA Rules of Procedure (Environmental Impact Statements) and Chapter 3, "Environmental Documentation," of the TRPA Code. In

tiering from the 2012 RPU EIS, this IEC relies on the 2012 RPU EIS for issues that were evaluated in sufficient detail in the 2012 RPU EIS for which there is no significant new information or change in circumstances that would require further analysis.

The package of changes that comprise these amendments to the Area Plan were not anticipated during preparation of the 2012 RPU EIS. Therefore, effects related to changes to development standards and signage that are proposed to the Tahoe Area Plan Regulations (Chapter 20.703, see Appendix A to this IEC) that implement the Area Plan are evaluated in this IEC relative to what was approved with adoption of the 2012 RPU EIS.

TRPA's determination, based on the analysis contained in this IEC, finds that the proposed Area Plan Amendments would not have significant effects on the environment. Therefore, TRPA will prepare a Finding of No Significant Effect. Nothing in this IEC alters the obligations of Douglas County or TRPA to continue to implement the mitigation measures adopted in the RPU EIS. Consequently, Douglas County would adhere to all applicable adopted mitigation measures required by the Regional Plan as a part of the proposed Area Plan Amendments.

1.3 DOCUMENT ORGANIZATION

This IEC is organized as follows:

- **Chapter 1: Introduction.** This chapter introduces the environmental review process. It describes the purpose and organization of this document.
- **Chapter 2: Project Description.** This chapter describes the objectives of, and a detailed description of, the proposed Area Plan Amendments.
- **Chapter 3: Initial Environmental Checklist.** This chapter presents an analysis of a range of environmental issues identified in the TRPA IEC. It determines if the proposed Area Plan Amendments would result in no impact, a less-than-significant impact, a less-than-significant impact with mitigation incorporated, or a potentially significant impact. If any impacts were determined to be potentially significant, an EIS would be required, pursuant to TRPA Code Section 3.3.2(C). For the proposed Area Plan Amendments, however, none of the impacts were determined to be significant.
- **Chapter 4: References.** This chapter lists the references used in preparation of this IEC.
- **Chapter 5: List of Preparers.** This chapter identifies report preparers.

2 PROJECT DESCRIPTION

2.1 BACKGROUND

The TRPA Governing Board adopted the Area Plan on September 25, 2013, and the Douglas County Board of County Commissioners on November 21, 2013 (Douglas County and TRPA 2013). The Area Plan revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan, and replaced the Kingsbury and Stateline Community Plans, and the relevant portions of Plan Area Statements (PASs) 070A and 080. The prior plans were over 20 years old and had undergone only minor changes since their adoption. These areas represent the southwestern portion of Douglas County that is located within the jurisdiction of TRPA.

The Area Plan is not a single, standalone document; it is implemented through the following:

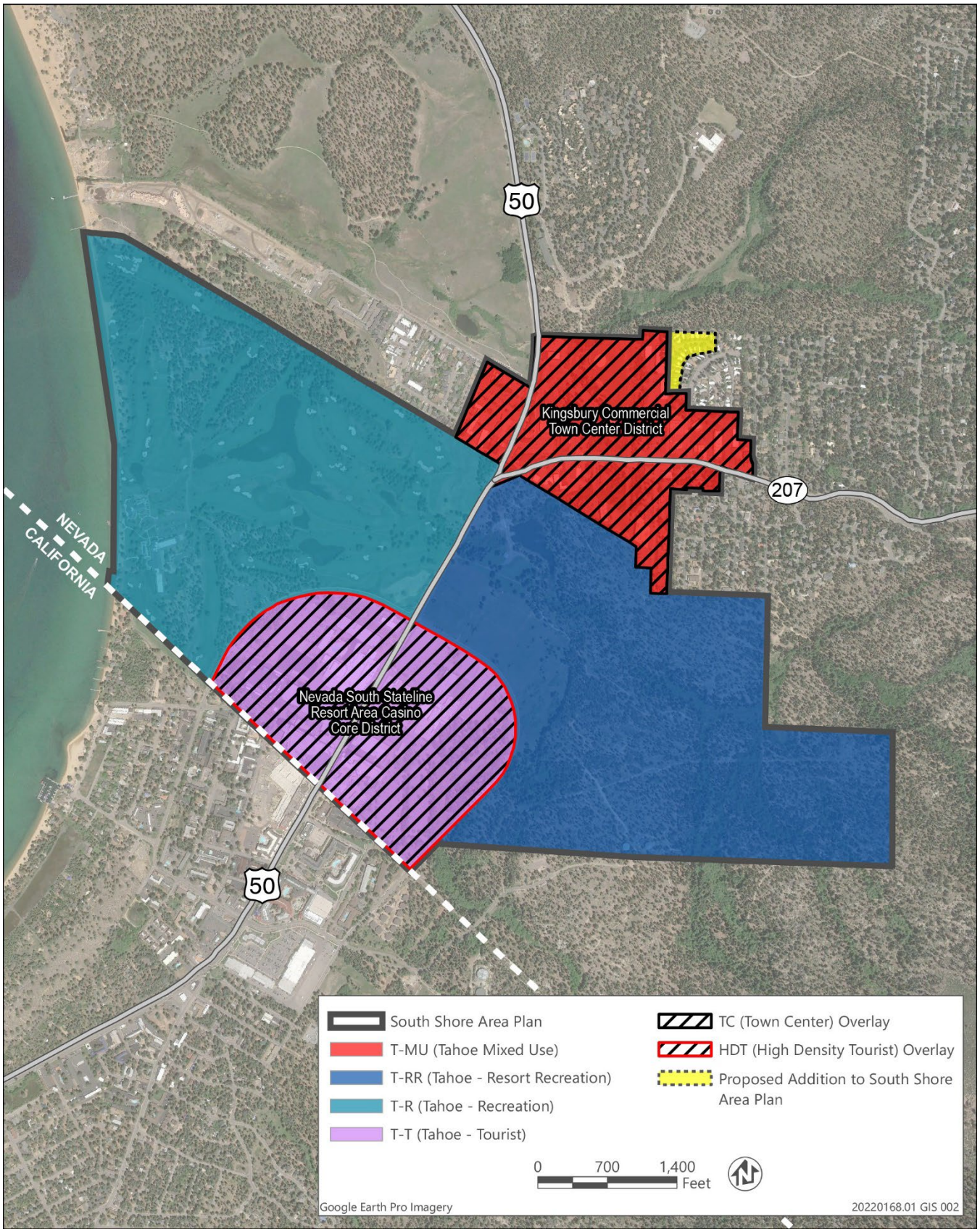
- a designated area on the Douglas County Future Land Use Map;
- a designated area on the Douglas County Zoning Map;
- Chapter 20.703, *Tahoe Area Plan Regulations of the Douglas County Development Code*; and
- design standards and guidelines applicable to non-residential uses (*Douglas County Design Standards and Guidelines* and *South Shore Design Standards and Guidelines*).

In 2022, Douglas County adopted an amendment to the Area Plan that allows religious assembly uses within the T-MU zoning district. The Area Plan amendment implemented the Douglas County Zoning Text Amendment (ref. DP 22-0145) and Ordinance 2022-1603 approved by the Douglas County Board of Commissioners on September 1, 2022. The Zoning Text Amendment clarified that religious assembly uses are an allowed use in the T-MU zoning district thereby eliminating the need for a special use permit. The TRPA Governing Board approved this Area Plan amendment on January 25, 2023 (Douglas County and TRPA 2023).

Nevada Revised Statutes (NRS) 278.025 requires that the Douglas County Master Plan must not conflict with the TRPA Regional Plan (Regional Plan) or Code of Ordinances (TRPA Code), and that local planning efforts should be exercised as appropriate in furtherance of the Regional Plan. Therefore, the Area Plan was adopted to implement and achieve the environmental improvement and redevelopment goals of the Regional Plan. As described further herein, the current package of amendments includes the proposed adoption of TRPA's Phase 2 affordable, moderate, and achievable housing (as defined in Chapter 90 of the TRPA Code) standards to continue to remain consistent with the Reginal Plan, as amended. The Area Plan also serves as a component of the Douglas County Master Plan consistent with Nevada Revised Statutes, Sections 278.150 to 278.230, inclusive, and other related sections.

2.2 AREA PLAN LOCATION

The Area Plan covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area. It includes the High-Density Tourist District containing the casino core, the Edgewood Lodge and Golf Course, the Edgewood Mountain area, and the Kingsbury Commercial Town Center. These areas are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use, respectively (Figure 2-1).



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023.

Figure 2-1 South Shore Area Plan Location and Zoning Districts

2.3 OBJECTIVE OF THE AMENDMENTS

A primary function of the Area Plan is to consolidate applicable local and regional plans to facilitate implementation of the Regional Plan. To that end, these Area Plan Amendments are intended to achieve the following:

- Create consistent and integrated land use planning and development regulations for Douglas County and TRPA by equitably applying the requirements for similar land uses. The designation of the parcel that includes the Kingsbury Manor Mobile Home Park as partially within and partially outside of the Kingsbury Commercial Town Center, as described herein, does not reflect consistent application of the Regional Plan and redevelopment standards. The amendments aim, in part, to correct this inconsistency by including the entire parcel in the Kingsbury Town Center. The Kingsbury Mobile Home Park is privately owned. In 2014, Douglas County initiated the Area Plan amendment process to include the entire parcel within the Town Center, rather than moving the portion within the town center into the plan area statement where a portion of the parcel is located. The inclusion of the parcel within the town center would allow certain use types (e.g., employee housing, multiple-family housing, tourist, and commercial uses) to be developed that would otherwise be prohibited and at higher densities than are currently allowed, furthering the goals of the Area Plan. The property owner has not expressed a desire to make changes to the property at this time.
- Continue to encourage environmentally beneficial redevelopment in the plan area while providing opportunities for deed-affordable, moderate, and achievable housing and bring the Area Plan into compliance with the current development standards of the Regional Plan for deed-restricted housing, adopted by the TRPA Governing Board in December 2023.
- Continue to encourage environmentally beneficial redevelopment in the plan area by implementing an Energy Conservation Strategy.
- Incorporating the signage regulations for the Area Plan that were inadvertently omitted from the Area Plan so that the regulations reflect the most up-to-date and accurate information and updating the changeable sign standard to increase the frequency of changeable messages allowed per hour for the Kingsbury Commercial Town Center and High-Density Tourist District to practically allow for the inclusion of public information pertaining to parking availability, wayfinding, and other similar information that is not presently displayed.

2.4 AREA PLAN AMENDMENT OVERVIEW

Douglas County is proposing to amend the Area Plan in the following ways:

- Modifying the Area Plan boundary to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center;
- Incorporating the signage regulations for the Area Plan that were inadvertently omitted from the Area Plan during its original adoption and updating the changeable sign standard for the Kingsbury Commercial Town Center and High-Density Tourist District from four changes per hour to 12 changes per hour;
- Implementing TRPA's recently adopted Phase 2 Housing Amendments, including more flexible development standards (i.e., coverage, height, number of units per parcel via density, and parking) for deed-restricted affordable, moderate, and achievable housing in Area Plan town centers and areas zoned for multi-family; and
- Incorporating an Energy Conservation Strategy that complies with Section 13.5.3.E of the TRPA Code.

Note: Area Plan amendments to establish a new healthcare subdistrict that encompasses the site of the former Lakeside Inn and Casino and other existing Barton healthcare facility properties located across US 50 are not being considered at this time and are, therefore, not evaluated in this IEC. Instead, the Barton hospital project and associated Area Plan amendments are being evaluated in a separate TRPA Environmental Assessment. The proposed Area Plan Amendments addressed in this IEC are described in detail in the sections that follow.

The Area Plan establishes the goals, policies, and implementation strategies for land use and development within the boundary of the plan area. The proposed revisions to the Development Code are included as Appendix A to this document. Proposed additions to the Tahoe Area Plan Regulations are indicated in double underline, and deletions are indicated in strikethrough text.

All aspects of the Regional Plan, Area Plan, and TRPA Code not specifically affected by the proposed Area Plan amendments would continue to apply throughout the plan area. Therefore, future projects proposed within the plan area would be required to comply with all applicable provisions of the TRPA Code, including requirements for site development, growth management, and resource management and protection, as well as applicable TRPA standard conditions of approval. Each proposed project within the plan area would be reviewed through a TRPA Initial Environmental Checklist and, if necessary, project revisions or mitigation measures necessary to avoid significant environmental impacts would continue to be required as a condition of approval.

2.4.1 Town Center Boundary Expansion

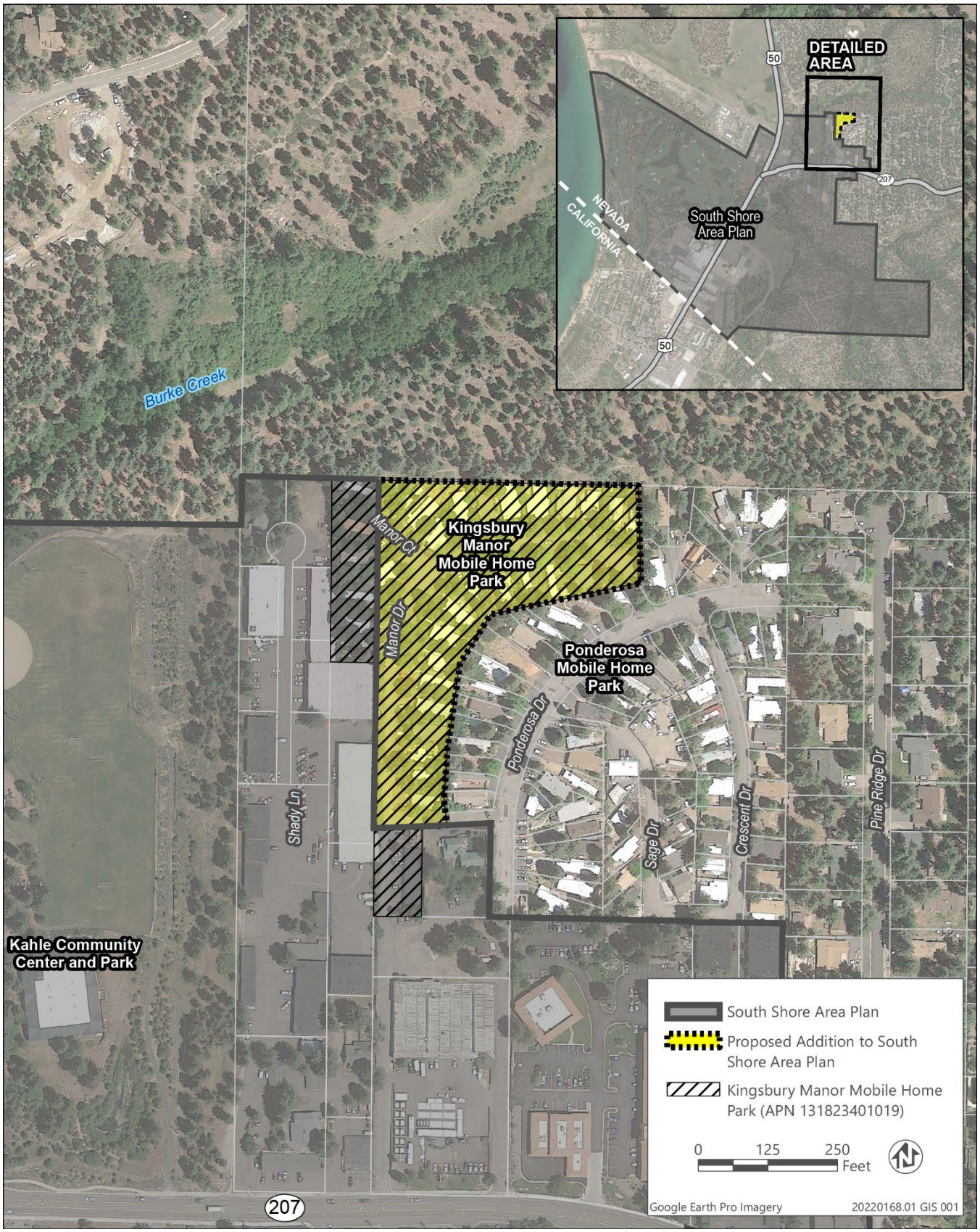
The county proposes to expand the boundaries of the Kingsbury Commercial Town Center (T-MU/TC zoning district) as part of the Area Plan Amendments (Figure 2-2). Currently, the 4.54-acre Kingsbury Manor Mobile Home Park (APN 1318-23-401-019) at 201 Manor Drive is owned by Thomas (Tom) J. Hall, Trustee. The mobile home park parcel is partially within and partially outside of the Kingsbury Commercial Town Center. A 0.90-acre area is within the town center and the proposed expansion would bring the remaining 3.64 acres currently located within PAS 078 (Middle Kingsbury) into the town center. Of the 31 mobile home units in the Kingsbury Manor Mobile Home Park, six are within the town center, 24 are within the expansion area, and one straddles the town center/expansion area boundary. As described in Section 2.3, the inclusion of the entire parcel within the town center, rather than moving the portion that is within the town center into PAS 078, would allow certain use types to be developed at the site that would otherwise be prohibited. Some or all the existing mobile home units could presently be rented at affordable or moderate-income housing rates as defined in Chapter 90 of the TRPA Code.

The expansion area is accessed via Manor Drive off SR 207. The closest boundary of the expansion area is located approximately 0.15 mile from SR 207 and 0.25 mile from US 50. The expansion area is relatively flat and located approximately 50 and 125 feet in elevation higher than SR 207 and US 50, respectively.

In September 2014, TRPA conducted a land capability and coverage verification for the Kingsbury Manor Mobile Home Park. The site is verified as Land Capability District (LCD) 3. The site was verified to include 1.83 acres of hard coverage and just under 0.01 acre of soft coverage. The site is approximately 40 percent covered.

The expansion area is surrounded by National Forest System lands managed by the US Forest Service, Lake Tahoe Basin Management Unit to the north, the Ponderosa Park Mobile Home Community and single-family residences to the east, light industrial uses located along Shady Lane to the west, and commercial uses to the south.

Expansion of the town center would allow for redevelopment to include additional permitted uses beyond those currently allowed for this area and would allow for higher density multiple-family and tourist accommodation uses than in other areas. Figure 2-2 shows the expanded Town Center boundary. Table 2-1 lists the additional uses that would be allowed in the 3.64-acre expansion area. Section 20.703.080 of the proposed Douglas County Code would limit building heights in the expansion area to 56 feet (Appendix A). The T-MU/TC zoning district designation may incentivize redevelopment of the property; however, there are no current redevelopment plans for the site.



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023

Figure 2-2 Proposed Modified Town Center Boundary

Table 2-1 Additional Permissible Uses in Town Center Expansion Area

Land Use Category	Types of Permitted Uses [1]
Residential	Adds: Employee Housing, Multiple-Family Dwelling, Multi-Person Dwelling, Nursing and Personal Care, and Residential Care
	Retains: Single-Family Dwelling, Mobile Home Dwelling
Tourist Accommodation	Adds: Bed and Breakfast Facilities; Hotel, Motel, and Other Transient Dwelling Units; and Time Sharing (Hotel/Motel and Residential Design)
Commercial	Adds: Eating and Drinking Places, Nursery, Outdoor Retail Sales, Professional Offices, Retail and Personal Service, and Service Stations
Entertainment	Adds: Amusements and Recreation Service, Gaming-Non-Restricted, Outdoor Amusements, and Privately-Owned Assembly and Entertainment
Services	Adds: Animal Services, Business Support Services, Health Care Services, and Laundries and Dry-Cleaning Plants
Light Industrial	Adds: Food and Kindred Products, Industrial Services, and Small-Scale Manufacturing
Wholesale/Storage	Adds: Storage Yards, Vehicle and Freight Parking, and Warehousing
Public Service/Linear Public Facilities	Adds: Collection Stations, Cultural Facilities, Government Offices and Facilities, Hospitals, Local Assembly and Entertainment, Membership Organizations, Publicly Owned Assembly and Entertainment, Schools – College, Schools – K through Secondary, Social Service Organizations, and Threshold-Related Research Facilities.
	Retains: Local Public Health and Safety Facilities, Transit Stations and Terminals, Pipelines and Power Transmission, Transmission and Receiving Facilities, Transportation Routes, Public Utility Centers, Religious Assembly, Post Offices, Daycare Centers/Preschools
Recreation	Adds Group Facilities, Outdoor Recreation Concessions, Recreation Centers, Sports Assembly, and Visitor Information Centers.
	Retains: Participant Sports Facilities, Day Use Areas, Riding and Hiking Trails
Resource Management	The following uses come under the umbrella of "Resource Protection, Restoration, and Management:" Reforestation, Sanitation Salvage Cut, Special Cut, Thinning, Early Successional Stage Vegetation Management, Structural and Nonstructural Fish/Wildlife Habitat Management, Fire Detection and Suppression, Fuels Treatment/Management, Insect and Disease Suppression, Sensitive and Uncommon Plant Management, Erosion Control, SEZ Restoration, and Runoff Control.

[1] Definitions are included in Section 20.703.130 of the Douglas County Code.

Source: Appendix A of this IEC.

2.4.2 Sign Regulations

TRPA has directed Douglas County to amend the Area Plan to include equivalent signage standards in Chapter 38 Section 38.2.3(D)(1) of the TRPA Code, the text of which reads, in part, "*The Tahoe Area Plan Regulations and South Shore Design Standards and Guidelines (September 2013) shall apply within the South Shore Area Plan, as well as Section L of Chapter 12: Signs of the Douglas County Community Plans, Design Standards and Guidelines (August 1993) until such time the South Shore Area Plan is amended to include equivalent standards*."

Douglas County proposes to update its Tahoe Area Plan Regulations (Chapter 20.703, see Appendix A to this IEC) to incorporate the signage standards contained in the Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, which were inadvertently omitted from the Area Plan when it was originally adopted.

The Area Plan Amendments would also include modification to the signage standards in Section 20.703.180(F), which currently specify that "*One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and* ***public uses*** *(emphasis added), and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts…The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed four cycles per hour*." This section

would be updated to allow up to 12 changes per hour. The increased number of cycles per hour would practically allow for the inclusion of public information pertaining to parking availability, wayfinding, and other similar information that is not presently displayed.

2.4.3 Phase 2 Housing Amendments

The proposed Area Plan Amendments include incorporation of the TRPA Phase 2 Housing Amendments passed by the TRPA Governing Board in December 2023. In town centers and areas zoned for multi-family, the Phase 2 Housing Amendments allow flexibility in certain development standards (i.e., coverage, height, number of units per parcel via density, and parking) for deed restricted multi-family housing that use residential bonus units and when environmental standards can be met. Table 2-2 summarizes the changes in the development standards within the Area Plan for deed-restricted housing projects. These incentives are intended to encourage neighborhood-scale and larger mixed-use developments with ground floor retail and affordable, moderate, and achievable housing above. To utilize the Phase 2 flexible development standards, developments must ensure they are meeting environmental standards as set forth in the TRPA Code. For example, a development is required to contribute to the region's stormwater treatment system to increase coverage limits, or provide transportation options for its residents to receive lower parking requirements. Developments must be permanently deed-restricted to affordable, moderate, or achievable households through a deed restriction and must be located on high capability lands (i.e., Land Capability Districts 4-7).

While the TRPA Code changes became effective on February 11, 2024, they do not go into effect at a local level until local jurisdictions or TRPA update applicable area plans and development code. Local jurisdictions are required to amend their plans to be consistent with the TRPA Regional Plan and Code; the process must be initiated with TRPA by June 30, 2024. Douglas County proposes to "opt in" and adopt these Regional Plan changes with the current package of Area Plan Amendments evaluated herein. The Area Plan amendment process began in early 2024 and thus met the process timeline.

Given that the Area Plan includes two town centers, the remainder of the area is zoned for multi-family housing, and the entirety of the Area Plan is within the residential bonus unit boundary, the Phase 2 Housing Amendments could apply throughout the plan area. Portions of the plan area are served by two existing areawide stormwater systems: the Stateline Stormwater System, which is active, and the Kahle System, which—while not yet active—has been constructed. The Stateline Stormwater System serves the High-Density Tourist District. The Kahle System, when operational, would serve central portions of the Kingsbury Commercial Town Center, including the site of the former Lakeside Inn and Casino, Douglas County administrative and sheriff offices, Stateline Medical Center, Kahle Community Center and portions of Kahle Park, portions of Kingsbury Manor Mobile Home Park, and adjacent businesses on the north side of SR 207 (TRPA 2024). Areas not currently served by areawide stormwater collection and treatment systems include the T-R and T-RR zoning areas within the Area Plan, and some parcels on the south side of SR 207; such a system would be required to qualify for higher coverage limits. Transit serves the entire plan area with primary routes along US 50 and SR 207 and a transit center located within the Kingsbury Commercial Town Center.

Because the 230-acre Edgewood Lodge and Golf Course property (zoned T-R) prohibits multi-family development, among other uses (see Table 2-2) outside of the area recently developed as a lodge resort, the housing amendments and flexible development standards would not be applicable in the majority of the T-R zoning district (TRPA 2024).

Area Plan policies limit development in the meadow area of the 246-acre Edgewood Companies property on the mountainside of US 50, as follows:

- South Shore Policy 6.1: The area adjoining Highway 50 should be maintained as a scenic view corridor.
- South Shore Policy 6.2: The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site.

Other portions of the property would be eligible for potential future projects proposed pursuant to the Phase 2 Housing Amendments and associated flexible development standards.

Table 2-2 TRPA Phase 2 Housing Amendments – Changes to Development Standards in Area Plan Town Centers and Areas Zoned for Multi-Family Housing Relative to Existing Conditions

Development Standard	Town Centers (Nevada South Stateline Resort Area Casino Core District [HDT/T-T] and Kingsbury Commercial Town Center [T-MU/TC])		Areas Zoned for Multi-Family Housing (Tahoe – Resort Recreation [T-RR] and Tahoe Recreation [T-R][1])	
	Existing	Proposed (Change Limited to Residential/Mixed-Use Projects with 100% Deed-Restricted Housing Component)	Existing	Proposed Change (Change Limited to Residential/Mixed-Use Projects with 100% Deed-Restricted Housing Component)
Maximum Coverage	LCDs 1A, 1B, 2, 3: Base Allowable Coverage LCDs: 4, 5, 6, and 7: Up to 70% for Commercial and Mixed-Use Facilities	LCDs 1A, 1B, 2, 3: Base Allowable Coverage LCDs: 4, 5, 6, and 7: No maximum if stormwater runoff can be treated[2] by an areawide stormwater collection and treatment system owned and operated by a public entity	All LCDs: Base Allowable Coverage	LCDs 1A, 1B, 2, 3: Base Allowable Coverage LCDs: 4, 5, 6, and 7: 70% if stormwater runoff can be treated[2] by an areawide stormwater collection and treatment system owned and operated by a public entity or with a public entity responsible for on-site system maintenance
Maximum Height	HDT/T-T: 197 feet[3]/95 feet T-MU/TC: 56 feet	HDT/T-T: 197 feet[3]/95 feet T-MU/TC: 65 feet, subject to findings and requirements in TRPA Code	Current height standards are based on parcel slope and proposed roof pitch. Height maximums are set pursuant to TRPA Code Sections 37.4, Height Standards for Buildings, and 37.5, Additional Height for Certain Buildings	Height up to the maximum pursuant to TRPA Code Section 37.4.1 for shallower (at least 3:12) roof pitch; no limit on stories
Density	25 units per acre	Exempt from density maximums	15 units per acre	Exempt from density maximums
Parking	2 spaces per unit	Parking based on demand	2 spaces per unit	Parking based on demand. Project must provide at least 0.75 space per unit, on average.

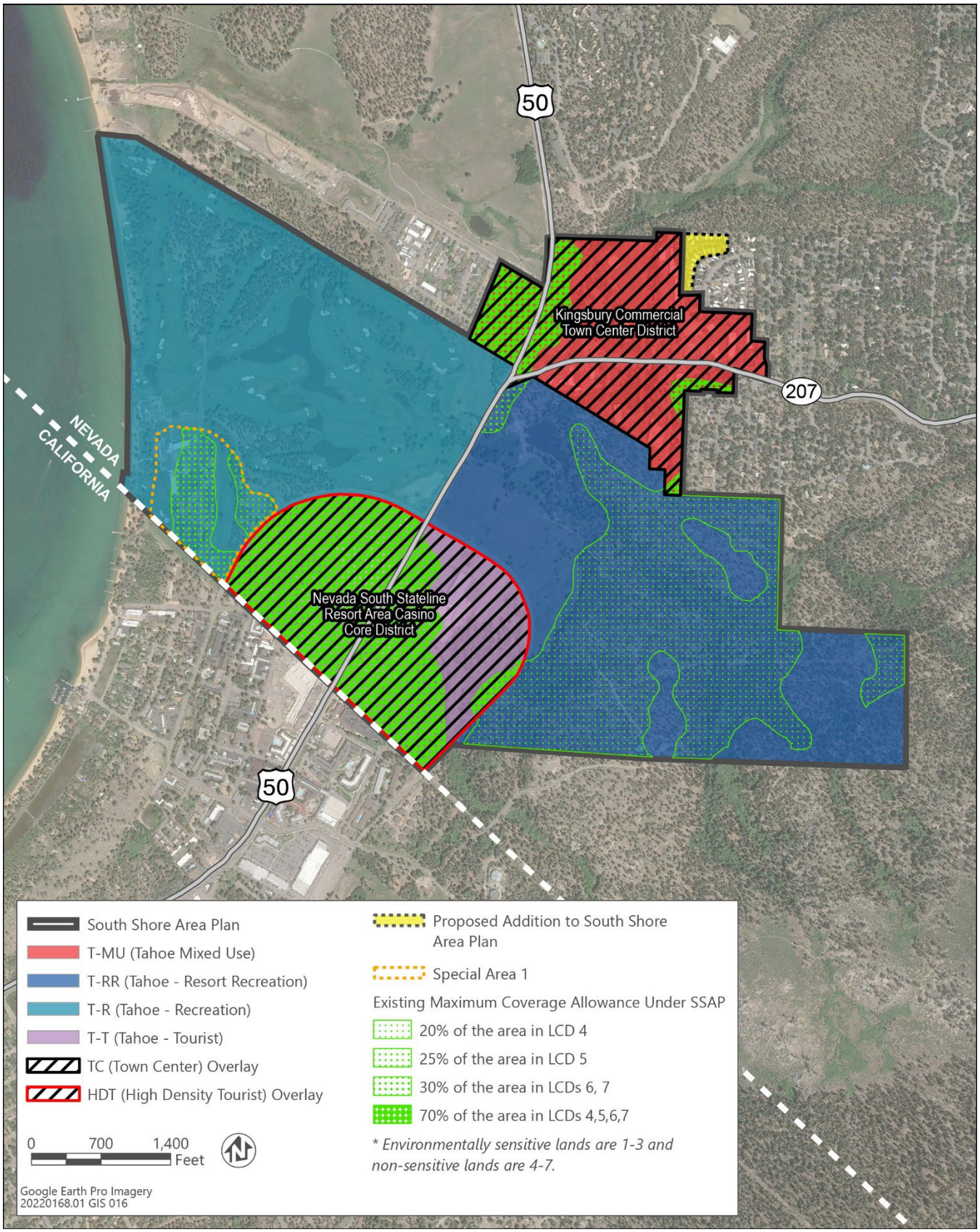
1 The following uses outside of Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the Official Records of Douglas County (Document No. 34529) within the T-R zoning district are prohibited: employee housing; **multiple-family dwelling** (emphasis added); bed and breakfast facilities; hotel, motel, and other transient dwelling units; time sharing (hotel motel design); time sharing (residential design); retail and personal service; amusements and recreation services; privately owned assembly and entertainment; cultural facilities; day-care centers/pre-schools; local assembly and entertainment; threshold related research facilities; campground (developed); campground (undeveloped); and sport assembly.

2 Treated as defined in the TRPA Code: Stormwater treatment is the process of improving stormwater runoff quality, reducing runoff volume, and reducing runoff peak flow. Debris and solids are filtered out, followed by a sedimentation process. Water is then infiltrated or discharged from the system into the receiving environment (e.g., groundwater table, ponds, streams, waterways).

3 Limited to replacement structures, provided the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as measured from the lowest point of natural grade. Such structures shall also comply with Section 37.7.17 of the TRPA Code.

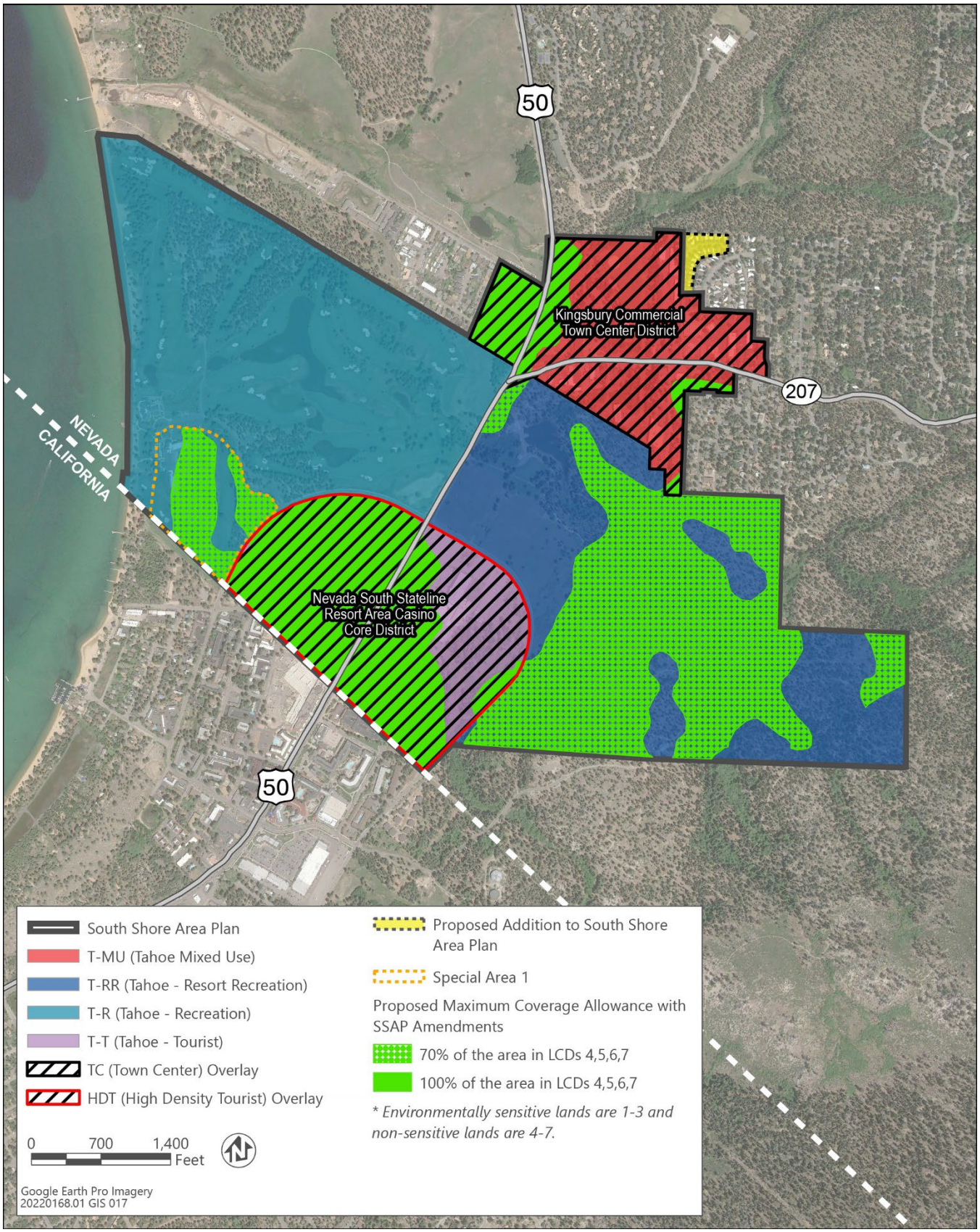
Source: TRPA 2024.

Parts of the plan area that would be accessible to future projects using the flexible development standards for coverage to the extent that they are on high capability lands include areas identified in green on Figures 2-3 and 2-4. Figure 2-3 illustrates the existing maximum coverage that is allowed in these areas without adoption of the Phase 2 Housing Amendments; Figure 2-4 illustrates the proposed maximum coverage if Douglas County adopts the Phase 2 Housing Amendments. As identified above, only a portion of these areas are served by existing areawide stormwater collection and treatment systems.



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2024.

Figure 2-3 Existing Maximum Coverage Allowance Under the South Shore Area Plan



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2024.

Figure 2-4 Proposed Maximum Coverage Allowance with the South Shore Area Plan Amendments

The TRPA Phase 2 Housing Amendments IEC (TRPA 2023), which serves as the basis for the analysis of these Area Plan Amendments herein, considered amendments to region-wide development standards for the buildout of the remaining 2012 Regional Plan residential bonus units. It did not add bonus units. The amendments do not add additional growth or development capacity that was not envisioned and analyzed in the 2012 Regional Plan.

2.4.4 Energy Conservation Strategy

In November 2013, the TRPA Governing Board adopted an amendment to Chapter 13, "Area Plans," of the TRPA Code requiring that all area plans include a Greenhouse Gas Reduction Strategy to reduce the emissions of greenhouse gases (GHGs) from the construction and operation of buildings; this action implemented Mitigation Measure 3.5-1 of the RPU EIS. An area plan must include such a strategy if it is to be found to be in conformance with the Regional Plan. Section 13.5.3.E identifies that elements included in the strategy may include the following:

- a local green building incentive program to reduce the energy consumption of new or remodeled buildings,
- a low interest loan or rebate program for alternative energy projects or energy efficiency retrofits,
- modifications to the applicable building code or design standards to reduce energy consumption, and
- capital improvements to reduce energy consumption or incorporate alternative energy production into public facilities.

The TRPA Code provisions (Section 13.5.3.E) became effective in January 2014.

Douglas County is proposing to meet this requirement by amending the Area Plan to include an Energy Conservation Strategy. Generally, the county's proposed energy conservation measures—that would also reduce GHGs in accordance with Section 13.5.3.E of the TRPA Code—include upgrading public buildings and facilities and implementing policies for new private construction to enhance energy efficiency and reduce energy consumption, as follows.

PUBLIC BUILDINGS AND FACILITIES

The county has implemented several energy improvements at public buildings and facilities in the Tahoe Basin. Some of the improvements that have been installed to date include: (1) modifying systems to adjust run times on heating, ventilation, and/or air conditioning (HVAC) equipment; (2) installing automatic light sensors in the restrooms for light and water; (3) replacing all high-pressure sodium devices with light emitting diode (LED) devices in all streetlights; (4) replacing county light fixtures with fluorescent light bulbs; and (5) installing a system to control run time on lighting.

Douglas County is proposing to amend the Area Plan to describe the energy conservation efforts that have been implemented to date and actions to be implemented as part of the Area Plan. The strategy includes implementing the following capital improvements intended to reduce energy consumption:

1) Upgrading the county vehicle fleet to include more fuel-efficient and environmentally sound vehicles.
2) Upgrading county buildings by:
    a) Installing solar screens on windows and installing double glass windows.
    b) Replacing water heaters with energy-efficient heaters.
3) Installing a high-efficiency HVAC system at the Tahoe Justice Court.
4) Installing an Allerton control and monitoring system that would alert County staff to any inefficiencies that need to be addressed in building control systems in all buildings.

The county will continue to list, prioritize, and fund these projects through the Capital Improvement Program (CIP).

NEW PRIVATE CONSTRUCTION

The Douglas County Code allows for straw bale construction, solar power, and wind energy conversion systems. To create a private incentive for renewable energy systems, the county grants a 50 percent discount on all building-related fees.

In 2013, the county adopted the 2009 International Energy Conservation Code (IECC), which encourages energy conservation through efficiency in building design, mechanical systems, lighting systems, and the use of new materials and techniques.

Douglas County is proposing to amend the Area Plan to describe the energy conservation efforts related to new private construction that have been implemented to date and actions to be implemented as part of the Area Plan. As part of the ongoing strategy, the county plans to adopt portions of the International Building Code – Green Building Code and provide incentives to encourage its use.

2.5 GROWTH POTENTIAL

Pursuant to the TRPA growth management system (TRPA Code Chapters 50 – 53), development rights in the form of residential allocations or residential bonus units (RBUs), residential units of use (RUUs), commercial floor area (CFA) and tourist accommodation units (TAUs) are required for any new residential, commercial, or tourist accommodation development. The Area Plan Amendments would not alter the existing growth control system. All new development would continue to be required to obtain the applicable RBUs, RUUs, CFA, or TAUs.

2.6 AREA PLAN AMENDMENT IMPLEMENTATION

The proposed Area Plan Amendments would be implemented through the amendments to the Area Plan elements described in Section 2.1. Other implementation programs would not be affected, including Douglas County's Capital Improvement Plan, the Environmental Improvement Program, and the capital improvement and public investment plans of other agencies in the Tahoe Region with which Douglas County cooperates. These implementation programs would continue to identify and develop projects necessary to achieve the goals and policies identified in the Area Plan.

Upon adoption of the Area Plan Amendments and a finding of conformance with the Regional Plan, TRPA and Douglas County would implement the amended Area Plan.

3 INITIAL ENVIRONMENTAL CHECKLIST

3.1 ENVIRONMENTAL EFFECTS

This chapter evaluates the effects of adopting and implementing the proposed Area Plan Amendments on each topic identified in the TRPA IEC. The discussion provides a determination as to the significance of the impact, consistent with the significance determination approach used in the RPU EIS. Where effects have not been found to be significant, the response to the corresponding TRPA IEC checklist question is "no." This IEC uses the following terminology to describe the significance of each environmental impact:

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

As described in Section 1.2.1, this IEC is tiered from the 2012 RPU EIS in accordance with Section 6.12 of the TRPA Rules of Procedure. Because of the broad geography and long timeframe to which the proposed Area Plan Amendments applies, the environmental analysis is prepared at a program level: that is, it contains a general analysis of each resource area with a level of detail and degree of specificity commensurate with that of the proposed Area Plan Amendments. The analysis in this IEC is not intended to take the place of future project-level environmental analysis. For future projects that are not otherwise exempt or qualified exempt, TRPA or Douglas County would review those site-specific projects to determine the appropriate level of environmental review: IEC, environmental assessment (EA), and/or environmental impact statement (EIS), as appropriate, consistent with Chapter 3 of the TRPA Code. For future projects that have the potential to result in significant effects on the environment, TRPA or Douglas County would develop feasible mitigation measures that must be implemented to minimize any such effects.

3.2 LAND

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

3.2.1 Discussion

a) Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?

Less than significant. Under the proposed Area Plan Amendments, maximum allowable land coverage would be changed in certain locations related to implementation of the Phase 2 Housing Amendments. The proposed incorporation of signage regulations and an Energy Conservation Strategy into the Area Plan would not affect coverage. Similarly, because the Kingsbury Manor Mobile Home Park site has been verified by TRPA as LCD 3, and because there would be no change in allowable land coverage on LCD 3 regardless of location inside or outside of the town center (the increased maximum allowable coverage within town centers would only apply to LCDs 4 through 7), it would not qualify for the development incentives under the Phase 2 Housing Amendments for town centers and allowable coverage would be capped at 5 percent (TRPA Code Section 30.4.1.A), or to the extent of legal, preexisting land coverage. Current land coverage on the site is approximately 40 percent and the proposed incorporation of the area into the Kingsbury Commercial Town Center would not result in additional allowable coverage. Because redevelopment within the expansion area would be subject to the same coverage provisions for the site that exist today, it would not result in compaction or covering of the soil beyond the limits allowed by the land capability or IPES systems. Other portions of the plan area located on low capability lands would also continue to implement standard land coverage limitations authorized by the Regional Plan in TRPA Code Section 30.4.2(B)(1).

With respect to the Phase 2 Housing Amendments, land coverage would no longer be capped on high capability lands within the High-Density Tourist District and Kingsbury Commercial Town Center for 100 percent deed-restricted affordable, moderate, and achievable housing development projects that utilize residential bonus units. This amendment would incentivize transfers of coverage into these centers, which would result in the relocation of coverage from more sensitive to less sensitive lands. The amendments would allow land coverage over 70 percent in centers with participation in a stormwater collection and treatment system (consistent with TRPA treatment requirements) owned and operated by a public entity, or with a public entity responsible for on-site system maintenance.

Similarly, maximum allowable land coverage within areas zoned for multi-family housing (i.e., the T-R and T-RR zoning districts) would allow up to 70 percent land coverage on high capability lands for 100 percent deed-restricted affordable, moderate and achievable housing development projects that utilize residential bonus units. This amendment would incentivize transfers of coverage into these multi-family zoned areas, which would result in the relocation of coverage from equal or more sensitive to less sensitive lands. The amendments would allow land coverage up to 70 percent in these areas with participation in a stormwater collection and treatment system (consistent with TRPA treatment requirements) owned and operated by a public entity, or with a public entity responsible for on-site system maintenance.

Because of the proposed increased land coverage limits associated with the Phase 2 Housing Amendments, the Area Plan Amendments could also increase compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES) (within project specific sites, not on a regional basis) not previously studied in the 2012 RPU EIS.

However, while the land capability or IPES limits may be exceeded with the Phase 2 Housing Amendments, land capability limits will not be exceeded on a regional level. The Phase 2 Housing Amendments IEC (TRPA 2023) evaluated the potential for future deed-restricted, affordable, moderate, and achievable housing developments to generate land coverage at a regional scale. That analysis identified the amount of coverage that could be generated by the Phase 2 housing developments at buildout of the Regional Plan. The analysis assumed that individual multi-family units would utilize 656 square feet of coverage per unit, given that some buildings may be multi-story. Each jurisdiction in the Tahoe Region has a specific number of bonus unit allocations set aside for their sole use, and TRPA also has an incentive pool to be distributed based on demand among all jurisdictions. Even assuming that 100 percent of the remaining pool of bonus units could be developed within the bounds of the plan area, it is not possible for coverage limits to be exceeded at the plan level. Additionally, as stated in the Phase 2 Housing Amendments IEC (TRPA 2023:8), over 4,700 acres of high-capability land coverage is available for development at a regional scale; therefore, land coverage limits for high capability lands would not be exceeded region-wide under the Phase 2 Housing Amendments and TRPA thresholds for land coverage would not be violated.

Based on a review of high capability lands eligible for use of the Phase 2 flexible development standards (i.e., the green areas shown in Figure 2-4), there are about 262 acres within the plan area (about 85 acres within the High-Density Tourist District, 21 acres within the Kingsbury Commercial Town Center, 16 acres in the T-R zoning district, and 140 acres within the T-RR zoning district) where affordable, moderate, and achievable housing could be developed. The availability of lands within the Area Plan for deed-restricted housing does not change the fact that regional land coverage limits are capped and would not be exceeded with implementation of the Phase 2 Housing Amendments.

Further, all projects implemented under the Phase 2 Housing Amendments would still be subject to BMP requirements outlined in Section 60.4 of the TRPA Code or areawide water quality treatment systems to capture and/or treat runoff from all coverage associated with deed-restricted affordable, moderate, and achievable housing. Additionally, projects wishing to take advantage of the increased maximum allowable coverage would be required to transfer the coverage that exceeds the base allowable from within the same Hydrologically Related Area (HRA) as defined by TRPA Code Section 30.4.3(E). Coverage can be transferred across HRAs when the sending parcel is located on sensitive lands (LCDs 1 through 3) and the receiving parcel is located in non-sensitive land (LCDs 4 through 7) and the receiving parcel is located further than 300 feet from Lake Tahoe. Coverage would also be transferred at ratios described in TRPA Code Section 30.4.3(A), which would incentivize transfers from more sensitive lands to less

sensitive lands. The requirements stipulated by these TRPA Code provisions for future Phase 2 housing developments would be consistent with the land transfers from sensitive areas to high-capability areas within the Tahoe Basin as originally envisioned by the Reginal Plan and evaluated in the 2012 RPU EIS. Because the number of available bonus units would not be increased from that which is currently available for assignment to future projects, there would not be net new coverage at a regional scale. Therefore, the analysis contained in the RPU EIS in Section 3.7 (on pages 3.7-18 to 3.7-47, and as summarized above) remains applicable to the Phase 2 Housing Amendments. Additionally, active areawide water quality treatment systems would be required to treat runoff from Phase 2 housing projects, and water quality mitigation fees would still be required. Moreover, all future projects would be required to undergo project-level environmental review and permitting, which would evaluate the site-specific impacts of any future proposal on existing environmental conditions and identify and mitigate, as appropriate, significant environmental effects.

Therefore, for the same reasons described in the 2012 RPU EIS and IEC prepared by TRPA for the Phase 2 Housing Amendments (TRPA 2023), and for the reasons stated above, impacts related to the Phase 2 Housing Amendments—and therefore, the Area Plan Amendments as a package—would be less than significant.

b) A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?

Less than significant. The Area Plan Amendments would not alter or revise regulations pertaining to grading. Consistent with existing requirements, grading and construction activities associated with projects that could occur under the Area Plan Amendments with subsequent approval would be required to comply with the provisions of Chapter 33, "Grading and Construction," of the TRPA Code and Section 20.703.250(D) of the Douglas County Code. Chapter 33 includes specific provisions for timing of grading, winterization of construction sites, specifications for cut and fills areas, protection of vegetation during construction, and preparation of a Slope Stabilization Plan for projects at the request of TRPA. Additionally, in accordance with Section 20.703.250 of the Douglas County Code, all projects are required to comply with the provisions of the Resource Management and Protection regulations as described in Chapters 60 through 68 of the TRPA Code. This would include Section 60.4, "Water Quality Best Management Practices," of the TRPA Code, which requires that temporary BMPs in accordance with the *Handbook of Best Management Practices* be implemented on construction sites and maintained throughout the construction period until winterization and installation of permanent BMPs once construction has been finalized.

Any subsequent projects allowed within the amended Area Plan would be subject to permitting by TRPA and/or Douglas County. Consistent with existing requirements, permit applicants would be required to demonstrate that any proposed grading would occur consistent with TRPA Code provisions that are protective of topography and ground surface relief features and are intended to retain natural surrounding conditions. For these reasons, impacts related to topography or ground surface relief features within the plan area would be less than significant.

c) Unstable soil conditions during or after completion of the proposal?

Less than significant. The Area Plan Amendments would not alter or revise regulations pertaining to BMPs for soil erosion. Consistent with existing requirements, soil disturbance associated with projects that could occur under the Area Plan Amendments with subsequent approval would be required to comply with Chapters 33 and 60 through 68 of the TRPA Code. See discussion under Item 5.1.1b above. Additionally, in accordance with Section 20.703.140 of the Douglas County Code, BMPs as specified in Section 60.4 of the TRPA Code would be required for all projects.

Any subsequent projects allowed within the Area Plan would be subject to permitting by TRPA and/or Douglas County. Consistent with existing requirements, permit applicants would be required to demonstrate that any proposed soil disturbance would occur consistent with TRPA Code provisions related to BMPs and therefore this impact is less than significant.

d) Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?

Less than significant. As with existing conditions, future projects implemented under the proposed Area Plan Amendments could involve excavating to a depth deeper than 5 feet below ground surface. Consistent with existing

requirements, projects that could occur under the Area Plan Amendments with subsequent approval could result in new soil disturbance, changes to native geologic substructures, and grading in excess of 5 feet. However, all projects would be required to comply with the provisions of Chapter 30 of the TRPA Code regarding permanent disturbance and Chapter 33 of the TRPA Code, which identifies various standards and regulations related to grading to protect against significant adverse effects from development. For the reasons discussed, and because all future projects would continue to be evaluated on a project-specific basis and would be required to adhere to regional and local requirements and regulations relating to grading and hydrology, impacts associated with the Area Plan Amendments related to the rate and flow direction of groundwater would be less than significant.

e) The continuation of or increase in wind or water erosion of soils, either on or off the site?

Less than significant. See discussion under Item 3.2.1(c).

f) Changes in deposition or erosion of beach sand, or changes in siltation, deposition, or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?

Less than significant. The proposed Area Plan Amendments would not alter existing regulations related to modifications of a river, stream, or the bed of Lake Tahoe. Projects would include compliance with the resource management and protection provisions of TRPA Code Chapters 60 through 68; environmental review of the project consistent with Chapter 3 of the TRPA Code; and adherence to permit requirements including TRPA standard permit conditions and requirements of Sections 401 and 404 of the Clean Water Act. Additionally, TRPA Code shorezone regulations in Chapter 80 through 85 have been amended and must also be adhered to by future projects within the plan area. The Area Plan Amendments would not alter any of the procedural or substantive project planning, design, environmental review, or permitting process. The Area Plan Amendments would not provide approvals for these projects nor require them to be implemented. Therefore, this impact would be less than significant.

g) Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?

Less than significant. The Area Plan Amendments would not alter or revise regulations pertaining to geologic hazards. Chapter 35, "Natural Hazard Standards," of the TRPA Code includes provisions addressing avalanche, floodplains, and wildfire. Douglas County has adopted the International Building Code, which includes protection for persons and property from seismic and geologic hazards. In accordance with Section 20.703.280 of the Douglas County Code and Section 13.7.3 of the TRPA Code, TRPA would retain responsibility for enforcing and implementing regulations specific to the backshore environment as described in Chapter 85 of the TRPA Code. In addition, consistent with existing conditions, any subsequent project implemented in compliance with the Area Plan Amendments would be subject to project-level permitting and environmental review by TRPA and/or Douglas County. Such projects would be required to meet all applicable building codes and standards and would be required to undergo site-specific geotechnical analysis as specified by Section 33.4 of the TRPA Code. Finally, Section 20.703.300(5) of the Douglas County Code provides that the Director, the Planning Commission, Board, or other approving body, official, or entity may impose additional conditions reasonably necessary to ensure the protection of health, safety, and general welfare of the citizens of the county. Therefore, this impact is less than significant.

3.3 AIR QUALITY

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

3.3.1 Discussion

a) Substantial air pollutant emissions?

Less than significant. The proposed Area Plan Amendments would not modify laws or regulations pertaining to air quality. Projects that could be implemented under the amended Area Plan would continue to be subject to subsequent environmental review and permitting and would be required to comply with Chapter 65 of the TRPA Code. Chapter 65 includes provisions that apply to direct sources of air pollution in the Tahoe Region, including certain motor vehicles registered in the region, combustion heaters installed in the region, open burning, stationary sources of air pollution, and idling combustion engines.

The Lake Tahoe Air Basin is in attainment for all national ambient air quality standards; therefore, implementation of projects under the amended Area Plan would involve development that has the potential to produce air pollutant emissions that could contribute to nonattainment during project construction and operation, as discussed below.

Construction Emissions

Development or redevelopment projects that could occur under the amended Area Plan would produce construction-related air emissions. The 2012 RPU EIS considered construction-related emissions that could occur from implementation of individual projects and crafted mitigation measures in response. TRPA has formalized this mitigation in the TRPA Code and in the Standard Conditions of Approval for Grading Projects, and Standard Conditions of Approval for Residential Projects. In Section 65.1.8.A. (Air Quality/Transportation, Idling Restrictions) of the TRPA Code, a new subsection was added to restrict idling times for heavy duty construction equipment to no more than 15 minutes within the plan area (previous restriction was 30 minutes). This standard reduces carbon monoxide (CO) generation. In addition to reduced idling times, the TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q) and Standard Conditions of Approval for Residential Projects (TRPA Permit Attachment R) include requirements for the use of existing power sources (e.g., power grid) or clean-fuel generators rather than temporary diesel power generators wherever feasible, locating of construction staging areas as far as feasible from sensitive air pollution receptors (e.g., schools or hospitals), and closure of engine doors during operation except for engine maintenance. Projects implemented under the Area Plan Amendments would continue to be subject to all air quality standards in the TRPA Code, including these measures that were adopted to mitigate construction emissions associated with build-out of the Regional Plan.

Because measures identified the 2012 RPU EIS to reduce construction-generated emissions have been incorporated into the Area Plan, and because subsequent projects proposed within amended Area Plan would be required to include TRPA-adopted measures that reduce construction-generated emissions, such projects would not generate substantial air pollutant emissions such that they could violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations during construction.

Operational Emissions

Long-term operation of development or redevelopment projects that could occur with implementation of the proposed Area Plan Amendments would produce operational air emissions. Operational emissions could result from mobile, area, and natural gas sources. Mobile-source emissions are associated with motor vehicle use and are affected by the amount of vehicle miles of travel (VMT) within a given area. Area-source emissions would include emissions from consumer products, landscaping and maintenance, wood-burning appliances, and snow removal equipment. Natural gas-related emissions would be associated with space and water heating. While implementation of the Phase 2 Housing Amendments could concentrate development within the plan area, and would modify potential allowable future land uses, the proposed Area Plan Amendments would not generate regional growth beyond that which was contemplated by the 2012 RPU EIS (see Section 2.5, "Growth Potential"), and would therefore continue to result in operational emissions that are consistent with operational emissions for projects evaluated in the 2012 RPU EIS. Additionally, the Area Plan Amendments are broadly expected to contribute to a reduction in regional VMT associated with implementation of the Area Plan (see Item 3.14.1(a)) and could therefore result in lower long-term operational emissions from VMT sources.

The 2012 RPU EIS evaluated operational emissions of build-out of the Region, which included complete build-out of the plan area, under Impact 3.4-3 on pages 3.4-29 through 3.4-26. The analysis found that emissions of ozone precursors and CO in the Tahoe Region would be expected to decrease substantially by 2035 compared to existing conditions. Any additional population growth and associated increase in operational ozone precursor emissions would be more than offset by more stringent vehicle emissions standards. The analysis also found that with implementation of TRPA Code provisions, including restrictions on wood stoves that do not meet the US Environmental Protection Agency (EPA) criteria and air quality mitigation programs, emissions of particulate matter (i.e., PM, PM_{10}, and $PM_{2.5}$) would be expected to continue the trend of decreasing PM emissions in the Tahoe Region over the planning period.

For the reasons described above, the Area Plan Amendments would not alter construction or operation emissions associated with future projects and would not result in substantial air pollutant emissions during project construction and operation and impacts related to the release of substantial air pollutant emissions associated with implementation of the Area Plan Amendments would be less than significant.

b) Deterioration of ambient (existing) air quality?

Less than significant. See the analysis in Item 3.3.1(a), above, which concludes that the Area Plan Amendments would not result in substantial air pollution emissions or alter regulations affecting emissions. Because the amendments would not change air pollution emissions relative to what was contemplated by the 2012 RPU EIS, the impact on ambient air quality within the Area Plan or regionally would be less than significant.

c) The creation of objectionable odors?

Less than significant. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptors. Although offensive odors rarely cause physical harm, they can be unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies. The Area Plan Amendments would not result in major sources of odor as the proposed amendments do not include or contemplate construction of any of the common types of facilities that are known to produce odors (e.g., landfills, transfer stations, wastewater treatment facilities). In addition, no known substantial sources of objectionable odors are in the plan area. Diesel exhaust from the use of on-site construction equipment used to implement potential future projects implemented under the amended Area Plan would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. Chapter 65 of the TRPA Code implements the air quality threshold related to odors from diesel engines and Section 65.1.8 includes vehicle idling restrictions that projects implemented under the Area Plan must adhere to. Because the amendments do not propose changes to TRPA's air quality regulations or requirements, future projects under the Area Plan would also be required to adhere to them, including Chapter 65 of the TRPA Code. Thus, neither project construction nor operation of projects proposed for development or redevelopment under the amended Area Plan would create objectionable odors affecting a substantial number of people.

Adoption of the Phase 2 Housing Amendments would allow an increase in multi-family density and building height for deed-restricted affordable, achievable, and moderate housing development. This would result in the potential for an increased number of individuals within these types of residential developments (which are sensitive receptors) in Kingsbury Commercial Town Center, the High-Density Tourist District, and areas designated T-RR; however, these types of uses are already allowed within the plan area and no known substantial sources of objectional odors exist or are permitted within the plan area. Additionally, concentration of development (including multi-family housing) within centers was addressed within the 2012 RPU EIS and the Phase 2 Housing Amendments Initial Environmental Checklist (TRPA 2023) and impacts were found to be less than significant, and nonexistent in those documents, respectively. Additionally, because individual future proposals under the amended Area Plan would be evaluated at the project level for their proximity and potential exposure to sources of objectionable odors, this impact would be less than significant.

d) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

Less than significant. The proposed Area Plan Amendments would not modify existing laws or regulations that address GHG emissions, but would include a proposed amendment to adopt an Energy Conservation Strategy to increase energy-efficiency of public buildings and incentivize renewable energy for private construction projects in the plan area. The Area Plan already includes standards and incentives to reduce GHG emissions. Existing provisions require that all publicly funded buildings in the plan area be designed and constructed to an industry-recognized standard for sustainability and GHG reduction; and waive fees for development rights held by Douglas County for projects that achieve an established GHG reduction standard. In addition, future projects that could be implemented under the Area Plan Amendments would be subject to subsequent environmental review and permitting and would be required to comply with Chapter 65 of the TRPA Code. Chapter 65 includes provisions that apply to direct sources of air pollution in the Tahoe Region. Adherence to these air quality provisions would also reduce GHG emissions.

Implementation of potential future deed-restricted multi-family affordable, achievable, and moderate housing projects under the amended Area Plan could result in some level of development and population growth in the plan area that would contribute some level of GHG to the regional output. However, the Phase 2 Housing Amendments and other proposed amendments would not alter the potential for development and population growth beyond that which was considered under the 2012 RPU EIS. The Phase 2 Housing Amendments could redistribute the regional pattern of growth by incentivizing more density within the plan area, and therefore further concentrate development within centers at a regional scale. Because the Phase 2 Housing Amendments do not change the overall number of housing units that could be developed under the Regional Plan, and because these amendments would further incentivize a shift in development closer to transit and services and further concentrate development in these areas, future projects proposed pursuant to the Phase 2 Housing Amendments would have no impact on GHG emissions and would therefore not contribute to local or regional changes in climate.

Other projects implemented under the amended Area Plan could also result in some level of development and population growth anticipated during the plan horizon that would contribute some level of GHG to the regional output. As described above for air pollutant emissions, GHG emissions can occur from construction-related activity and from operations of structures within the plan area. The 2012 RPU EIS evaluated these effects under Impact 3.5-1 on pages 3.5-15 through 3.5-25. It determined that full build-out of all development allowed within the Tahoe Region would result in a net increase in GHG emissions compared with baseline 2010 emissions (TRPA 2012: page 3.5-20). The 2012 RPU EIS determined that this would be a significant impact (see TRPA 2012: page 3.5-14).

As part of the 2012 RPU EIS mitigation measure to reduce stationary sources of GHG emissions, TRPA adopted several provisions intended to reduce GHG emissions in November 2013. The GHG reduction provisions include best construction practices policies, a requirement to include a Greenhouse Gas Reduction Strategy in area plans, a woodstove rebate program, and revisions to TRPA Code sections to remove unintended barriers to sustainable design. In Section 65.1.8.A (Air Quality/Transportation, Idling Restrictions) of the TRPA Code, a new subsection was added to limit idling times for heavy construction equipment to no more than 15 minutes. In addition to reduced idling time policies, the TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q) and

Standard Conditions of Approval for Residential Projects (TRPA Permit Attachment R) include new construction provisions that call for the use of existing power sources (e.g., power grid) or clean-fuel generators rather than temporary diesel power generators wherever feasible. Chapter 13 (Area Plans) of the TRPA Code now requires a strategy in Area Plans to lower emissions of GHGs from the operation or construction of buildings. The strategy must include elements in addition to those included to satisfy other state or TRPA requirements. The existing Area Plan addresses this provision by requiring that all buildings in the plan area be designed and constructed in an energy efficient manner.

The 2021 RPU EIS included Mitigation Measure 3.5-1, "Implement Sustainability Measures with Performance Standard," for the adopted alternative. To implement this mitigation, TRPA amended Chapter 13, "Area Plans" of the Code. The Area Plan Amendments would adopt an energy conservation strategy to meet the requirements of the amended Section 13.5.3(E) of the TRPA Code that requires that area plans include a Greenhouse Gas Reduction Strategy to reduce the emissions of GHGs from the construction and operation of buildings and specifies elements to be included in it. The county's proposed energy conservation measures to reduce GHG emissions include upgrading public buildings and facilities and implementing policies for new private construction to enhance energy efficiency. These measures would broadly improve energy efficiency, thereby reducing GHG emissions throughout the plan area.

Compliance with TRPA Code and Douglas County regulations, as well as implementation of pedestrian and alternative transportation supports, mixed-use design, infill, and energy efficient design and landscaping, and woodstove retrofit programs supports ongoing reductions to regionwide GHG emissions. The Area Plan already beneficially reduces new GHG sources as compared to the 2012 RPU EIS analysis due to implementation of new energy efficiency requirements and incentives. While implementation of the TRPA Regional Plan (i.e., cumulative condition) was reported to result in significant and unavoidable impacts to GHG emissions in the RPU EIS, a region-wide program of GHG reduction strategies, including those described above and strategies contained in the Lake Tahoe Sustainability Action Plan, is now in place. The Area Plan is already consistent with these existing programs. Provisions in the Area Plan promote sustainable design, green building incentives, and energy efficiency improvements to support these strategies and remove unintended barriers to GHG-reducing projects in Chapter 36 of the TRPA Code.

Because the Area Plan is already consistent with the regional GHG reduction strategies included in the Regional Plan, and its potential GHG emissions are at least equal to and if not less than those identified and analyzed in the 2012 RPU EIS, impacts from the Area Plan Amendments related to changes in climate, including air movement, moisture, or temperature would be less than significant.

e) Increased use of diesel fuel?

Less than significant. Refer to the discussion in Item 3.3.1(a), above. The proposed Area Plan Amendments would not modify laws or regulations pertaining to the use of diesel fuel or associated emissions generated by burning diesel fuel. As with existing conditions, construction and operation of future projects under the proposed Area Plan Amendments would require the use of diesel fuel associated with construction equipment and ongoing vehicle use. One of the primary concerns related to diesel fuel consumption is the resultant exposure of sensitive receptors to emissions of toxic air contaminants (TACs) contained in emissions from diesel equipment. Future projects implemented in the plan area under the Area Plan Amendments could result in short-term diesel exhaust emissions, including diesel particulate matter (PM), from the use of heavy-duty diesel equipment required for construction activities.

Diesel PM is a toxic air contaminant (TAC) and the potential cancer risk from the inhalation of diesel PM is a more serious risk than the potential non-cancer health impacts (TRPA 2012, page 3.4-39). Consistent with the findings in the RPU EIS, the proximity of heavy-duty diesel-fueled construction equipment to existing sensitive receptors within or adjacent to the plan area during construction activities may result in exposure of sensitive receptors to TACs. However, the proposed Area Plan Amendments would not authorize changes in land use or design standards that would increase exposure.

As part of the RPU EIS mitigation to reduce construction-generated emissions, TRPA adopted additional best construction practices measures regarding the reduction of diesel fuel emissions as described above under Item 3.3.1(a).

Projects implemented under the Area Plan Amendments would be subject to all air quality standards in the TRPA Code, including these measures that were adopted to mitigate diesel PM emissions associated with build-out of the Regional Plan. Therefore, because there are measures identified in the 2012 RPU EIS that would reduce construction-related TAC emissions to the extent feasible that have already been incorporated into the Area Plan and this would not change under the amendments, future projects under the amended Area Plan involving the use of heavy-duty diesel-fueled equipment would not result in the exposure of sensitive receptors to TACs. Because the amendments would not increase the use of diesel fuel or alter regulations related to activities that consume diesel fuel, this impact would be less than significant.

3.4 WATER QUALITY

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

3.4.1 Discussion

a) Changes in currents, or the course or direction of water movements?

Less than significant. Within the Area Plan, only the T-R zoning district abuts Lake Tahoe; all others are upland. Edgewood Creek, Burke Creek, Eagle Rock Creek, and Golf Course Creek cross through portions of the plan area. The proposed Area Plan Amendments would not change regulations related to currents or the course or direction of water movements. The Area Plan Amendments do not propose any work within water bodies that would cause a change in currents, or the course or direction of water movements, nor do they approve any specific project. Each future project would be subject to a project-level planning, design, environmental review, and permitting process. This process includes compliance with the resource management and protection provisions of TRPA Code Chapters 60 through 68; environmental review of the project consistent with Chapter 3 of the TRPA Code and the

National Environmental Policy Act (NEPA), if applicable; and adherence to permit requirements including TRPA standard permit conditions and requirements of Sections 401 and 404 of the Clean Water Act.

Future Environmental Improvement Program (EIP) projects intended to benefit watersheds, water quality, and habitat in the plan area could be implemented under the amended Area Plan, as under existing conditions. These projects could modify the currents, course, or direction of water movements and/or affect other hydrologic processes in Edgewood Creek, Burke Creek, Eagle Rock Creek, and Golf Course Creek. However, the proposed Area Plan Amendments do not alter or approve any individual projects and each future proposal would be subject to a project-level planning, design, environmental review, and permitting process. For the reasons described above, impacts to currents or the course or direction of water currents would be less than significant.

b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20-year, 1-hour storm runoff (approximately 1 inch per hour) cannot be contained on the site?

Less than significant. The Phase 2 Housing Amendments propose maximum coverage allowances in the Kingsbury Commercial Town Center and High-Density Tourist District that would authorize up to 100 percent (32 additional acres) of new impervious coverage on high capability lands in these areas (see Item 3.2.1(a), above). The Phase 2 Housing Amendments also include incentives for flexible coverage standards of up to 70 percent in areas zoned for multi-family housing. This has the potential to result in changes in absorption rates, drainage patterns, and amount of surface water runoff locally on sites that may be redeveloped with 100 percent deed-restricted affordable, moderate, and achievable housing. The Area Plan Amendments would therefore modify stormwater runoff and pollutant loading to the extent that proposed coverage exemptions could allow aggregate coverage in excess of currently allowable coverage limits as defined by the Bailey land capability system, which are considered necessary in the Region to protect water quality and preserve environmental balance at the individual parcel scale (Bailey 1974:24). To meet eligibility requirements for increased coverage, projects proposed under the Phase 2 Housing Amendments would be required to be captured and treated by an areawide stormwater system consistent with TRPA Code Section 13.5.3. Stormwater treatment is defined in the TRPA Code Section 90.2 as the process of improving stormwater runoff quality, reducing runoff volume, and reducing runoff peak flow. Additionally, future projects would be required to comply with the provisions of Section 60.4, "Best Management Practices Requirements," of the TRPA Code.

The 2012 RPU EIS evaluated the performance of BMPs in town centers under the coverage provisions included in the Area Plan and found that high capability lands with up to 70 percent coverage could accommodate the design and construction of BMPs of sufficient size ("areawide BMPs") to mitigate the impacts of impervious coverage (TRPA 2012a:3.8-25). The results of Pollutant Load Reduction Modelling completed as part of the 2012 RPU EIS confirmed that implementation of these BMPs would successfully reduce surface runoff within town centers (TRPA 2012b:3-32). Areawide BMPs are required to achieve equal or greater effectiveness and efficiency at achieving water quality benefits than certain site-specific BMPs (TRPA Code Section 13.5.3.a). Adoption of the Phase 2 Housing Amendments could have the benefit of expanding or increasing the number of areawide stormwater collection and treatment systems.

As described in the 2012 RPU EIS, all coverage increases on high capability land would be achieved through restoration and transfer of existing land coverage and all development would be required to meet existing BMP standards to control potential increases in stormwater runoff and pollutant loading from the additional coverage. Because stormwater runoff from future projects proposed pursuant to the Phase 2 Housing Amendments would be required to be captured and treated by an areawide stormwater system, to provide coverage transfers through the existing land management program, and be required to comply with the provisions of TRPA Code Section 60.4, future projects would be expected to be able to accommodate surface water runoff from a 20-year, 1-hour storm event.

For the reasons identified above, the proposed Area Plan Amendments would not be expected to create regulatory or environmental conditions that would lead to changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20-year, 1-hour storm runoff could not be contained on-site, and therefore this impact is less than significant.

c) Alterations to the course or flow of 100-year flood waters?

Less than significant. The proposed Area Plan Amendments would not alter regulations related to floodplains or flooding. All development in the plan area that is subject to flooding would continue to be required to meet the design and development standards established in the Douglas County Development Code Section 20.703.250(F). Additionally, TRPA Code Section 35.4, "Floodplains," prohibits additional development, grading, and filling of lands within the 100-year floodplain, except under specific circumstances. The 100-year floodplain is considered low capability land and would not be affected by changes in coverage allowances proposed by the Phase 2 Housing Amendments for high capability lands. The Area Plan Amendments would also not alter land use such that permissible uses would result in a change to the course or flow of 100-year flood waters from what would be allowed under the existing Area Plan. Therefore, impacts from the Area Plan Amendments related to alteration of the course or flow of 100-year floodwaters are less than significant.

d) Change in the amount of surface water in any water body?

Less than significant. The proposed Area Plan Amendments would not alter or revise the regulations pertaining to surface water management. Consistent with existing conditions, projects that could occur under the Area Plan Amendments that would require additional water supply affecting the amount of surface water in Lake Tahoe or another water body would be required to comply with Chapter 20.100 of the Douglas County Code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) Manual, and Chapters 32 and 60 of the TRPA Code. These regulations require that project applicants demonstrate adequate water supply and rights are available to serve the needs of the project and require that source water be protected.

Any development that has the potential to increase impervious area could increase surface water runoff, which would increase the amount of surface water in downstream water bodies; Item 3.4.1(b) addressed the issue of stormwater runoff. See also Item 3.17.1(c), which addresses municipal water supplies.

For the above reasons, and because all projects would be required to undergo subsequent project-level environmental review and permitting, this impact is less than significant.

e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

Less than significant. See the discussion in Item 3.4.1(b). The proposed Area Plan Amendments would not alter or revise the regulations pertaining to discharge into surface waters and surface water quality. Nor would they result in land use changes that could increase the risk of discharge into surface waters. Section 20.703.260 of the Douglas County Code adopts the provisions of Chapter 60 of the TRPA Code, which includes standards for discharge limits to surface and ground waters. Additionally, consistent with existing conditions, all development, redevelopment, and infrastructure improvements implemented under the Area Plan Amendments would be required to meet the discharge standards of the Nevada Department of Environmental Protection (NDEP). All projects that would create more than 1 acre of disturbance are required to prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with NDEP's Stormwater General Permit. Future projects implemented in the plan area would also be required to comply with the TRPA Code provisions in Section 60.1., "Water Quality Control," which identifies standards for discharge and surface water runoff from parcels and regulates domestic, municipal, and industrial wastewater; and Section 60.2., "Water Quality Mitigation," which requires that all new development—that is, any development that generates new impervious coverage—completely offset any potential water quality impacts. These requirements would continue to prevent projects from causing degradation to surface water in excess of the limits identified in the TRPA Code. Additionally, projects implemented under the Area Plan Amendments would be evaluated on a project-specific basis and would therefore be required to undergo project-specific environmental review and establish that they would not result in a degradation of water quality and develop mitigation for any significant environmental effects on water quality. Therefore, this impact would be less than significant.

f) Alteration of the direction or rate of flow of groundwater?

Less than significant. The proposed Area Plan Amendments would not alter regulations related to groundwater. Nor would it include land use changes that would increase the potential for future projects to alter the rate or flow of ground water. Future projects implemented under the amendment could involve excavating to a depth deeper than 5 feet below ground surface. However, all projects would continue to be evaluated on a project-specific basis and would be required to adhere to numerous regional and local requirements and regulations relating to grading. These include adherence to Chapter 33 of the TRPA Code, which identifies various standards and regulations related to grading to protect against significant adverse effects from development. Chapter 33 also specifically prohibits excavations greater than 5 feet below ground surface, or shallower in areas of known high groundwater, because of the potential for groundwater interception or interference, except in limited cases. Therefore, impacts associated with the Area Plan Amendments related to the rate and flow direction of groundwater would be less than significant.

g) Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

Less than significant. See the discussion under Items 3.4.1(a) and 3.4.1(f). All future projects would be evaluated on a project-specific basis and would be required to adhere to numerous regional and local requirements and regulations relating to grading and groundwater interception. Because of these regulations and the requirement to mitigate significant adverse environmental impacts, this impact would be less than significant.

h) Substantial reduction in the amount of water otherwise available for public water supplies?

Less than significant. See the discussion of public water supplies in Item 3.17.1(c), which addresses municipal water supplies.

i) Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?

Less than significant. Within the plan area, there are locations in the 100-year flood plain adjacent to Burke and Edgewood Creeks, as well as areas with a known risk of seiche exposure. The proposed Area Plan Amendments would increase the concentration of development within the plan area to the extent that additional density would be allowed under the Phase 2 Housing Amendments and within the 3.64-acre town center expansion area. However, the TRPA Code prohibits the development, grading, or filling of lands within the 100-year floodplain and in the area of wave run-up (TRPA Goals and Policies, Policy NH-1.2) and would continue to do so with adoption of the Area Plan Amendments; therefore, implementation of the Area Plan Amendments would not expose people or property to flooding or wave action from 100-year storm events (see Item 3.4.1(c).

Because there are active faults in the Lake Tahoe Basin, seismic activity could be the source of seiche waves 10 to 30 feet in height. These waves could affect low lying areas within the plan area. Projects proposed and implemented under the amended Area Plan would be required to be designed and constructed in accordance with the current design requirements of the International Building Code Seismic Zone D2. In addition, individual projects proposed under the Area Plan Amendments would undergo project-level permitting and environmental review, which would require the evaluation of hazards from flooding or seiche and require mitigation measures for significant impacts, which may include emergency notification procedures and evacuation plans. For these reasons, impacts related to 100-year storm even flooding and wave action, or seiche, would be less than significant.

j) The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?

Less than significant. See the discussion in Item 3.4.1(f), which also addresses groundwater quality. As with existing conditions, all development, redevelopment, and infrastructure improvements within the plan area would continue to be required to meet NDEP discharge standards, and comply with a Stormwater Discharge Permit, as applicable. All projects that would create more than 1 acre of disturbance are required to prepare a SWPPP, which would include

applicable provisions to protect groundwater quality. Future projects implemented under the amendments would also be required to comply with the TRPA Code provisions in Section 60.1, "Water Quality Control." This section identifies standards to prevent groundwater quality degradation, including limits on fertilizer use and discharges to groundwater. These requirements would continue to prevent projects from degrading groundwater quality. Impacts from the proposed Area Plan Amendments related to groundwater quality would therefore be less than significant.

k) Is the project located within 600 feet of a drinking water source?

Less than significant. The plan area contains areas within 600 feet of a drinking water source. There are two wells that include a source water protection zone within the plan area (00709005111 and 00703003111) (TRPA 2000). The Edgewood Water Company intake lines in Lake Tahoe are also within 600 feet of the Area Plan boundary. The Area Plan Amendments would not alter or revise the regulations pertaining to source water protection for drinking water sources. All development or redevelopment within Source Water Protection Zones is subject to the requirements of Section 60.3.3.D of the TRPA Code, including installation of water quality BMPs and development of a spill control plan. Any subsequent projects allowed within the Area Plan would be subject to permitting by TRPA and/or Douglas County. Consistent with existing conditions, permit applicants for projects within 600 feet of a drinking water source would be required to demonstrate compliance with the source water protection provisions in Chapter 60 of the TRPA Code. Therefore, this impact would be less than significant.

3.5 VEGETATION

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

3.5.1 Discussion

a) Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?

Less than significant. Implementation of the proposed Area Plan Amendments would not alter regulations pertaining to the preservation of native vegetation. As with existing conditions, vegetation surrounding the construction site of any project permitted under the amended Area Plan would be required to comply with TRPA Code Section 33.6, "Vegetation Protection During Construction," and TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q). Protective requirements include installation of temporary construction fencing, standards for tree removal and tree protection, standards for soil and vegetation protection, and revegetation of disturbed areas.

The proposed Area Plan Amendments would not allow new uses that would be more likely to require vegetation removal; and, because the Area Plan already facilitates more concentrated redevelopment in existing town centers (through height, coverage, and density provisions) without changing the overall growth potential, it already reduces the potential for development on vacant lands containing native vegetation because a higher proportion of future growth would likely occur in already developed town centers.

The Phase 2 Housing Amendments could result in a reduction of native vegetation in the plan area insofar as they could increase coverage—and therefore disturbance—in areas zoned T-RR that are on high capability land designations (i.e., LCDs 4, 5, 6, and 7) that are eligible for deed-restricted affordable, moderate, or achievable housing. However, wildlife habitat immediately adjacent to the Kingsbury Commercial Town Center and High-Density Tourist District is fragmented and less suitable for sensitive wildlife species than more remote habitat, where coverage would be transferred from. Moreover, the Phase 2 Housing Amendments do not add development capacity but are instead intended to incentivize development to be concentrated in centers close to transit and services. Deed-restricted affordable, moderate, and achievable housing developments would also be eligible for increased density, which would reduce the size of units and would have a net Region-wide benefit by reducing the overall size of development associated with the remaining development rights for the Region. This would reduce the amount of habitat disturbance at a regional scale, especially in sensitive areas where coverage would be transferred from as a part of Phase 2 housing approval.

For the reasons described above, impacts related to removal of native vegetation from implementation of the Area Plan Amendments would be less than significant.

b) Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?

Less than significant. The proposed Area Plan Amendments would not alter the regulations relating to vegetation removal. Water supply within the plan area is provided from Lake Tahoe and tributary surface waters, not groundwater.

Vegetation removal associated with projects that could occur under the amended Area Plan would be required to comply with existing TRPA, federal, and state regulations, permitting requirements, and environmental review procedures that protect habitat that supports riparian vegetation and critical wildlife. Specifically, riparian vegetation and wildlife habitat are protected by TRPA Code Sections 61.1.6, "Management Standards for Tree Removal," 61.3.3, "Protection of Stream Environment Zones," and 63.3, "Fish Habitat Protection," and Chapter 62, "Wildlife Resources." New development under the Phase 2 Housing Amendments would only occur on high-capability lands, which do not support riparian vegetation; therefore, there would be no impact on riparian habitat that supports sensitive wildlife species. Native vegetation removal associated with the Phase 2 Housing Amendments and other Area Plan Amendments is addressed above under Item 3.5.1(a).

For the reasons described above, development under the amendment would not alter the potential for impacts to riparian vegetation compared to existing conditions; and is not expected to result in the removal of riparian or other vegetation associated with critical wildlife habitat either through direct removal or indirect lowering of the groundwater table. Therefore, this impact is less than significant.

c) Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?

Less than significant. The proposed Area Plan Amendments would not alter regulations relating to new vegetation, nor would they allow new land uses that are more likely to require fertilizer or water than existing uses allowed in the plan area. As with existing conditions, implementation of future development or redevelopment projects under the amendment would be required to comply with TRPA Code provisions (e.g., Section 61.4, "Revegetation") and Goals and Policies that prohibit the release of non-native species in the Region. Generally, native species require less fertilizer and water than non-native species. Provisions for fertilizer management and preparation of fertilizer management plans that address the type, quantity, and frequency of use of fertilizers are included in Section 60.1.8 of the TRPA Code. Moreover, future projects under the amended Area Plan would continue to be subject to project-level environmental review and permitting, and at that time they would be required to demonstrate that any proposed new vegetation would not require excessive fertilizer or water or provide a barrier to the normal replenishment of existing species. For these reasons, any impacts related to the excessive use of fertilizer or water or would create a barrier to the replenishment of native species would be less than significant.

d) Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora, and aquatic plants)?

Less than significant. This impact is addressed in the discussions for Items 3.5.1(a), (b), and (c), above, and Items 3.5.1(e), (g), and (h), below.

e) Reduction of the numbers of any unique, rare, or endangered species of plants?

Less than significant. The proposed Area Plan Amendments would not alter or revise the regulations pertaining to unique, rare, or endangered species of plants. Nor would it alter land use regulations to allow new uses or types of structures that are more likely to affect unique, rare, or endangered species of plants. The natural resource protection provisions of TRPA Code Chapters 61, "Vegetation and Forest Health," and 62, "Wildlife Resources," would still apply to all future projects within the plan area. As with existing conditions, construction activities associated with implementation of future projects under the amendment could affect special-status plant species and the presence of suitable habitat, depending on the type, timing, and specific nature of any proposed actions. However, all projects implemented under the amended Area Plan would continue to be subject to project-level environmental review and permitting. During such subsequent reviews, potential effects on plant species would be determined based on the species' distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. TRPA's existing policies and code provisions address potential impacts to special-status species through site-specific environmental review, require development and implementation of project-specific measures to minimize or avoid impacts through the design process, and require compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (see TRPA Code Sections 61.3.6, "Sensitive and Uncommon Plant Protection and Fire Hazard Reduction," and 62.4, "Special Interest, Threatened, Endangered, and Rare Species"). Project-level planning and environmental analysis would identify potentially significant effects and minimize, or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. For these reasons, there would not be a reduction in the number of unique, rare, or endangered species of plants and this impact is less than significant.

f) Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?

Less than significant. The proposed Area Plan Amendments would not alter the regulations pertaining to removal of stream bank or backshore vegetation. Refer to Item 3.5.1(b), above, for more detail regarding impacts related to riparian vegetation removal. This impact would be less than significant.

g) Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?

Less than significant. The proposed Area Plan Amendments would make no changes to regulations regarding the removal of native trees 30 inches or greater diameter at breast height (dbh). Nor would the proposed Area Plan Amendments include land use or regulatory changes that would be more likely to result in the cutting of trees greater than 30 inches dbh. Portions of the plan area are designated as Recreation land use classifications. Forested areas within the plan area are defined as a "eastside forest type" (TRPA Code Chapter 90, "Definitions"). TRPA Code Section 61.1.4, "Old Growth Enhancement and Protection," includes TRPA's old growth enhancement and protection provisions, which prohibits cutting any live dead, or dying tree larger than 24 inches dbh in eastside forest types on conservation and recreation lands or within stream environment zone (SEZ) areas, except under certain defined conditions.

Future projects implemented under the amended Area Plan would continue to be subject to subsequent project-level environmental review and permitting by TRPA and Douglas County. As with existing conditions, permit applicants would continue to be required to demonstrate that tree removal would be conducted in accordance with Chapter 61, "Vegetation and Forest Health," of the TRPA Code, including those provisions related to the removal of trees 30 inches dbh or greater set forth to protect the natural function of old growth ecosystems on recreation and SEZ lands. Therefore, this impact would be less than significant.

h) A change in the natural functioning of an old growth ecosystem?

No impact. The proposed Area Plan Amendments would not alter the regulations pertaining to old growth ecosystem management within the plan area, nor would it include land use changes within these areas. Refer to Item 3.5.1(g), above, for more detail on impacts to old growth ecosystems and old growth tree removal. There would be no impact on the natural functioning of an old growth ecosystem from the proposed Area Plan Amendments.

3.6 WILDLIFE

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

3.6.1 Discussion

a) Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?

Less than significant. The proposed Area Plan Amendments would not alter the regulations pertaining to the protection of animal species, nor would they alter land use regulations to allow new uses or types of structures that are more likely to affect the diversity or distribution of any species of animal than could currently occur from projects implemented under the current Area Plan. The resource management provisions contained in Chapters 60 through 68 of the TRPA Code would continue to apply to future projects within the plan area. Any future projects under the amended area plan would continue to be subject to subsequent project-level environmental review and permitting. As with existing conditions, permit applicants would continue to be required to demonstrate that any proposed project would be consistent with TRPA Code provisions related to resource management, including the provisions of Chapters 62 and 63 that address protection of wildlife and fish resources, respectively. For these reasons, adoption of the proposed Area Plan Amendments would not result in a change in the diversity or distribution of species, or numbers of any species or animal and this impact is less than significant.

b) Reduction of the number of any unique, rare, or endangered species of animals?

Less than significant. The proposed Area Plan Amendments would not alter or revise the regulations pertaining to special-status or listed species of animals. Nor would it alter land use regulations to allow new uses or structures that are more likely to affect the diversity or distribution of any species of animal than could currently occur within the plan area. As with existing conditions, future development or redevelopment projects under the amended Area Plan could affect unique, rare, or endangered species depending on the type, timing, and specific nature of future proposed projects. However, any such projects would continue to be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of animal species. The protections for rare and special-status species contained in Sections 61.3.6 and 62.4 of the TRPA Code would continue to be applicable to all future projects within the plan area. At a project-level, potential effects on animal species would be determined based

on the species' distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. Existing policies and TRPA Code provisions address potential impacts to special-status species through site-specific environmental review, development and implementation of project-specific measures to minimize or avoid impacts through the design process, and compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (TRPA Code Sections 61.3.6 and 62.4). Project-level planning and environmental analysis would identify potentially significant effects, minimize, or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the proposed Area Plan Amendments would not result in the reduction in the number of any unique, rare, or endangered species of animal and for the reasons described above, this impact would be less than significant.

c) Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

Less than significant. The proposed Area Plan Amendments would not alter or revise the regulations pertaining to the introduction of new species migration or movement of animals. Nor would they alter land use regulations to allow new uses or structures that are more likely to result in the introduction of new species or barriers to wildlife movement than could currently occur within the plan area. As with existing conditions, future development or redevelopment projects in the plan area could result in a barrier to the migration or movement of animals depending on the type, timing, and specific nature of proposed actions. Future projects located within the existing town centers within the plan area would have minimal impact to wildlife corridors because of existing development patterns. Because the Area Plan includes height and density provisions that increase the proportion of future development that would occur within already-developed town centers, the risk of barriers to wildlife movement is relatively low. Any future projects would continue to be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations including TRPA Code Chapters 62 and 63 (Wildlife Resources and Fish Resources, respectively). For these reasons, the proposed Area Plan Amendments would not result in the introduction of new species of animals or result in a barrier to the movement of animal species and this impact is less than significant.

d) Deterioration of existing fish or wildlife habitat quantity or quality?

Less than significant. The Area Plan Amendments would not alter or revise the regulations pertaining to existing fish or wildlife habitat quantity or quality. Nor would it alter land use regulations to allow new uses or structures that are more likely to result in the deterioration of existing habitat quantity or quality than could currently occur within the plan area. As with existing conditions, future development or redevelopment projects under the amendment could affect fish and wildlife depending on the type, timing, and specific nature of future projects. However, future projects would be subject to project-level environmental review and permitting and would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of fish and wildlife including those contained in Chapters 62, "Wildlife Resources," and 63, "Fish Resources," of the TRPA Code. Project-level planning and environmental analysis would identify potentially significant effects, minimize, or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the proposed Area Plan Amendments would not result in the deterioration of existing fish or wildlife habitat quantity and this impact would therefore be less than significant.

3.7 NOISE

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

3.7.1 Discussion

a) Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Area Plan, Plan Area Statement, Community Plan or Master Plan?

Less than significant. The proposed Area Plan Amendments would not alter the CNEL standards set forth in the existing Area Plan, and the plan would continue to apply them. Additionally, the Douglas County Development Code includes noise standards consistent with the TRPA Code and includes standards that apply to the highway corridors (i.e., the area within 300 feet from the roadway edge) influenced by traffic noise. These standards are consistent with TRPA's noise threshold, which is established based on the characteristics of the plan area.

Individual, future projects implemented under the amended Area Plan could result in increases in vehicle travel and traffic volumes—and thus noise levels—on roadways compared to existing conditions. As detailed in the 2012 RPU EIS, it is unknown whether all future individual proposed projects would be able to incorporate design and operational measures that would prevent an increase in traffic noise levels that exceed applicable CNEL standards or result in increased traffic noise levels in areas where these CNEL standards are already exceeded. To mitigate this potential impact, TRPA revised TRPA Code Section 68.8.3 to require that all substantial transportation projects in transportation corridors that are not in attainment of adopted CNEL standards incorporate mitigating design features to achieve adopted standards. This requirement would reduce the noise impact identified in the 2012 RPU EIS to a less-than-significant level and would continue to apply with adoption of the proposed Area Plan Amendments. Future projects proposed under the amended Area Plan would also be required to undergo project-level environmental review and permitting and would be subject to the provisions of TRPA Code Section 68.8.3; TRPA and Douglas County would only approve projects that can demonstrate compliance with TRPA's (CNEL) noise threshold standards and the TRPA Code.

The proposed Area Plan Amendments would permit additional uses in the proposed Kingsbury Commercial Town Center expansion area (Table 2-1), including higher density multiple-family and tourist accommodation uses, and would increase the CNEL noise standard that applies to this 3.64-acre area from 55 CNEL to 65 CNEL. Expansion of the Kingsbury Commercial Town Center to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park within the town center would not result in the development of new major stationary noise sources (such as aviation facilities and heavy industrial uses). The noise environment in Kingsbury Commercial Town Center and adjacent areas, including the split parcel Kingsbury Manor Mobile Home Park, is influenced by multiple noise sources, including highways and roadways; transit vehicles; delivery trucks serving commercial establishments; heating, air conditioning, and ventilation equipment on buildings; light industrial uses; outdoor events with amplified sound; and landscape maintenance activities. New residential units constructed in the expanded plan area would be required to achieve an acceptable interior noise level of 45 dBA CNEL, as identified in 2006 International Residential Code (International Code Council 2006), which is also required in Section 20.690.030 of the Douglas County Code. Future redevelopment projects would also be required to adhere to the provisions of the TRPA Code that implement mitigation for noise generation as identified in the 2012 RPU EIS, including best construction practices for noise and ground vibration minimization (see Item 3.7.1(b), below) and traffic noise mitigation (as described above). Additionally, future redevelopment projects within the expanded town center boundary would be required to undergo subsequent project-level environmental review and if a significant impact related to incompatible adjacent land uses or other noise impacts were identified, mitigation measures would be required to reduce such impacts.

All future projects within the plan area would be evaluated at a project level for noise impacts, and Douglas County or TRPA would enforce CNEL standards on a project-by-project basis pursuant to the noise limitations in TRPA Code Chapter 68, "Noise Limitations." Through the project-level analysis, TRPA or Douglas County would only approve projects that can demonstrate compliance with TRPA's threshold standards (i.e., CNEL standards). The existing Area Plan CNEL standards are consistent with TRPA's threshold standards; and thus, future projects under the amended Area Plan would only be approved by TRPA or Douglas County if they could demonstrate compliance with these CNEL standards.

For the reasons explained above, impacts related to increases in CNEL beyond those currently permitted in the Area Plan would be less than significant.

b) Exposure of people to severe noise levels?

Less than significant. Construction activities associated with new development and redevelopment under the amended Area Plan could continue to include site preparation (e.g., demolition, clearing, excavation, grading), foundation work, paving, building construction, utility installation, finishing, and cleanup. These activities typically involve the use of noise generating equipment such as cranes, excavators, dozers, graders, dump trucks, generators, backhoes, compactors, and loaders. Noise levels associated with these types of equipment are typically between 70 and 85 dBA L_{max} at 50 feet. In unique circumstances, specialized construction equipment (such as pile drivers) or techniques (such as blasting) that are inherently louder than typical construction equipment (typically between 94 and 101 dBA L_{max} at 50 feet) may be required (TRPA 2012: pages 3.6-16 and 3.6-17). The 2012 RPU EIS determined that this construction activity could result in a significant impact.

TRPA adopted additional best construction practices policies regarding noise generation designed to reduce construction related noise levels to a less-than-significant level, as detailed in Mitigation Measure 3.6-2 on pages 3.6-18 through 3.6-19 of the RPU EIS (TRPA 2012a). In November 2013, TRPA formalized the best construction policies by including additional noise requirements in the TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q) and Standard Conditions of Approval for Residential Projects (TRPA Permit Attachment R). These conditions require that projects utilize existing power sources instead of generators where feasible, keep engine doors closed during periods of operation, locate stationary equipment (e.g., generators or pumps) and staging areas as far as feasible from noise-sensitive receptors (e.g., residential areas), install temporary sound barriers around construction areas or stationary noise sources (e.g., pumps or generators) near noise sensitive receptors (e.g., residential areas), use sonic pile driving instead of impact pile driving where feasible, and pre-drill holes to minimize

impacts of pile driving. The 2012 RPU EIS determined that with implementation of the TRPA Best Construction Practices Policy, this impact would be less than significant (TRPA 2012b: page 3.6-19).

TRPA or Douglas County would continue to evaluate individual future projects within the plan area at a project level. Through the project-level analysis, TRPA or Douglas County would evaluate project-specific noise impacts and would require compliance with all applicable noise reducing measures identified in the standard conditions of approval. Thus, because the existing Area Plan and the associated construction activities are consistent with the analysis included in the 2012 RPU EIS, and because the amendments would not change requirements relating to noise, future projects carried out under the amendments would not expose noise-sensitive receptors to excessive noise level and this impact would be less than significant.

c) Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?

Less than significant. Single-event noise standards are set forth in Section 68.3.1 of the TRPA Code for aircraft, watercraft, motor vehicles, motorcycles, off-road vehicles, and over-snow vehicles. The proposed Area Plan Amendments would not alter standards related to single-event noise, nor would it allow uses that are more likely to result in single-event noise exceedances than are already possible under the existing Area Plan. Future projects allowed within the existing Area Plan, as well as those that could occur with adoption of the proposed Area Plan Amendments, could involve uses that include these types of motorized vehicles. The potential for a vehicle to exceed single-event noise standards depends on the condition and operation of the specific vehicle, which would not be affected by the proposed Area Plan Amendments. For the reasons described above, impacts related to single-event noise standards within the Area Plan associated with the proposed set of amendments would be less than significant.

d) The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?

Less than significant. US 50 and SR 207 routinely have measurements that are in nonattainment with respect to applicable CNEL standards. These roadways run through the plan area, and as modeled and described in the 2012 RPU EIS and as reflected in the 2019 Threshold Evaluation, traffic noise on these roads currently exceeds the established standard of 60 CNEL. Therefore, if any new residential or tourist accommodation uses under the existing Area Plan or Area Plan Amendments were placed near these roadways, noise levels could exceed 60 CNEL at those locations.

However, as detailed in Item 3.7.1(a) above, TRPA and Douglas County would continue to evaluate individual projects within the plan area at a project level and would enforce CNEL standards on a project-by-project basis pursuant to the noise limitations in TRPA Code Chapter 68, "Noise Limitations." Therefore, through the project-level analysis, TRPA and Douglas County would continue to evaluate the compatibility of new proposed projects and only approve projects that can demonstrate compliance with TRPA's threshold standards (i.e., CNEL standards).

The existing Area Plan CNEL standards are consistent with the TRPA's threshold standards; and thus, any project implemented under the proposed Area Plan Amendments would also only be approved by TRPA or Douglas County if they can demonstrate compliance with these CNEL standards. Therefore, this impact would be less than significant.

e) The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?

Less than significant. As detailed in Item 3.7.1(a) above, TRPA and Douglas County would continue to evaluate individual future projects under the amendment at a project level and would enforce CNEL standards on a project-by-project basis pursuant to the noise limitations in TRPA Code Chapter 68, "Noise Limitations." Therefore, through the project-level analysis, TRPA or Douglas County would evaluate the compatibility of proposed projects and would only approve projects that can demonstrate compliance with TRPA's threshold standards (i.e., CNEL standards).

The existing Area Plan CNEL standards are consistent with the TRPA's threshold standards; and thus, any future project carried out under the amended Area Plan would only be approved by TRPA or Douglas County if they can demonstrate compliance with these noise standards. Therefore, this impact would be less than significant.

f) Exposure of existing structures to levels of ground vibration that could result in structural damage?

Less than significant. The proposed Area Plan Amendments would not alter regulations related to ground vibration, and do not contemplate projects or land uses that would involve new major stationary sources of ground vibration.

The Area Plan Amendments would include some land use changes associated with expansion of the Kingsbury Commercial Town Center (Table 2-1). However, these land use changes do not reflect the addition of any types of land use that would be more prone to ground vibration or generate increased levels of ground vibration than the land uses that are currently allowed in this area. Any future construction activities that could occur under the amendments could generate varying degrees of temporary ground vibration, depending on the specific construction equipment used and activities involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. Blasting activities also generate high levels of ground vibration. As detailed under Impact 3.6-3, Ground Vibration, of the 2012 RPU EIS, ground vibration generated during construction of projects could result in damage to nearby buildings and structures and/or result in a negative human response to vibration-sensitive land uses.

To reduce this potential effect, TRPA implemented Mitigation Measure 3.6-3 of the RPU EIS by adopting additional best construction practices policies regarding construction-generated noise and ground vibration designed to reduce construction related vibration levels down to a less-than-significant level (see Item 3.7.1(b), above). In addition, the existing Area Plan is designed to improve and protect the scenic quality and tranquility of the plan area by, in part, continuing to limit hours for construction and demolition work to reduce construction-related noise and vibration.

Moreover, TRPA or Douglas County would continue to evaluate individual future projects at a project level. Through the project-level analysis, TRPA or Douglas County would assess the potential for a future project to cause ground vibration that would result in structural damage, and where necessary require mitigation measures to prevent this impact. For the reasons discussed above, impacts from the proposed Area Plan Amendments relating to the potential for exposure to ground vibration that could result in structural damage would be less than significant.

3.8 LIGHT AND GLARE

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

3.8.1 Discussion

a) Include new or modified sources of exterior lighting?

Less than significant. The proposed Area Plan Amendments would not modify the existing Area Plan design standards and guidelines pertaining to lighting. As with existing conditions, future projects could result in new sources of light from exterior lighting.

The TRPA design standards for exterior lighting (TRPA Code Chapter 36, "Design Standards") are designed to reduce light pollution and reduce the splay of light on adjoining parcels and adjacent residential uses. Projects implemented under the proposed Area Plan Amendments would adhere to the existing Area Plan design standards and guidelines for the plan area which meet, and in some areas surpass, the requirements of the TRPA design standards. The existing design standards and guidelines require that exterior light sources be shielded and downward facing, and prohibit the use of flood lighting, reflective materials, and lighting strips (including neon/fluorescent tubing) to minimize reflectivity and glare. As the applicable lighting standards would not change with adoption of the proposed Area Plan Amendments, glare and reflectivity from any future project carried out under the amendments would not change compared to projects developed under the existing Area Plan and would not adversely affect day or nighttime views in the area.

The existing Area Plan design standards and guidelines incorporate protections for natural features with the goal to encourage projects to create a context-sensitive design of the built environment that reflects differences in the character of unique communities consistent with recommendations in the Scenic Quality Improvement Program (SQIP) (TRPA 1989). These standards reduce the potential for future projects to result in substantial light or glare, new sources of light or glare that are more substantial than other light or glare in the area, or exterior light that is cast off site.

Existing code regulations allow one changeable sign in connection with a project containing a gaming use, gas station, theater marquees, recreational and public uses, and institutional uses within the Kingsbury Commercial Town Center and the High-Density Tourist District. Two changeable signs are allowed for projects that have both a gaming and theater use. The Area Plan Amendments would include a provision to update these types of signs from four cycle changes per hour to 12 cycle changes per hour. The effect would be from a 15-minute change cycle to a 5-minute change cycle. This change would not affect any other part of the standards relating to signs, exterior lighting, glare, or building design. Signs would still have to comply with all other requirements of the Douglas County Design Standards and Guidelines, the South Shore Area Plan Design Standards and Guidelines, and the TRPA Code, as it

applies. The change in cycle timing would result in an increase in the frequency with which individuals in the line of sight of these signs would see various electronic reader board messages. However, at a frequency of 5 minutes per cycle, it is not likely that the change cycle would be more noticeable to individuals than under current conditions. Persons traveling along US 50 may be somewhat more likely to witness a change cycle, but due the speed of travel on US 50, the effect of seeing it would not be different than the effect of seeing a change cycle under current conditions with the 15-minute change.

The Phase 2 Housing Amendments that would allow additional building height as an incentive to deed-restricted affordable, achievable, and moderate housing would increase the potential future height of structures allowed in the portions of the plan area. The Kingsbury Commercial Town Center, the High-Density Tourist District, and other areas zoned for multi-family housing would be eligible for an increase in height for deed-restricted affordable, achievable, and moderate housing developments up to the limits specified in Section 2.2.4, "Phase 2 Housing Amendments." While this change introduces the possibility for additional sources of light or glare, any future proposed project would be required to comply with existing TRPA Code provisions and the Area Plan Design Standards and Guidelines. Moreover, all future projects carried out under the amended Area Plan would be evaluated on a project-specific basis consistent with TRPA environmental review requirements (TRPA Code Chapter 3). This analysis would consider the project-specific effects on light and glare at the time that project characteristics are known. This analysis would review the proposed project for consistency with the applicable standards and would consider unique project aspects, such as the location, height, and design of a proposed structure to determine if it would result in significant impacts related to light and glare. If necessary, the environmental review would provide mitigation measures, such as revised lighting designs, to reduce significant impacts found from the project related to light and glare.

Because all existing lighting design standards and guidelines would remain in effect and all future projects would be evaluated considering the project-specific characteristics related to light and glare, the proposed Area Plan Amendments would have a less-than-significant impact on light and glare conditions.

b) Create new illumination which is more substantial than other lighting, if any, within the surrounding area?

Less than significant. See discussion in Item 3.8.1(a), above.

c) Cause light from exterior sources to be cast off-site or onto public lands?

Less than significant. See discussion in Item 3.8.1(a), above.

d) Create new sources of glare through the siting of the improvements or through the use of reflective materials?

Less than significant. See discussion in Item 3.8.1(a), above.

3.9 LAND USE

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

3.9.1 Discussion

a) Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?

Less than significant. As described in Chapter 2, "Project Description," the proposed Area Plan Amendments would (1) modify the Area Plan boundary to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center, (2) incorporate the signage regulations for the Area Plan that were inadvertently omitted from the Area Plan during its original adoption and modify the changeable sign standard for the Kingsbury Commercial Town Center and High-Density Tourist District from four changes per hour to 12 changes per hour, (3) implement TRPA's recently passed Phase 2 Housing Amendments that allow flexible development standards on deed-restricted affordable, moderate, and achievable housing in town centers and areas zoned for multi-family, and (4) amend the Area Plan to include an Energy Conservation Strategy and come into compliance with Section 13.5.3.E of the TRPA Code. Some of these proposed amendments (i.e., expansion of the town center boundary) to the Area Plan would result in changes to permissible uses relative to what is currently allowed in the existing Area Plan. Others—the proposed Energy Conservation Strategy policies, incorporating and updating the sign regulations, and adoption of the Phase 2 Housing Amendments—would not affect permissible uses. The Phase 2 Housing Amendments would intensify residential uses in areas where they are already permitted.

Currently, the 4.54-acre Kingsbury Manor Mobile Home Park (APN 1318-23-401-019) is partially within and partially outside of the Kingsbury Commercial Town Center. A 0.90-acre area is within the town center today and the proposed expansion would bring the remaining 3.64 acres currently located within PAS 078 (Middle Kingsbury) into the town center. Figure 2-2 shows the current boundary of the Area Plan as well as the portion of Kingsbury Manor Mobile Home Park proposed for inclusion in the realigned Area Plan boundary. The expansion area is surrounded by National Forest System lands managed by the US Forest Service-Lake Tahoe Basin Management Unit to the north, the Ponderosa Park Mobile Home Community and single-family residences to the east, light industrial uses located along Shady Lane to the west, and commercial uses to the south.

New permissible uses for the Kingsbury Manor Mobile Home Park would be associated with the Area Plan boundary expansion. The boundary change and designation of the mobile home park as a town center would expand the permissible uses for the mobile home park, in areas outside of the existing Kingsbury Commercial Town Center boundary. This change would result in a more comprehensive list of permissible uses for the entire mobile home park, but these uses would not be new within the broader plan area and would be consistent with other nearby uses. The location of the expansion area near existing bike trails and transit stops along US 50 and SR 207—and its proximity to existing mixed commercial, recreation, and tourist uses—supports the goals and policies of the Regional Plan that support redevelopment in areas that create walkable and transit-oriented communities, and the vitality and development of economic opportunities in the Tahoe Region (Goals LU-3, LU-4, and T-6). While the Area Plan Amendments add permissible uses in the town center expansion area, the types of uses would not be new to the

plan area, would be characteristic of existing nearby land uses, and would help to implement the goals and policies of the Regional Plan. Therefore, this impact is less than significant.

b) Expand or intensify an existing non-conforming use?

Less than significant. As identified in Item 3.9.1(a), the Area Plan Amendments would allow permissible uses in the town center expansion area that are currently prohibited and are therefore non-conforming under the existing Area Plan. However, the permissible use changes would be consistent with the existing surrounding land uses, the corresponding land use classification in the Regional Plan, and the types and location of development envisioned in the Regional Plan. If a current existing non-conforming use becomes a permissible use through the land use changes proposed by the Area Plan Amendments, that use could then be expanded or intensified in accordance with the development standards of the TRPA and Douglas County Codes. The existing use within the Kingsbury Commercial Town Center expansion area (i.e., a mobile home park) is a permissible use within the Kingsbury Commercial Town Center and under existing conditions (for PAS 078) and, therefore, is a conforming use. No existing non-conforming use exists at this or other locations within the plan area. For these reasons, this impact is less than significant.

3.10 NATURAL RESOURCES

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
IX. Natural Resources.				
Will the proposal result in:				
a) A substantial increase in the rate of use of any natural resources?	☐	☐	☒	☐
b) Substantial depletion of any non-renewable natural resource?	☐	☐	☒	☐

3.10.1 Discussion

a) A substantial increase in the rate of use of any natural resources?

Less than significant. The proposed Area Plan Amendments would not increase the potential for regional growth beyond that which was contemplated in the 2012 RPU EIS. Therefore, potential effects on the rate of use of natural resources within the Region would be the same as those analyzed in the RPU EIS. The RPU EIS evaluated the effects of build-out of the entire Tahoe Region, including the plan area, on natural resources on page 5-3. As with existing conditions, the use of natural resources, such as construction wood, metals, or gasoline would increase incrementally as future projects are constructed under the amended Area Plan. The RPU EIS acknowledged the potential increase in the use of natural resources resulting from increased development and redevelopment within the Tahoe Region; however, projects implemented under the proposed Area Plan Amendments would be subject to subsequent project-level environmental review, permitting by TRPA and Douglas County, and site-specific mitigation measures if necessary (TRPA 2012; 5-3).

The proposed amendment to adopt an Energy Conservation Strategy would include measures to upgrade public buildings and incentivize renewable energy for private construction projects in the plan area. This has the potential to decrease the types or amount of natural resources, such as gasoline and oil, used in construction and long-term operation and maintenance of projects in the plan area.

For the reasons described above, any increase in the rate of use of natural resources would not be substantial and would not be in quantities that would result in a significant effect and this impact is less than significant.

b) Substantial depletion of any non-renewable natural resource?

Less than significant. For the same reasons described above under Item 3.10.1(a), the proposed Area Plan Amendments would not result in substantial depletion of any non-renewable natural resource.

3.11 RISK OF UPSET

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

3.11.1 Discussion

a) Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?

Less than significant. These effects related to the risk of an explosion, or the release of hazardous substances were previously analyzed in the 2012 RPU EIS under "Transport and Use of Hazardous Materials," on page 5-1 (TRPA 2012a). The analysis found that because future projects would adhere to existing regulations, including various federal, state, and local regulations that address the handling, transport, and disposal of hazardous materials, and because there would be no proposed policies or changes to existing policies that would affect the transport or use of hazardous materials in the region, impacts would be less than significant.

The Area Plan Amendments would not alter requirements related to hazardous substances within the plan area, nor would they increase the potential for the transport, storage, use or disposal of hazardous materials. Construction activities related to future projects implemented under the amended Area Plan could involve the storage, use, and transport of hazardous materials. However, use of hazardous materials would be of typical urban development projects in the Tahoe Region and would occur in compliance with all local, state, and federal regulations. The types of uses that are most likely to use hazardous materials in moderate to large quantities (e.g., commercial, or light industrial) are consistent with the types of uses that are already allowed under existing conditions, such that implementation of the proposed Area Plan Amendments would not be expected to create a new risk of accident or upset conditions.

The Phase 2 Housing Amendments include standards intended to accelerate buildout of the remaining residential bonus units for deed-restricted affordable, moderate, and achievable housing in town centers and areas zoned for multi-family housing. This additional development is consistent with the types of development already in the plan area; therefore, there is no additional risk of explosion or release of hazardous substances associated with encouraging affordable, moderate, and achievable housing development to shift to town centers and areas zoned for multi-family housing. Potential future projects would also be required to comply with applicable laws and regulations during construction and operation.

The Area Plan Amendments would expand the Kingsbury Commercial Town Center boundary to include the portion of the Kingsbury Manor Mobile Home Park that is currently outside of the town center. The proposed town center expansion would allow a mix of urban uses on a parcel where currently only limited residential, public service, linear public facility, and recreational uses are allowed (Table 2-1 and Appendix A). Redevelopment of the mobile home park could involve the storage, use, transport, and disposal of hazardous materials. However, as stated above, the use of hazardous materials would be typical of urban development projects in the Tahoe Region and would be required

to comply with all local, state, and federal laws and regulations. Additionally, these additional permissible uses would be identical to those already permitted throughout the plan area and on the adjoining town center parcels.

Because implementation of the proposed Area Plan Amendments would not change the requirements or regulations for individual future projects related to hazardous waste transport, storage, use, and disposal; and the types of permissible use changes proposed under the Area Plan Amendments would result in uses similar to those already in place within the plan area, the Area Plan Amendments would not be expected to create a new or increased risk of accident or upset conditions or result in an increased risk of explosion or the release of hazardous substances. In summary, and for the above-described reasons, impacts related to risk of release of hazardous substances under the amendments would be less than significant.

b) Involve possible interference with an emergency evacuation plan?

Less than significant. As described under Section 2.5, "Growth Potential," in Chapter 2, "Project Description," the proposed Area Plan Amendments would not change the total number of residential allocations or other development rights (e.g., CFA, TAUs) included in the Regional Plan. As part of the 2012 RPU EIS analysis, TRPA conducted an emergency evacuation analysis, considering the amount of growth forecast for the Region. The Area Plan Amendments do not propose additional regional growth. However, the Area Plan Amendments are intended to implement the strategies of the Regional Plan aimed at concentrating growth in centers and would include adopting the Phase 2 Housing Amendments that further incentivize concentration of development within town centers and areas zoned for multi-family housing.

Most new development within the plan area would be in the form of redevelopment, which would replace existing development with the new or modified uses allowed under the amendments. It is the intent of both the existing Area Plan and Regional Plan that redevelopment be concentrated in the town centers, with a focus on—among other things—support for a comprehensive transportation network that considers transit, pedestrian, and non-motorized transportation opportunities. Associated goals and policies of the existing Area Plan support development of land use patterns that reduce private automobile use and development of transit and alternative transportation modes, which reduces automobile dependency and increases walkability, bikeability, and safety. The existing Area Plan includes policies that direct the design of the transportation network throughout the plan area to provide safe and efficient access to residential areas, commercial services, public lands, and recreational opportunities and efficient connections within the Tahoe Region.

The Area Plan identifies and describes the landscape related to various types of hazards that the plan area is exposed to. These include earthquakes and related hazards, flooding, tsunami, seiche, and wildfires. Douglas County recognizes the paramount importance of safety and hazard mitigation within the Tahoe Region and implements the Douglas County Hazard Mitigation Plan (Douglas County 2019), which includes goals and objectives to address safety and mitigate risk. The Hazard Mitigation Plan identifies specific, actionable strategies to reduce hazard risk, such as implementing emergency evacuation programs in flood and wildfire-prone areas and educating the public on hazard mitigation programs. Douglas County is also a participating member of the US 50 East Shore Corridor Management Plan to comprehensively improve safety along the US 50 corridor through Douglas County within the Region.

The Phase 2 Housing Amendments include standards intended to encourage buildout of the remaining residential bonus units for deed-restricted affordable, moderate, and achievable housing in town centers and areas zoned for multi-family housing. By concentrating remaining residential growth in the plan area—rather than in low-density areas outside of the plan area—and along evacuation routes such as US 50—rather than in neighborhoods closer to the forest or on roads with limited connectivity—the Phase 2 Housing Amendments would not hinder regional evacuation planning efforts. Further, a goal of incentivizing affordable housing stock is to shift more of the future housing stock to occupancy by residents instead of by part-time second homeowners or tourists (e.g., vacation home rentals). The existing lack of available affordable, moderate, and achievable housing within the plan area potentially contributes to commuting into the Region from outside (for example from Carson City or towns in Douglas County), putting more vehicles on roadways and increasing congestion along US 50 and SR 207 within the plan area. One aim of the Phase 2 Housing Amendments is to alleviate some of this congestion by shifting it to local trips, which could improve evacuation planning.

The Town Center boundary expansion would not alter or revise regulations or plans that pertain to evacuation planning. Consistent with existing conditions, all projects within the limited 3.64-acre expansion area would be required to undergo subsequent project-level permitting and environmental review, which would require consideration as to whether the individual proposals would affect evacuation planning.

All future projects would be reviewed pursuant to TRPA environmental review requirements. This project-level review would evaluate the site-specific characteristics of each proposed project to determine if it would interfere with an emergency evacuation plan. If a future project would interfere with an emergency evacuation plan, then project-specific mitigation measures, such as a traffic control plan, or changes to project design or construction operations, would be required.

Because the Area Plan already includes efforts to reduce automobile use and increase travel connections and multi-modal transportation within the plan area, and because future projects would be required to reduce potential construction-related traffic impacts during project-level design and review, implementation of the Area Plan Amendments would not interfere with implementation of existing regulations or plans (such as the existing Douglas County Hazard Mitigation Plan) pertaining to emergency response or evacuation and this impact is less than significant.

3.12 POPULATION

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIV. Population				
Will the proposal result in:				
a) Alter the location, distribution, density, or growth rate of the human population planned for the Region?	☐	☐	☒	☐
b) Include or result in the temporary or permanent displacement of residents?	☐	☐	☒	☐

3.12.1 Discussion

a) Alter the location, distribution, density, or growth rate of the human population planned for the Region?

Less than significant. The existing Area Plan currently implements mixed-use zoning concepts envisioned by the Regional Plan and analyzed in the 2012 RPU EIS. The TRPA Regional Plan guides changes to the overall density and distribution of the region's population, supporting policies that gradually increase the density of the population within town centers, such as the Kingsbury Commercial Town Center, while at the same time reducing density outside these centers as development and redevelopment shifts density from more remote, outlying areas. The Area Plan Amendments would continue to support this pattern of redevelopment, as well as a pattern of mixed-use development that creates a vibrant, multi-modal, and economically robust community. It does this by modifying the Area Plan boundary to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center and adopting TRPA's recently passed Phase 2 Housing Amendments that allow flexible development standards for deed-restricted affordable, moderate and achievable housing in town centers and areas zoned for multi-family.

The amendment to expand the Kingsbury Commercial Town Center supports the goals and policies of mixed-use districts in the Tahoe Region by facilitating redevelopment in a walkable area served by transit that can foster economic opportunities in the Tahoe Region (Goals LU-3, LU-4, and T-6) (TRPA 2012a). Supporting these goals and policies would further incentivize population growth within the Kingsbury Commercial Town Center of the Area Plan.

The Phase 2 Housing Amendments attempt to incentivize development within town centers and multi-family zoned areas by eliminating maximum density limits for deed-restricted affordable, moderate, and achievable housing. This would further shift density away from outlying areas in the Region to town centers and multi-family zoned areas close to transit and services to help achieve the Regional Plan goals associated with reduced VMT and walkable, bikeable centers. The Phase 2 Housing Amendments would not increase the number of residential allocations under the regional growth management system, because deed-restricted Phase 2 developments would only be eligible to use the residential bonus units from the remaining pool. It is anticipated that the Phase 2 amendments would further support future population growth that implements the pattern of growth envisioned in the Regional Plan, while simultaneously not increasing population growth rates beyond those evaluated in the 2012 RPU EIS.

While the Phase 2 Housing Amendments have the effect of shifting the density and distribution of the Region's population, these changes encourage redevelopment in town centers as envisioned and analyzed in the Regional Plan, and are not anticipated to result in environmental degradation. The transition to higher-density, compact, transit-oriented development is anticipated to improve environmental conditions associated with traffic, air quality, land disturbance, infrastructure expansion, and other environmental issue areas and to provide opportunities for SEZ restoration and restoration of other sensitive areas (TRPA 2012: 3.12-12). Additionally, growth within the plan area would continue to be limited to that which is allowed by the growth management system set forth in Chapter 50, "Allocation of Development," of the TRPA Code and redirected to more appropriate locations. Lastly, projects would

still be required to be evaluated at a project-level for potential significant environmental effects, and mitigated if any are found. Thus, this impact would be less than significant.

b) Include or result in the temporary or permanent displacement of residents?

Less than significant. See discussion in Item 3.12.1(a), above. The proposed Area Plan Amendments do not propose any specific projects that would result in the loss of housing or that would displace substantial numbers of people necessitating construction of replacement housing elsewhere. The Area Plan does not currently have substantial housing stock located within its boundaries. Existing housing within the plan area consists of the 32 mobile homes within Kingsbury Manor Mobile Home Park (which, under the proposed amendments, would be fully incorporated into the plan area), 64 units of multi-family housing on Market Street (Lake Vista I and II apartments), and 64 units of multi-family housing on Deer Run Court (which operates as a time share). There is also a total of 13 attached and detached single family homes within the plan area. The Area Plan Amendments include adoption of TRPA's Phase 2 Housing Amendments, which would incentivize development of more affordable, moderate, and achievable housing opportunities in the plan area.

All future projects carried out under the Area Plan Amendments would be required to undergo project-level environmental review during which potential impacts on existing residents would be assessed and mitigated as appropriate. This would include projects that propose to redevelop existing housing stocks into either new residential developments or other types of land uses. If future projects would displace residents on either a temporary or permanent basis, mitigation would be required to reduce this impact. Additionally, Nevada Revised Statutes (NRS Section 118B.177) define the obligations of a landlord before the closure of a mobile home park, such as, for example, the Kingsbury Manor Mobile Home Park. The statute requires that either the properties be purchased prior to removal or tenants be compensated for relocation of existing mobile homes. For these reasons, this impact would be less than significant.

3.13 HOUSING

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

3.13.1 Discussion

a) Affect existing housing, or create a demand for additional housing?

To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:

i. Will the proposal decrease the amount of housing in the Tahoe Region?

Less than significant. The amount of housing in the Tahoe Region is limited by the number of available development rights and residential bonus units available through the TRPA growth management system under the 2012 Regional Plan (see Section 2.5), which would remain the same with the Area Plan Amendments.

The expansion of the Kingsbury Commercial Town Center boundary would add residential land uses including employee housing, multiple-family dwelling, multi-person dwelling, nursing and personal care, and residential care uses to the permissible use types that are currently allowed in the adjacent Kingsbury Commercial Town Center, thereby making this area eligible for additional development. Expanding the Kingsbury Commercial Town Center boundary to include the split parcel zoning of the Kingsbury Manor Mobile Home Park does not propose specific redevelopment of the site that would result in the loss of housing; however, the changes to the boundary would expand the list of permissible uses for that site (Table 2-1). The expansion of permissible uses provides a greater range of development opportunities on this site than currently exists, which could serve as an incentive to redevelop the site for commercial, office, higher density housing, or other permissible uses. Redevelopment of the expansion area could result in higher-density residential uses, such as multiple-family dwellings, multi-person dwellings, or employee housing which would increase the amount of housing in the plan area by replacing individual mobile home units with these higher density residential uses. Redevelopment of the site could also include a variety of non-residential uses (e.g., tourist accommodation, commercial, or entertainment uses). Redevelopment of the expansion area to non-residential uses could result in loss of housing within the plan area, including housing that could be rented at affordable or moderate-income housing rates as defined in Chapter 90 of the TRPA Code, and would have the potential to increase housing demand through the creation of new temporary and permanent jobs associated with redevelopment of the site and new future land uses. Because non-residential uses are currently permitted under the existing PAS 078, future development or redevelopment of the proposed expanded Kingsbury Commercial Town Center area without the amendments could also result in the loss of housing or increases in housing demand. However, without the town center expansion, this area would not be eligible for the same incentives for redevelopment under the Regional Plan as town centers. Regardless, any future proposal for redevelopment of the town center expansion area would be subject to project-level environmental review that would require an evaluation of the impact on housing supply, including on the supply of housing available to

various income levels and mitigation (including replacement housing in accordance with Nevada Revised Statutes and TRPA Code) as warranted. For the above reasons, implementation of amendment to expand the Kingsbury Commercial Town Center to include the split parcel zoning of the Kingsbury Manor Mobile Home Park would not result in a decrease in the amount of housing (including moderate-, lower-, and very-low-income housing) available in the Tahoe Region and any additional demand for housing created by future projects would be required to be addressed in project-level analysis for those projects.

The Phase 2 Amendments would offer flexibility in development standards, including by eliminating maximum density limits for deed-restricted affordable, moderate, and achievable deed-restricted multi-family housing when environmental standards can be met. The Phase 2 housing incentives would also encourage neighborhood-scale and larger mixed-use developments with ground floor retail and affordable, moderate, and achievable housing above. These development incentives could increase the pace of development and redevelopment of the remaining pool of residential allocations in the Region. However, the Phase 2 Housing Amendments would not change the overall number of available housing units planned for the Region under the growth management system. Therefore, the Phase 2 Housing Amendments would not reduce the number of housing units in the plan area and would have the potential to increase the number of units within existing growth limits.

Because specific future development projects are not being proposed as part of the package of Area Plan amendments, and because these projects would be required to undergo subsequent environmental review and project-level analysis and mitigate impacts to housing, there would not be a significant impact related to a decrease in the amount of housing in the plan area or in the Tahoe Region more broadly.

ii. Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?

Less than significant. See discussion in Item 3.13.1(a)(i), above. The existing Area Plan implements Regional Plan strategies that allow for increased residential height and density within existing town centers, which are intended to improve the feasibility of affordable, moderate and achievable housing projects and encourage the development of multi-family units in town centers. The 2012 RPU EIS evaluated the effects of the Regional Plan strategies implemented with the existing Area Plan and found that they have the potential to improve housing opportunities for lower income residents over the planning period of the Regional Plan (TRPA 2012: 3.12-17). The existing Area Plan already implements these strategies to facilitate increased options for affordable rentals to lower and very-low-income households. The Phase 2 Housing Amendments proposed as a part of the Area Plan Amendments would further incentivize development in parts of the plan area that are eligible for the flexible development standards for deed-restricted affordable, moderate, and achievable housing.

The Phase 2 Housing Amendments allow flexibility in some development standards (density, coverage, height and parking) for housing development projects that permanently deed-restrict parcels for affordable for low-, moderate- or above-moderate ("achievable") working households. Additionally, the plan area is within the residential bonus unit boundary, meaning that multi-family development projects within the Area Plan are eligible for bonus units. This would increase housing options that offer affordable rates in the Tahoe Region.

The Phase 2 Housing Amendments are intended to increase the amount of affordable, moderate, and achievable housing in the Region, including housing affordable to lower and very-low-income households. By making multi-family and accessory dwelling unit housing types more affordable to build, housing projects would become more competitive for state and federal grants. Projects that receive government grant funding—such as the recently approved Sugar Pine Village—would be more likely to provide affordable housing for the lower income levels. Use of the remaining residential bonus units to supply local residents with deed-restricted affordable, moderate, and achievable housing units could relieve pressure on the currently limited rental market within the plan area, allowing households to move into appropriately sized and priced units, and opening up more supply at lower rates.

Because the Area Plan with the proposed amendments remains consistent with the analysis in the 2012 RPU that found that the Regional Plan, as implemented by the Area Plan, has the potential to improve housing opportunities for lower income residents over the planning period, and because the proposed Area Plan Amendments would not

decrease the amount of affordable housing in Tahoe, but rather create opportunities for affordable housing development, the impact related to a potential for loss of loss of moderate-, lower-, and very-low-income housing is less than significant.

3.14 TRANSPORTATION/CIRCULATION

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

3.14.1 Discussion

a) Generation of 650 or more new Daily Vehicle Miles Traveled (VMT)?

Less than significant.

The effects of complete build-out of the region on VMT were evaluated on pages 3.3-47 through 3.3-49 of the RPU EIS. This analysis found that while VMT per capita would decrease with the Regional Plan, the VMT threshold in place in 2012 could have been exceeded by the year 2035. To address this impact, the 2012 RPU EIS required that TRPA develop and implement a program for the phased release of land use allocations followed by monitoring and forecasting of actual roadway traffic counts and VMT. Under this program, new CFA, TAUs, and residential allocations are only authorized for release by the TRPA Governing Board every 4 years, contingent on demonstrating, through modeling and the use of actual traffic counts, that the VMT Threshold Standard is maintained over the subsequent 4-year period. This Regional Plan program has been adopted and is being implemented (TRPA Code Section 50.4.3) and would continue to apply to the plan area with adoption of the proposed Area Plan Amendments. Furthermore, TRPA has updated the VMT threshold since adoption of the 2012 RPU EIS. Rather than establishing a total VMT limit, the threshold now seeks to reduce the per capita VMT by 6.8 percent from 2018 levels by 2045. Because the RPU EIS found that the Regional Plan would reduce VMT per capita and the Area Plan is consistent with the Regional Plan, as described below, the Area Plan would contribute to reducing VMT per capita consistent with the current VMT threshold.

Elements of the proposed package of amendments could affect VMT, while others would not. Adding and updating the Douglas County sign regulations that were inadvertently omitted from the Area Plan during its original adoption, modifying the changeable sign standard in the Kingsbury Commercial Town Center and High-Density Tourist District from four changes per hour to 12 changes per hour, and amending the Area Plan to include an Energy Conservation Strategy to comply with Section 13.5.3.E of the TRPA Code would have no effect on VMT. However, other amendments could create changes in VMT generated within the plan area (i.e., localized VMT), including modifying the Area Plan boundary to resolve the split parcel zoning by incorporating the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center, and implementing TRPA's recently passed Phase 2 Housing Amendments that allow flexible development standards on deed-restricted affordable, moderate, and achievable housing in town centers and areas zoned for multi-family.

The expansion of the Kingsbury Commercial Town Center boundary would allow for redevelopment to include additional permitted uses beyond those currently allowed for this area and would allow for higher density multiple-family and tourist accommodation uses than in other areas. Table 2-1 lists the additional uses that would be allowed in the 3.64-acre expansion area. The expansion area would not be eligible for the flexible development standards associated with the Phase 2 Housing Amendments because the expansion area is located on low capability lands (i.e., LCD 3).

To evaluate the VMT implications of the town center expansion, LSC considered potential trip generation within the expansion area under four potential redevelopment scenarios, including an office development scenario, a retail/restaurant scenario, an affordable housing scenario, and a lodging scenario. VMT was evaluated in accordance with the current TRPA Project Impact Assessment Guidelines (January 3, 2022). Per TRPA standards, this analysis focuses on VMT generated within the Tahoe Basin only. The expansion area is in PIA Zone 42. Per the guidelines, land uses in PIA Zone 42 have an average trip length of 4.78 miles. The daily vehicle-trip ends of the potential land uses are summarized in Table 3.14-1. Multiplying the daily vehicle-trip ends by the average trip length of PIA Zone 42 of 4.78 miles results in VMT. As shown, the retail/restaurant land use scenario results in the highest potential VMT increase of about 2,800 daily VMT.

Table 3.14-1 Town Center Expansion – Vehicle Miles Traveled

Land Use	Daily Vehicle Trip Ends	Average Trip Length (miles)	Daily Vehicle Miles Traveled (VMT)
Development Scenarios for Town Center Expansion Area			
Office	510	4.78	2,438
Retail	856	4.78	4,092
Affordable Housing	396	4.78	1,893
Lodging	759	4.78	3,628
Existing Land Use			
Residential - Mobile Home Park	174	4.78	832
Existing Maximum Land Use			
Residential - Apartments	261	4.78	1,248
Potential Increase in VMT (Excluding Transferred Uses)			
Office			1,190
Retail			2,844
Affordable Housing			645
Lodging			2,380
Maximum Potential Increase in VMT (Excluding Transferred Uses)			**2,844**

Source: LSC 2024.

According to the "Project Impact Assessment Guidelines" projects that do not meet the low-VMT screen are required to conduct additional analysis and apply mitigations (strategies and/or fees) to reduce the project's VMT to at or below the corresponding standard of significance, which is 1,300 VMT. Therefore, the TRPA VMT threshold that would have to be met to be screened out of future analysis is 1,300 VMT. The affordable housing and office land uses are calculated to likely be below the 1,300 VMT screening criteria. The retail/restaurant and lodging land uses are calculated to likely be above the screening criteria and therefore, future, specific project proposals would need be compared to the TRPA's standard of significance to determine VMT compliance, determined if it is met, and be mitigated (such as decreasing the size or number of units), if necessary, to meet it.

The Phase 2 Housing Amendments could also affect VMT in that they would provide flexible standards for increased height, coverage, and density allowances for residential or mixed-use projects with deed-restricted affordable, moderate, or achievable housing units receiving residential bonus units from TRPA; these amendments would not add

new residential bonus units to the overall growth limits of the region with the potential to increase VMT. The analysis in the 2012 RPU EIS (TRPA 2012 pages 3.3-1 through 3.3-52) evaluated the effects on VMT of remaining bonus units that are available for development. Because these amendments would further incentivize bonus units to be concentrated in areas that generate less VMT per capita (centers [the Kingsbury Commercial Town Center and High-Density Tourist District] and areas zoned for multi-family [the T-R and T-RR zoning districts]), it is anticipated that no increase in VMT would be associated with adoption of the Phase 2 Housing Amendments within the plan area.

The proposed amendments would not be expected to increase VMT in the plan area because, as described above, the amendments taken together as a package, or individually through future project-level analysis and mitigation, would not increase VMT beyond that contemplated in the Regional Plan and/or below VMT screening criteria. Per capita VMT would also be reduced commensurate with the reduction in overall VMT, through elements of the Area Plan Amendments that further concentrate development in town centers near pedestrian-friendly and transit-oriented services.

For all future projects proposed under the amended Area Plan, TRPA Code provisions are in place that monitor and phase release of development allocations to ensure that the regional VMT threshold standard is met, and all portions of the plan area would be subject to Section 13.5.3.G of the TRPA Code that support region-wide trip reduction, and therefore projects implemented under the Area Plan Amendments would not violate the TRPA VMT Threshold Standards. Because the proposed amendments would not increase trip generation or result in longer trips than those which occur under current conditions, the Area Plan Amendments would not collectively increase regional VMT and the impact would be less than significant.

b) Changes to existing parking facilities, or demand for new parking?

Less than significant. As described in Chapter 2, "Project Description," the proposed Area Plan Amendments would: (1) modify the Area Plan boundary to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center, (2) incorporate the signage regulations for the Area Plan that were inadvertently omitted from the Area Plan during its original adoption and modify the changeable sign standard for the Kingsbury Commercial Town Center and High-Density Tourist District from four changes per hour to 12 changes per hour, (3) implement TRPA's recently passed Phase 2 Housing Amendments that allow flexible development standards on deed-restricted housing in town centers and areas zoned for multi-family, and (4) amend the Area Plan to include an Energy Conservation Strategy and come into compliance with Section 13.5.3.E of the TRPA Code. Aspects of the Regional Plan, Area Plan, and TRPA Code pertaining to parking regulations not specifically affected by these amendments would continue to apply throughout the plan area. Some of these amendments would result in development and redevelopment projects that could be implemented under the amended Area Plan that could result in changes to existing parking facilities and the demand for parking.

The proposed Area Plan Amendments would—for the most part—carry forward existing parking standards in the existing Area Plan with no change, apart from modified parking standards for deed-restricted affordable, moderate, and achievable housing projects proposed pursuant to the Phase 2 Housing Amendments (described below). Each future project would continue to be reviewed for consistency with the existing parking standards and would be reviewed through a project-specific environmental review (TRPA Code Chapter 3) to ensure the proposed project would not significantly degrade parking conditions. Parking standards and requirements within the Tahoe Area Plan Regulations (Chapter 20.703) of the Douglas County Development Code and the South Shore Design Standards and Guidelines (September 2013, as amended) apply to the Area Plan. Under the Phase 2 Housing Amendments, residential and mixed-use developments would be subject to no minimum parking standards in centers and 0.75 space per unit, on average, outside of centers. These minimums would supersede Douglas County's minimum parking requirements of two spaces per unit. However, to deviate from existing parking minimums, project applicants would be required to demonstrate that the parking demand generated by their project, as determined through a parking study, would be met by providing parking spaces and/or through parking management strategies.

Portions of the plan area that are mixed-use are intended to provide a mix of commercial, public services, light industrial, office, and residential uses and are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic

opportunities. Under existing conditions, the parking supply within the Area Plan far exceeds the existing demand. For many years, the county-owned parking structure adjacent to the Douglas County Administrative Offices and visitor/transit center located south of Kahle Drive and east of US 50, as well as the parking lots associated with the existing casino towers, have been underutilized. It is anticipated that affordable housing developments proposed pursuant to the Phase 2 Housing Amendments, and other subsequent development and redevelopment projects within the Area Plan boundary could cause parking supply to be redistributed, generate changes to existing parking facilities, or potentially increase the demand for parking. Any subsequent projects allowed within the amended Area Plan would be subject to permitting by TRPA and/or Douglas County. Consistent with existing conditions, permit applicants would be required to demonstrate that adequate parking would be provided for any new parking demand that is created and for any changes in parking facilities, in accordance with Section 20.703.150 of the Development Code.

In accordance with Section 13.5.3.B.2 of the TRPA Code, the amended Area Plan would carry forward shared and areawide parking strategies that support reductions in land coverage and make more efficient use of land for parking and pedestrian uses. Section 20.703.150 of the Douglas County Code includes the Area Plan parking provisions. These provisions include a set amount of required parking and loading spaces for different types of land uses (citing Section 20.692 of the Douglas County Code). The existing Code provisions allow these requirements to be reduced if a subsequent project-level parking analysis demonstrates that adequate parking to meet the project demand can be accommodated through joint use of parking facilities, in-lieu payment to meet parking requirements, on-street parking, free or discounted transit, use of off-site parking locations, and paid parking management. Parking requirements may also be reduced (for all uses other than single-family dwellings) if public transit service exists within 300 feet of the property and is a viable alternative. Bicycle access and racks are a requirement for all commercial, recreation, and multi-residential projects.

The TRPA Region-wide Phase 2 Housing Amendments IEC found that the proposed Phase 2 Housing Amendments would not result in a demand for new parking beyond what was evaluated in the 2012 RPU EIS, the 2020 Regional Transportation Plan (RTP) Initial Environmental Checklist, and the 2021 Phase 1 Housing Amendments IEC. The Phase 2 Housing Amendments would not add additional housing units under the Region's growth management system. Deed-restricted affordable, moderate, or achievable homes that utilize bonus units would be more densely concentrated in centers or areas zoned for multi-family housing because the amendments incentivize transfer of development to these areas through flexible development standards. Part of the package of incentives involves exempting deed-restricted affordable, moderate, and achievable housing from minimum parking requirements within centers. Outside of centers but in areas zoned for multi-family housing, the housing amendments would reduce minimum parking requirements to 0.75 space per unit, on average. To qualify for a deviation from existing parking requirements, project applicants would be required to demonstrate the ability to meet the demand generated by the new development by constructing new parking and/or implementing parking management strategies. Therefore, this condition will ensure that adequate localized parking is available in centers and multi-family zones without spillover impacts on neighborhoods.

By increasing the incentives to concentrate more housing in centers located in proximity to transit, with higher parcel-level densities, there would be a reduced overall demand for parking associated with the Phase 2 Housing Amendments. Additionally, centers offer more opportunities to provide shared parking agreements and other parking management strategies to better utilize existing parking resources, and, by increasing the number of deed-restricted affordable, moderate, or achievable housing developments in close proximity to transit and other multi-modal transportation options the overall demand for parking would be reduced. It is expected that implementation of the Phase 2 Housing Amendments and associated parking incentives would support a parking supply model and land use pattern that is reflective of mixed-used parking demand and would continue to move development within the plan area toward meeting the parking and transportation objectives of the Regional Plan. Additionally, all future project proposals would be evaluated at the project level through environmental and permitting review to determine effects on parking and ensure they do not result in significant impacts; and, where significant impacts are found, mitigation measures would be developed to reduce them to the extent practicable.

The proposed Area Plan Amendments would have a less-than-significant impact on parking because development would be concentrated more centrally in mixed-use areas with opportunity for access to transit and multi-modal

forms of transportation, the Area Plan already has parking supply well in excess of demand and most future projects would be developed in close proximity to existing underutilized parking, the TRPA Code includes shared and areawide parking strategies to more efficiently use land for parking, and project-level review of the parking impacts would continue to be required for all future projects that would result in mitigation related to parking impacts, if necessary.

c) Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?

Less than significant. The Regional Plan and RTP seek to promote a more compact land use pattern with walkable and bikeable town centers and reduced development in outlying areas and sensitive lands. Primary objectives of the existing Area Plan are to implement the Regional Plan land use strategies, and to promote a comprehensive transportation network that is focused on transit, pedestrian, and non-motorized transportation opportunities consistent with the Regional Plan and RTP. Because the proposed Area Plan Amendments would not change regional growth potential beyond what was evaluated in the 2012 RPU EIS and 2020 RTP, the impacts associated with this package of amendments would be consistent with those evaluated in the 2012 RPU EIS (TRPA 2012 pages 3.3-1 through 3.3-52) and the Initial Study/Initial Environmental Checklist prepared for the 2020 RTP (TMPO and TRPA 2020).

The 2012 RPU EIS evaluated the effects of build-out of all development authorized under the Regional Plan, including within the plan area, on roadway segment operations (TRPA 2012 pages 3.3-40 through 3.3-44). This analysis found that there would be no significant impacts to roadway operations within the plan area. The 2012 RPU EIS also evaluated effects on intersection operations (TRPA 2012 pages 3.3-44 through 3.3-46), which determined that build-out of the region would not result in significant impacts to intersection operations within the plan area. The 2012 RPU EIS concluded that there would be a significant impact on some roadway segment operations outside of the plan area. It included Regional Plan Mitigation Measure 3.3-1 to reduce the magnitude of impacts on LOS to a less-than-significant level. This measure was incorporated as part of the Regional Plan. It required that TRPA develop and implement a program for the phased release of land use allocations in 4-year cycles in conjunction with future updates of the Regional Plan and RTP, monitoring of LOS, and a suite of responsive measures, if monitoring indicates a decrease in LOS. The RPU EIS concluded that impacts on LOS were reduced to a less-than-significant level (TRPA 2012: 3.3-44). This requirement of the Regional Plan Update EIS was incorporated into TRPA Code Section 50.4.3 and is being implemented.

As discussed above under Item 3.14(a), the Phase 2 Housing Amendments are aimed at incentivizing residential development to be further concentrated within centers and multi-family zones, which are closer to employment and service centers, and have better connections to transit, sidewalks, and bicycle trails—the net effect of which would likely be no VMT increase beyond that which was contemplated in the 2012 RPU EIS. By increasing density within the Kingsbury Commercial Town Center, the High-Density Tourist District, and in areas zoned for multi-family residential use, the Phase 2 Housing Amendments would have a potentially beneficial effect on existing transit systems by concentrating development in lower VMT-generating areas than areas further away from centers. Likewise, bike trails and pedestrian paths in centers are part of the transportation infrastructure with capacity to accommodate trips that have the potential to shift from vehicles to biking and walking; this would also have a beneficial impact to transportation infrastructure by more equitably distributing trips among various modes of transportation.

Additionally, as discussed above under Item 3.14.1(a), the proposed amendments would not be expected to increase VMT because, as described above, the amendments taken together as a package, or individually through future project-level analysis and mitigation, would not increase regional VMT.

For these reasons, the proposed Area Plan Amendments would have a less-than-significant impact on transportation systems.

d) Alterations to present patterns of circulation or movement of people and/or goods?

Less than significant. As described above in Item 3.14.1(a), the proposed Area Plan Amendments would not be expected to increase traffic generation compared to that which could occur under the existing Area Plan. Nor, as discussed above under Item 3.14.1(c) would the proposed amendments alter any requirements related to

transportation facilities. For these reasons, the proposed Area Plan Amendments would not alter patterns of circulation and this impact is less than significant.

e) Alterations to waterborne, rail or air traffic?

No Impact. The proposed Area Plan Amendments do not involve any alterations to waterborne, rail, or air traffic. There are no railways or airports located in the plan area. The proposed Area Plan does not approve waterborne transit and any future waterborne transit would be subject to a project-level planning, design, and environmental review process. Thus, there would be no impact to waterborne, rail, or air traffic.

f) Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

Less than significant. The proposed Area Plan Amendments do not include or approve specific transportation elements or land uses that inherently would increase the potential for traffic hazards. Any individual projects would be subject to all applicable federal, state, and local design standards. As described above in Item 3.14.1(a), the proposed Area Plan Amendments would not be expected to increase traffic generation compared to that which could occur under the existing Area Plan. For these reasons, the Area Plan Amendments would have a less-than-significant impact related to traffic hazards.

3.15 PUBLIC SERVICES

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

3.15.1 Discussion

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas:

a) Fire protection?

Less than significant. As described under Section 2.5, "Growth Potential," in Chapter 2, "Project Description," implementation of the proposed Area Plan Amendments would not make changes to the total number of residential allocations or other development rights (e.g., CFA, TAUs) available on a regional basis that would exceed the potential growth of what was analyzed in the 2012 RPU EIS. As with existing conditions, long-term growth under the proposed Area Plan Amendments would remain relatively small because it is constrained by the existing pool of development rights that are available regionally; however, there could be concentrated development within the plan area that would be allowed with the amendments. The 2012 RPU considered this possibility in evaluation the potential effects on fire protection from additional development and population growth under Impact 3.13-5 on pages 3.13-21 through 3.13-22 of the 2012 RPU EIS (TRPA 2012a). This analysis found that any new construction could result in population increases that, depending upon location, could require improved or expanded facilities for fire protection. The objectives of the proposed Area Plan Amendments include encouraging environmentally beneficial redevelopment of the plan area that meets the objectives of the Regional Plan to focus development and redevelopment in the Region in centers, including in vibrant mixed-use communities with centralized services in close proximity to transit and other multi-modal forms of transportation. Centers tend to offer greater access to and response times from fire protection and other emergency services than areas that are more remote and, as such, the concentration of future development in town centers could be beneficial to fire protection. Additionally, individual projects proposed under the amended Area Plan would be required to undergo project-level environmental review and permitting to ensure that any significant impacts related to increased demand on fire protection services are identified and mitigated, as appropriate. All projects requiring a TRPA permit also require fire protection agency pre-approval as part of the permitting process. Therefore, impacts related to the need for new or increased fire protection services from implementation of the Area Plan Amendments would be less than significant.

b) Police protection?

Less than significant. See discussion in Item 3.15.1(a), above. The potential effects on police protection from additional development and population growth under the Regional Plan were analyzed under Impact 3.13-5 on pages 3.13-21 through 3.13-22 of the 2012 RPU EIS (TRPA 2012a). This analysis found that any new construction could result in

population increases that, depending upon location, could require improved or expanded facilities for police protection. However, individual projects would be required to undergo subsequent environmental review to ensure that impacts are identified and mitigated. Therefore, impacts related to the need for new or increased police services from implementation of the Area Plan Amendments would be less than significant.

c) Schools?

Less than significant. See discussion in Item 3.15.1(a), above. The potential effects on school services from additional development and population growth under the Regional Plan were analyzed under Impact 3.13-5 on pages 3.13-21 through 3.13-22 of the 2012 RPU EIS (TRPA 2012a). This analysis found that any new construction could result in population increases that, depending upon location, could require improved or expanded facilities for school services. However, schools located within the Douglas County portion of the Tahoe Region (Zephyr Cove Elementary School and George Whittell High School), located outside the plan area, have had generally declining enrolment figures in recent years. In 2008, the Kingsbury Middle School closed due to longstanding and predicted future declining enrolment; and the Douglas County School District Facilities Master Plan also projects future declining enrolment figures at the remaining schools and provides strategies to address it.

Regardless of the existing and future capacity at schools serving the plan area, individual projects would be required to undergo environmental review to ensure that any significant impacts related to the need for school facilities are identified and mitigated. Therefore, impacts related to the need for additional school capacity or facilities from implementation of the Area Plan Amendments would be less than significant.

d) Parks or other recreational facilities?

No Impact. As described under Section 2.5, "Growth Potential," in Chapter 2, "Project Description," implementation of the proposed Area Plan Amendments would not make changes to the total number of residential allocations or other development rights (e.g., CFA, TAUs) available on a regional basis that would exceed the potential growth analyzed in the 2012 RPU EIS. The potential effects on parks or other recreational facilities from additional development and population growth under the Regional Plan were analyzed under Impact 3.11-1 on pages 3.11-16 through 3.11-20 of the 2012 RPU EIS (TRPA 2012a). This analysis found that the increase in residents and visitors associated with the Regional Plan could be accommodated by existing facilities in the Tahoe region, or with expanded facilities and new facilities that are developed consistent with the Recreation and Land Use Elements of the Regional Plan. Analysis of projects against the threshold standards would minimize any project-related adverse environmental effects associated with increased demand for or use of recreation facilities attributed to an increase in population. Additionally, the goals and policies would ensure that demand for recreation facilities and opportunities in the Region are met. Ongoing improvements through various entities (i.e., USDA Forest Service, Nevada State Parks (State Parks), the county, and private property owners) and programs (such as the Environmental Improvement Program [EIP]) and persons-at-one-time (PAOT) allocations, as needed, by TRPA would continue to expand and maintain these opportunities and ensure that capacity is available.

Under the amendments, the existing Area Plan would continue to expand and diversify recreational opportunities in the plan area through implementation of associated goals and policies. There would be no additional regional growth associated with the Area Plan Amendments that would affect the demand for recreational facilities and opportunities beyond that which was considered in the 2012 RPU EIS and therefore, there would be no increase in demand for parks and recreational facilities associated with the Area Plan Amendments and therefore no impact.

e) Maintenance of public facilities, including roads?

No Impact. The existing Area Plan includes goals and actions to provide funding and financing to support long-term maintenance of both existing and proposed facilities under the Area Plan. Priority is given to funding certain improvements, including active transportation projects and EIP projects and other infrastructure intended to attain environmental thresholds. Any future projects within the plan area would be subject to subsequent project-level environmental review and permitting. As with existing conditions, permit applicants would be required to demonstrate that any proposed project would be consistent with TRPA Code provisions related to public facilities and

transportation, including the provisions of Chapters 32 and 65 that address the standards of basic services and transportation, respectively. For these reasons, adoption of the proposed Area Plan amendments would not result in an unplanned effect upon maintenance of public facilities, including roads and no impact would result.

f) Other governmental facilities?

Less than significant. The plan area includes several governmental facilities including the TRPA office, Douglas County administrative and sheriff offices, Kahle Community Center, and a post office. These facilities serve the plan area and the local community beyond. Individual projects proposed under the amended Area Plan would be required to undergo project-level environmental review and permitting to ensure that any significant impacts related to increased demand on governmental facilities and services are identified and mitigated, as appropriate; therefore, the proposed Area Plan Amendments would have a less-than-significant impact on the demand for other governmental facilities.

3.16 ENERGY

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
VI. Energy.				
Will the proposal result in:				
a) Use of substantial amounts of fuel or energy?	☐	☐	☒	☐
b) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	☐	☐	☒	☐

3.16.1 Discussion

a) Use of substantial amounts of fuel or energy?

Less than significant. See discussions in Items 3.10.1(a) and 3.14.1(a), above. The RPU EIS evaluated the effects of build-out of the entire Tahoe Region, including the plan area, on energy and fuel on page 5-3 and in support of the GHG and air quality analysis (TRPA 2012: Appendix F). As with existing conditions, energy and fuel would be consumed during construction and operation of future projects in the plan area. However, the potential for growth in the plan area would be limited through the existing pool of development rights, such as CFA, RUUs, and TAUs—which would not change with implementation of the Area Plan Amendments. The proposed Area Plan Amendments would not permit heavy industrial or manufacturing uses, which tend to have higher energy consumption rates associated with them than the types of land uses permitted within the plan area with the proposed amendments. While any new construction would require electric and natural gas service as part of the basic services (see TRPA Code Chapter 32, "Basic Services") the entire plan area is located in proximity to existing electric and natural gas infrastructure. Future projects requiring new or modified connections would be subject to the requirements and fees of utility providers.

Development or redevelopment projects proposed under the Area Plan Amendments—including expansion of the Kingsbury Commercial Town Center and the Phase 2 Housing Amendments—would not be expected to result in the consumption of substantial amounts of fuel or energy on a regional basis beyond that which was contemplated in the 2012 RPU EIS, because regional growth would remain the same. Potential future projects would be required to comply with applicable laws and regulations during construction and operation that relate to energy efficiency—including compliance with the Energy Conservation Strategy proposed under this package of amendments—and would undergo further evaluation at a project level. Moreover, the Phase 2 Housing Amendments would facilitate development of additional affordable, moderate, and achievable residential density that would be available to individuals who may be currently commuting from Carson Valley. For these reasons, there would be no substantial increase in the rate energy or fuel consumption specifically related to the Phase 2 Housing Amendments.

As described in Item 3.14.1(a), the proposed Area Plan amendments would not increase regional VMT beyond the level analyzed in the 2012 RPU EIS, thus the use of fuel and energy for transportation would be consistent with the analysis in the 2012 RPU EIS. In addition, future projects would be evaluated at a project-level to determine if the project would use substantial amounts of fuel or energy and mitigation measures would be required, if necessary, as a condition of approval. For these reasons, the proposed Area Plan Amendments would not result in a substantial use of fuel or energy and this impact is less than significant.

b) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

Less than significant. See discussions in Items 3.14.1(a) and 3.16.1(a). Demand created by implementation of the proposed Area Plan Amendments would not exceed available capacity or require the development of new sources of energy and this impact is less than significant.

3.17 UTILITIES

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

3.17.1 Discussion

a) Power or natural gas?

Less than significant. As described in Section 2.5, "Growth Potential," the Area Plan Amendments would not alter the existing growth control system implemented under the Regional Plan. All new development would continue to be required to obtain the applicable RBUs, RUUs, CFA, or TAUs from the remaining existing pool of available units. Thus, as with existing conditions, long-term growth under the proposed Area Plan Amendments would remain relatively small because it would continue to be constrained by the existing pool of development rights that are available regionally. The potential effects on power and natural gas from additional development and population growth under the Regional Plan were analyzed under Impact 3.13-4 on pages 3.13-20 through 3.13-21 of the 2012 RPU EIS (TRPA 2012a). As described in the 2012 RPU EIS, the local utility—NV Energy—projects that, based on forecasting and growth trends for the Tahoe Region, that their existing capacity will substantially exceed the future demand that could be generated by potential development and redevelopment authorized by the Regional Plan within their service area. Additionally, while any new construction would require electric and natural gas service as part of the basic services (Chapter 32 of the TRPA Code and Section 20.703.250 of the Douglas County Code), the plan area is located within proximity to existing electric and gas infrastructure and projects requiring new or modified connections would be subject the requirements and fees of the applicable utility providers.

The proposed Area Plan Amendments include adoption of TRPA's Phase 2 Housing Amendments, which would encourage new residential development by removing the cap on residential density for eligible portions of the plan area; however, the regional demand for power and natural gas would be the same as contemplated in the 2012 RPU EIS, because regional growth would remain the same The Area Plan Amendments would also expand the Area Plan boundary to incorporate the Kingsbury Manor Mobile Home Park. These amendments would have the potential to increase localized demand for power and natural gas (as well as for other utilities such as water, sewage, and solid waste) that, in turn, could require new or improved facilities. However, individual future projects would need to be evaluated to determine their impact on power and natural gas utilities pursuant to project-level environmental review and permitting. If significant effects are found at the project level relating to the need for new power or natural gas systems or expansion, mitigation would be required.

The Area Plan Amendments would incorporate an Energy Conservation Strategy into the Area Plan that would include capital improvement projects to reduce energy consumption from public facilities. These measures include upgrading the county vehicle fleet to include more fuel-efficient and environmentally-sound vehicles; upgrading county buildings by installing solar screens on windows and installing double glass windows, and replacing water heaters with energy-efficient heaters; installing a high-efficiency HVAC system at the Tahoe Justice Court; and installing an Allerton control and monitoring system that would alert County staff to any efficiencies that need to be addressed in the building control systems of all buildings. The Energy Conservation Strategy would also include measures aimed at private development including adopting portions of the International Building Code Green Building Code and providing incentives to encourage its use. These measures would improve the energy efficiency of existing Douglas County buildings and would improve energy efficiency of future private development. As a result, it is expected that under the Area Plan Amendments demand for energy from existing development would decline, and the demand for energy from new development and redevelopment under the proposed Area Plan amendments would not increase relative to demand under the existing Area Plan.

For the reasons described above, any effects related to the need for new or altered power and natural gas utilities would be less than significant.

b) Communication systems?

No Impact. Communication systems are not listed as a required basic service by Douglas County or TRPA Code. Any development or redevelopment permitted through the Area Plan Amendments would be located within existing service areas for communication systems providers—Charter, Spectrum, and AT&T. Each future project would be responsible for any elected connection or subscription to communication systems within the Region. Development or redevelopment projects in the plan area could stimulate investment in improved broadband service. For these reasons, implementation of the Area Plan Amendments would not result in the need for new systems, or substantial changes to existing communication systems and there would be no impact.

c) Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

Less than significant. All development permitted by the amended Area Plan would be required to comply with Section 32.4 of the TRPA Code, which requires that a project applicant demonstrate the availability of adequate water supply for both domestic consumption and fire protection prior to project approval. This is demonstrated at a project-level through the acquisition of a Will Serve Letter from the applicable water purveyor. Additionally, any project proposing construction, reconstruction, or expansion of a structure would be required to meet the Basic Services and Facilities Standards contained in Chapter 20.100 of the Douglas County Code. Therefore, implementation of the amended Area Plan would not create water use in excess of the maximum permitted capacity of the service provider and this impact would be less than significant.

d) Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

Less than significant. See discussion in Item 3.17.1(a), above. The potential effects on sewage treatment capacity from additional development and population growth under the Regional Plan were analyzed under Impact 3.13-2 on pages 3.13-15 through 3.13-17 of the 2012 RPU EIS (TRPA 2012a). Individual projects proposed under the Area Plan Amendments would be required to comply with applicable portions of the TRPA Code, including Section 32.5 that requires that all projects be served by facilities that provide treatment and export of wastewater from the Tahoe Region; Section 50.4.1(C), which prohibits distribution of allocations to jurisdictions with insufficient wastewater to support residential development; and Section 13.10.7, which requires demonstration of adequate sewer capacity prior to occupancy of a transferred unit. Additionally, any project proposing construction, reconstruction, or expansion of a structure would be required to meet the Basic Services and Facilities Standards contained in Chapter 20.100 of the Douglas County Code. For these reasons, and because individual projects proposed under the Area Plan Amendments would be required to undergo subsequent project-level environmental review and permitting to determine if there are any significant effects related to the provision of sewage treatment capacity, impacts related to

the need for increased sewage capacity from implementation of the Area Plan Amendments would be less than significant.

e) Storm water drainage?

Less than significant. Portions of the plan area are served by two areawide stormwater systems, the Stateline Stormwater System and the Kahle System, the latter of which is not yet operational. All development permitted under the amended Area Plan would be required to continue to meet TRPA BMP standards to reduce runoff and pollutant loading from impervious surfaces (Section 20.703.150[A].1 of the Douglas County Code). As specified in Section 60.4.6 of the TRPA Code, except where special conditions exist and are approved by TRPA, infiltration facilities designed to accommodate the volume of runoff generated by a 20-year, 1-hour storm are required for approval of all projects.

The Phase 2 Housing Amendments would allow additional coverage in certain parts of the plan area when projects meet certain requirements, including being serviced by an areawide stormwater treatment system, as follows:

- Kingsbury Commercial Town Center and the High-Density Tourist District: Allow for land coverage greater than the current limit of 70 percent on high-capability lands with participation in a stormwater collection and treatment system (consistent with TRPA treatment requirements) owned and operated by a public entity instead of existing TRPA land coverage limits for deed-restricted affordable, moderate, or achievable residential or mixed-use developments that utilize bonus units. Land coverage transfers and water quality fees would still be required.
- Tahoe-Resort Recreational (T-RR) Zoning District: Allow up to 70 percent land coverage on high-capability lands for deed-restricted affordable, moderate, or achievable residential or mixed-use developments that utilize bonus units with participation in a stormwater collection and treatment system (consistent with TRPA treatment requirements) owned and operated by a public entity, or with a public entity responsible for on-site system maintenance. Land coverage transfers and water quality fees would still be required.

Therefore, projects proposed under the Phase 2 Housing Amendments would participate in a stormwater collection and treatment system that would be expected to accommodate additional runoff that the project could create, which would prevent adverse stormwater impacts associated with the increase in coverage. Additionally, all future projects would be required to undergo site-specific project-level environmental review and permitting, which would identify potential significant impacts associated with implementation of the Phase 2 Housing Amendments and require mitigation, if necessary.

For the reasons described above, impacts related to stormwater infrastructure and stormwater drainage systems would be less than significant.

f) Solid waste and disposal?

Less than significant. As described in Section 2.5, "Growth Potential," the Area Plan Amendments would not alter the existing growth control system implemented under the Regional Plan. All new development would continue to be required to obtain the applicable RBUs, RUUs, CFA, or TAUs from the remaining existing pool of available units. Thus, as with existing conditions, long-term growth under the proposed Area Plan Amendments would remain relatively small because it would continue to be constrained by the existing pool of development rights that are available regionally. Moreover, the Area Plan Amendments would not alter land uses within the plan area to the extent that the types or quantities of solid waste would be substantially changed from what is currently generated under existing conditions.

Solid waste generated within the plan area is disposed of at the Lockwood Regional Landfill, which accepts waste produced regionally within the Tahoe Basin. As permitted, the remaining life of the landfill is nearly 150 years (Anderson, pers. comm, 2015). Because the Area Plan Amendments would not alter the existing growth control system implemented under the Regional Plan, and because land uses would not change such that substantially different types of waste could be generated within the plan area, the amendments would not exceed the permitted capacity for solid waste disposal, and this impact would be less than significant.

3.18 HUMAN HEALTH

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XVII. Human Health.				
Will the proposal result in:				
a) Creation of any health hazard or potential health hazard (excluding mental health)?	☐	☐	☒	☐
b) Exposure of people to potential health hazards?	☐	☐	☒	☐

3.18.1 Discussion

a) Creation of any health hazard or potential health hazard (excluding mental health)?

Less than significant. See discussion in Item 3.11.1(a), which addresses the potential for the proposed Area Plan Amendments to result in the release of hazardous substances into the environment.

Infrastructure, restoration, or landscape projects could be implemented under the proposed Area Plan Amendments that would have the potential to create conditions conducive to breeding mosquitoes, which are potential vectors for diseases. However, these risks would be the same as under existing conditions. Health hazards from vector-borne diseases are evaluated in the 2012 RPU EIS in Impact 3.14-3 on pages 3.14-15 through 3.14-16 (TRPA 2012a). This analysis found that by maintaining regulations that allow for fogging and spraying to reduce adult mosquito populations, effects on public health associated with mosquito-borne illnesses would be less than significant.

As with existing conditions, implementation of the proposed Area Plan Amendments could result in new development and redevelopment that could increase the number of residents and visitors in the plan area through incentives to concentrate regional development within mixed-use town centers, such as the Kingsbury Commercial Town Center and the High-Density Tourist District. The proposed Phase 2 Housing Amendments would further incentivize residential density and mixed-used development in these areas, as well as incentivize increased density in the T-RR zoning district within the plan area. However, while hazards such as wildfire, flooding, seismic hazards (e.g., earthquakes, avalanches, and seiches), and landslides have the potential to occur in the plan area, they are not limited to this area and have the possibility of affecting all areas within the Tahoe Basin, cross-jurisdictionally. Because the Area Plan Amendments would not affect regional growth beyond that which was evaluated in the 2012 RPU EIS and the concentration of development in town centers was contemplated in the Regional Plan, the effects of the Area Plan Amendments would be the same as that analysis. Effects related to wildfire hazards were previously analyzed in the 2012 RPU EIS under Impact 3.14-1 on pages 3.14-11 through 3.14-13 (TRPA 2012a). This analysis found that because future projects would be required to be consistent with Regional Plan requirements for fire safety as well as other applicable federal, state, regional, and local fire safety plans, and because future projects would be required to consider the fire hazards in the region and include measures to ensure that defensible space is maintained and excessive fuel is reduced, the effect would be less than significant. Effects related to flood hazards were previously analyzed in the 2012 RPU EIS in Impact 3.14-2 on pages 3.14-13 through 3.14-14 (TRPA 2012a). This analysis found that because the Regional Plan (Policy NH-1.2) does not allow for development activities that would result in new flooding issues or allow for the exacerbation of existing flooding issues that would expose occupants and/or structures to flood hazards, the effect would be less than significant. Flooding issues are also addressed in Items 3.4.1(b) and (c). Effects related to seismic hazards, such as landslides, earthquakes, avalanches, and seiches, were previously analyzed under Impact 3.7-3 on pages 3.7-48 through 3.7-51 of the 2012 RPU EIS (TRPA 2012a). This analysis found that because construction projects in the Tahoe Region must meet multiple requirements and regulations of TRPA, federal, state, and local agencies and development would be required to undergo site-specific geotechnical analysis (TRPA Code Section 33.4), and, if applicable, employ design standards that consider seismically active areas and

comply with current building codes and local jurisdiction seismic standards, impacts related to seismic hazards would be less than significant.

All future projects in the plan area would be required to comply with Douglas County codes and policies for development and building in areas prone to floods, earthquakes, avalanches, wildfire, and other natural hazards. Development located in an identified potential hazard zone may be subject to additional design, construction, and review requirements. Additionally, future projects would be evaluated on a project-specific basis consistent with TRPA environmental review requirements (TRPA Code Chapter 3), to identify potential environmental effects, such as exposure to hazards, and be reviewed for consistency with county, state, federal, and TRPA regulations. For the reasons described above, the proposed Area Plan Amendments would not create any health hazard or potential health hazard and this impact is less than significant.

b) Exposure of people to potential health hazards?

Less than significant. See discussion under item 3.17.1(a), above, which concludes that the proposed Area Plan Amendments would not result in exposure of people to potential health hazards.

3.19 SCENIC RESOURCES/COMMUNITY DESIGN

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

3.19.1 Discussion

a) Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?

Less than significant. See Item 3.19.1(c). The plan area includes areas that are visible from TRPA-designated scenic travel units along US 50 (a federal highway), SR 207 (a state highway), and Lake Tahoe. No part of the plan area is visible from Pioneer Trail. The scenic effects of the Area Plan Amendments on views from TRPA-designated scenic travel routes, and views of and from Lake Tahoe are discussed under Item 3.19.1(c), below.

b) Be visible from any public recreation area or TRPA designated bicycle trail?

Less than significant. See Item 3.19.1(c). The Lake Tahoe Scenic Resource Evaluation (TRPA 1993) does not identify any public recreation areas within the Area Plan boundaries; the closest public recreation areas that are listed include Nevada Beach, northwest of the plan area, and Heavenly Valley Ski Resort, southwest of the plan area. Several public recreation areas have been developed within and near the Area Plan since 1993, including Kahle Community Park, Van Sickle Bi-State Park, the Lam Watah Trail, and portions of the Nevada Stateline-to-Stateline Bikeway. Portions of the plan area, particularly structures within the High-Density Tourist District, are visible from these public recreation areas and other public recreation areas throughout the Tahoe Region. In addition to these recreation areas, more than half of the Area Plan includes land designated for recreation purposes; these lands are primarily privately owned by Edgewood Companies. The extent to which implementation of the proposed Area Plan Amendments could affect views from public recreation areas or TRPA-designated bicycle trails is discussed under Item 3.19.1(c), below.

c) Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?

Less than significant. As stated above under Items 3.19.1(a) and (b), redevelopment and development within the Area Plan could be visible from federal and state highways including TRPA-designated scenic travel units along US 50, SR 207, and other public roadways within or adjacent to the Area Plan boundaries, including Lake Parkway, Market Street, 4-H Road, Kahle Drive, and Laura Drive, among others. The plan area also includes areas that are visible from Lake Tahoe, bicycle trails, and other public recreation areas.

The plan area includes all or portions of Scenic Roadway Travel Units 31, 32, and 44. Roadway Unit 31 (Meadow) is the segment of US 50 that is adjacent to Rabe Meadow. Although most of this roadway unit is outside the Area Plan boundary, the southernmost portion extends into the plan area and ends at the site of the former Lakeside Inn and Casino. This unit—Roadway Travel Unit 31—is in scenic threshold attainment, having improved from a score of 14 in 1982 to a score of 17.5 in 2015; the score has not changed as of the 2023 Threshold Evaluation. Roadway Unit 32 (Casino Core) is the segment of US 50 that runs through the casino core in Stateline; it begins at the point along US 50 where Roadway Unit 31 ends. Unit 32 is not in attainment; however, it improved from a rating of 13 in 1982 to a rating of 14.5 in 2015, which is the current score. It should be noted that the scoring for Unit 32 includes properties located in South Lake Tahoe (e.g., Chateau Project, US 50 and Heavenly Way intersection, Tahoe Tom's Gas Station, US 50/Pioneer Intersection), which affect the overall score for this unit. Unit 44 (Kingsbury Grade) runs along SR 207 and is located both within and outside of the Area Plan boundary. Unit 44 starts at the intersection with US 50 and continues east to connect the Tahoe Region with the Carson Valley region of Douglas County. Unit 44 is in attainment, having improved from a score of 13 in 1982 to a current score of 16.

There is one shoreline travel segment within the South Shore Area Plan, Unit 30 (Edgewood). This shoreline travel unit begins at the California/Nevada border and extends north of Nevada Beach, which is outside of the South Shore Area Plan. The composite threshold score for this unit is 10.5. Components that make up the composite score of shoreline travel units include human-made features along the shoreline, views of the general landscape and background, and the variety of scenery. According to the 2023 Threshold Evaluation, this shoreline unit remains out of attainment. The Area Plan Amendments would not degrade views of shoreline scenic resources or shoreline travel units because the amendments would not facilitate changes in development or redevelopment opportunities that are visible from Lake Tahoe.

The Area Plan Amendments would not alter requirements related to scenic resource protection. The Area Plan does not approve any specific projects, and all future projects proposed within the plan area would be subject to project-level environmental review consistent with TRPA requirements. Future projects would be assessed for their effects on scenic resources and could only be approved if required findings can be made, including findings in Section 4.4 of the TRPA Code that prohibit the approval of a project that would cause TRPA thresholds to be exceeded.

Consistent with the Regional Plan, the Area Plan would allow for changes in the built environment through use of remaining available development allocations, and application of design standards and guidelines and TRPA Code provisions that would ultimately affect the form of new development and redevelopment within the plan area. The Area Plan implements provisions of the Regional Plan (such as increased density and height in community centers) intended to incentivize redevelopment, while protecting scenic resources. The existing *South Shore Design Standards and Guidelines* and *Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County* are intended to guide development that reflects the character of the area, protects viewsheds, and substantially improves the appearance of redevelopment projects.

The 2012 Regional Plan Update (RPU) EIS contemplated additional height standards proposed for centers, including the Kingsbury Commercial Town Center and the High-Density Tourist District, associated with the 2012 Regional Plan. The potential scenic impact associated with the additional height analyzed in the RPU EIS (Impact 3.9-1) was found to be potentially significant, requiring the implementation of mitigation measures that are codified in Sections 37.7.16 and 37.7.17 of the TRPA Code. The TRPA Code requires that for any building qualifying for additional height in the Kingsbury Commercial Town Center and High-Density Tourist zoning districts, TRPA must make Findings 1, 3, 5 and 9, as required by Section 37.7.16 (Finding 16) of the TRPA Code. These findings protect views from major roads, scenic turnouts, public recreation areas, and Lake Tahoe; minimize interference with existing views; require screening; and prevent a new loss of views. To approve a project that qualifies for the increased height allowance within these zoning districts, TRPA must also make Finding 17 as described in Section 37.7.17 of the TRPA Code. This finding requires that the height and visual mass of the project does not increase the prominence of the structure over baseline conditions from key scenic viewpoints, including views from scenic roadway units, scenic shoreline units, and public recreation areas. When considering visual prominence within the Kingsbury Commercial Town Center and High-Density Tourist zoning districts, the following factors would be considered: building mass, contrast, location,

articulation, color, materials, and architectural style; and the quality of landscape features and views that are blocked or revealed. These findings would also apply to projects proposed under the amended Area Plan.

The Area Plan Amendments would allow for changes to the provisions that specify maximum height for some types of structures within the plan boundary. These provisions would advance Regional Plan goals that aim to concentrate development in centers and transfer development out of more sensitive parts of the Tahoe Region. Specifically, the amendments would accommodate additional height for deed-restricted affordable, moderate, and achievable housing developments under the Phase 2 Housing Amendments. For deed-restricted affordable, moderate, or achievable housing, additional height would be allowed as specified in Table 2-2 and TRPA Code Section 37.5.5 (i.e., up to 65 feet if certain findings can be made).

The following describes the effects on scenic quality and views to and from Lake Tahoe, recreation areas, bike trails, and public roadways that could occur with the proposed Phase 2 Housing Amendments, town center boundary change, and changes to changeable message signs.

Additional Building Height Consistent with Phase 2 Housing Amendments

The increased height allowances that would be accommodated within the Area Plan under the Phase 2 Housing Amendments were evaluated in the Phase 2 Housing Amendments IEC, which found that the amendments could increase the number of taller buildings in and adjacent to centers, thereby increasing the overall visible mass, height, and scale of the built environment and resulting in a potentially significant impact. To address this, TRPA included mitigation in TRPA Code Sections 13.5.3(l) and 37.5.3(l) that required development under the Phase 2 Housing Amendments to allow maximum building heights only when the additional height is stepped back 1 foot for each additional foot of height, additional ground level shade is not created at the winter solstice, and TRPA makes Findings 1, 2, 3, 8, and 14, as set forth in Section 37.7 of the TRPA Code; and that the project incorporates community design features such as pitched roofs, articulated facades, articulated roof planes, and the use of earth tone colors consistent with applicable design review guidelines. These requirements would also apply to the Phase 2 Housing Amendments as adopted by the Area Plan.

In addition to the recreation areas described under Item 3.19.1(b), more than half of the Area Plan includes land designated for recreation purposes; these lands are primarily privately owned by Edgewood Companies and are designated Tahoe-Resort Recreation and Tahoe-Recreation. These areas allow multi-family uses (subject to the restrictions for the Tahoe-Recreation Zoning District in Douglas County Code Section 20.703.090) and therefore would be eligible for the additional height allowed under the Phase 2 Housing Amendments. The Area Plan would continue to allow development of the Edgewood Mountain parcel, which is classified as Resort Recreation by TRPA through the Regional Plan. Its scenic quality is currently protected through the following special polices:

- The area adjoining US 50 should be maintained as a scenic view corridor.
- The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site..

These protections are contained within the Area Plan under South Shore Goal 6, South Shore Policies 6.1 and 6.2; additionally, the Area Plan would include all policies of Chapter 66 of the TRPA Code (Douglas County Code Section 20.703.270). Further, all development with the Resort Recreation zoning district would require TRPA approval (TRPA Code Section 13.7.3), and all projects would be required to demonstrate that the scenic quality of the area is maintained or improved (Regional Plan Policy SR-1.2).

Town Center Boundary Modification

The Area Plan Amendments would expand the Kingsbury Commercial Town Center to encompass the currently bifurcated Kingsbury Manor Mobile Home Park property; this would permit additional land uses within the expansion area in accordance with the mixed-used town center zoning district designation. Local topography is such that the mobile home park is not visible from US 50, SR 207, or Lake Tahoe. Redevelopment of this site could potentially be visible from Kahle Community Center and Round Hill Bike Path; however, it is currently separated from the

community center by the Shady Lane light industrial area and no development resulting from implementation of the Area Plan Amendments would block or modify an existing scenic view in this area.

The proposed expansion of the Kingsbury Commercial Town Center would extend the town center height provisions to the expansion area. Under existing conditions, the maximum height for this area is capped at 26 feet in accordance with TRPA Code Section 37.4 (Maximum Height for Buildings Outside of Centers). With approval of the Area Plan Amendments, the maximum height would increase to 56 feet. For this additional height to be permitted, TRPA must make Findings 1, 3, 5, and 9 of TRPA Code Section 37.7 (see also TRPA Code Section 37.7.16 [Finding 16]). As described above, these findings protect views from major roads, scenic turnouts, public recreation areas, and Lake Tahoe; minimize interference with existing views; require screening; and prevent a new loss of views. While implementation of the Area Plan Amendments would permit redevelopment and additional height in the Kingsbury Commercial Town Center expansion area, all future projects would be consistent with scenic requirements established by the *South Shore Design Standards and Guidelines* and the TRPA Code. Implementation of the Area Plan Amendments would guide redevelopment toward improved designs compatible with the natural environment and in line with the character of the community. Through compliance with scenic protections, implementation of any project carried forward in the town center expansion area under the Area Plan Amendments is not likely to result in obstructed views to and from Lake Tahoe, recreation areas, bike trails, and any public roadways. All projects would comply with TRPA Code provisions and the *South Shore Design Standards and Guidelines*, which would result in generally improved scenic conditions within the Area Plan, including the expansion area.

Changeable Message Signs

See Item 3.8.1(a). Existing code regulations allow one changeable sign in connection with a project containing a gaming use, gas station, theater marquees, recreational and public uses, and institutional uses within the Kingsbury Commercial Town Center and the High-Density Tourist District. Two changeable signs are allowed for projects that have both a gaming and theater use. The Area Plan Amendments would include a provision to update these types of signs from four cycle changes per hour to 12 cycle changes per hour. The effect would be from a 15-minute change cycle to a 5-minute change cycle. This change would not affect any other part of the standards relating to signs, scenic requirements, or building design. Signs would still have to comply with all other requirements of the *South Shore Design Standards and Guidelines,* the *Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County*, and the TRPA Code, as it applies. The change in cycle timing would result in an increase in the frequency with which individuals in the line of sight of these signs would see various electronic reader board messages. However, at a frequency of 5 minutes per cycle, it is not likely that the change cycle would be more noticeable to individuals than under current conditions. Persons traveling along US 50 may be somewhat more likely to observe a change cycle, but given the average speed of travel on US 50. the effect of seeing it would not be different than the effect of seeing a change cycle under current conditions with the 15-minute change.

Conclusion

The Area Plan Amendments would not alter requirements related to scenic resource protection. Consistent with the Regional Plan, the existing Area Plan allows for changes in the built environment through use of remaining allocations, use of newly authorized allocations, and implementation of design standards and guidelines, and Code provisions that affect the form of new development and redevelopment. The existing Area Plan implements and is consistent with the provisions of the Regional Plan (such as increased density and height in community centers) intended to incentivize redevelopment, while protecting scenic resources. The proposed Area Plan Amendments would allow additional building height and mass in portions of the plan area. However, existing TRPA Code and other regulatory requirements would minimize the potential for development or redevelopment to degrade scenic resources. Future projects that could be implemented under the Area Plan Amendments would involve development or redevelopment consistent with scenic requirements established by the *South Shore Design Standards and Guidelines*, the *Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County*, and Chapters 4, 36, 37, and 66 of the TRPA Code. Where travel routes and shoreline units currently do not meet minimum scenic thresholds, implementation of projects under the Area Plan Amendments would provide the opportunity for improvements in the human-made environment toward more aesthetically pleasing mixed-use areas with improved designs, signage, compatible architecture, and appropriate colors and textures. These documents and provisions are

designed to guide development that would reflect the character of the area, protect viewsheds, and substantially improve the appearance of redevelopment projects. Construction or substantial exterior modification of structures under the Area Plan Amendments would still be subject to scenic review standards that are applied on a project-specific basis (through TRPA Code Section 66.1). Any subsequent projects carried out under the amended Area Plan would be reviewed at a project level for significant environmental effects and be required to make project-specific findings, including the TRPA Code Chapter 4 threshold findings and Chapter 37 height findings.

Thus, implementation of specific projects under the Area Plan Amendments would not result in degraded scenic quality or result in obstructed views to and from Lake Tahoe, recreation areas, bike trails, and public roadways and this impact is less than significant.

d) Be inconsistent with the height and design standards required by the applicable ordinance or Community Plan?

Less than significant. Section 20.703.080 of the Douglas County Code incorporates and is consistent with the height provisions set forth in Chapters 13 and 37 of the TRPA Code, and the existing South Shore Design Guidelines and Standards provide the guidance necessary to apply the height provisions aesthetically and sensitively to projects within the limits of the Area Plan. The Area Plan Amendments also include updating Douglas County Code Section 20.703.180 to include reference to the Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, which were in place prior to adoption of the Area Plan in 2013.

With the incorporation of the Phase 2 Housing Amendments, the Area Plan Amendments would change the current Area Plan height standards for deed-restricted affordable, moderate, and achievable housing but in a manner that is consistent with the Regional Plan as codified in Chapters 13 and 37 of the TRPA Code. The Area Plan Amendments would also decrease the maximum allowable height in the 3.64-acre town center expansion area from 42 feet to 35 feet (Section 20.703.080, footnote 9). A change to the Area Plan itself would not be inconsistent with height and design standards in the way that a project could be. All projects within the Area Plan would be subject to subsequent environmental review and permitting, which would ensure consistency with applicable height limits and design standards.

With respect to sign standards, the provisions set forth in the South Shore Design Guidelines and Standards and the Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County are consistent with and must meet the provisions of Section 20.703.180 of the Douglas County Code and Chapter 38 of the TRPA Code, as applicable. The proposed sign standards would update the existing Douglas County Code Section 20.703.180(F) to allow 12 cycles per hour (see discussion under Item 3.8.1(a)). All projects involving new signage would continue to be subject to TRPA review in accordance with Section 38.3 of the TRPA Code and/or Douglas County review in accordance with Section 20.703.180(A) of the Douglas County Code. Additionally, signs along an NDOT right-of-way must be approved by NDOT.

For the reasons described above, the proposed Area Plan Amendments would be consistent with existing and proposed height and design standards applicable to the Area Plan and this impact would be less than significant.

e) Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?

Less than significant. The Area Plan Amendments would continue to implement many of the recommendations of the Scenic Quality Improvement Program (SQIP) related to Roadway Travel Units 31 (Meadow) and 32 (Casino Area) including maintenance of the Edgewood Mountain parcel meadow area as open space and protecting views of the meadow from US 50 (Area Plan South Shore Policy 6.1 and 6.2), integration of architectural style guidelines (Chapter 4 of the South Shore Design Standards and Guidelines), and increased building setback adjacent to US 50 to reduce the "canyon effect" (Section 2.1.17 of the *South Shore Design Standards and Guidelines*). All projects implemented under the amended Area Plan would be subject to subsequent environmental review and permitting. Sections 20.703.140 and 20.703.090 of the Douglas County Code require that all subsequent projects implemented under the Area Plan be reviewed and designed in accordance with the *South Shore Design Standards and Guidelines* and the *Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County*. These design

standards and guidelines have been developed in accordance with TRPA's Community Design Standards in Chapter 13 of the TRPA Code and are intended to further the broader goals and policies of the Regional Plan and help bring the area into scenic threshold attainment. Because design review and compliance with established design standards and guidelines is required for subsequent project approval and the Area Plan facilitates implementation of the SQIP, implementation of the Area Plan would be consistent with the TRPA SQIP and design review guidelines.

3.20 RECREATION

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

3.20.1 Discussion

a) Create additional demand for recreation facilities?

Less than significant. Development associated with the Area Plan Amendments could generate additional recreation demand by increasing the concentration of residents and visitors in the area. However, existing recreation opportunities are numerous in the area (Kahle Community Park and Community Center, Edgewood Tahoe Golf Course [golf and public beach], Van Sickle Bi-State Park, the Nevada Stateline-to-Stateline Bikeway, Nevada Beach, Round Hill Pines Beach, Heavenly Ski Resort, and other hiking and mountain bicycle trails) and can meet the potential increase in demand within and in the immediate vicinity of the plan area. Further, more than half of the plan area includes land designated under recreation land use zoning categories (i.e., T-R and T-RR). The existing Area Plan implements Regional Plan strategies to restore sensitive lands and concentrate redevelopment within walkable and bikeable town centers. The proposed Area Plan amendments would continue these strategies with modifications to further promote redevelopment and affordable, moderate, and achievable housing in town centers and areas zoned for multi-family. As described in Section 2.5, "Growth Potential," the Area Plan Amendments would not alter the existing growth control system implemented under the Regional Plan. All new development would continue to be required to obtain the applicable RBUs, RUUs, CFA, or TAUs from the remaining existing pool of available units. Thus, as with existing conditions, long-term growth under the proposed Area Plan Amendments would remain relatively small because it would continue to be constrained by the existing pool of development rights that are available regionally; consequently, the regional demand for recreation facilities would not be affected by the amended Area Plan. However, the travel mode used to access recreation sites and the location of recreation demand may shift somewhat (e.g., a potential increase in transit, bike, and pedestrian access to recreation near the Kingsbury Commercial Town Center and other sites within the plan area) as growth concentrates within the plan area and away from more remote areas through existing Regional Plan policies as implemented by the current Area Plan and potential adoption of the Phase 2 Housing Amendments.

The amendment to expand the Kingsbury Commercial Town Center Boundary would permit additional residential uses in the expanded Town Center area, including employee housing, multiple-family dwelling, and multi-person dwelling. However, the proposed Area Plan Amendments do not authorize or approve any specific residential development or redevelopment projects. As with existing conditions, future projects within the plan area would continue to be reviewed through a project-level environmental review (TRPA Code, Chapter 3), which would assess whether the project would increase demand for recreation facilities and/or provide additional recreational capacity. If applicable, mitigation measures would be required to address significant project-level effects on recreation demand or capacity.

The Phase 2 Housing Amendments would encourage the development of additional housing in the plan area to be available to the local workforce by establishing incentives for deed-restricted affordable, moderate, and achievable housing. This would help bring the permanent population back to previous Tahoe Region levels, shifting the

expected future population from seasonal workers and commuters who travel into the Basin to a more evenly distributed permanent population. This shift could create an increase in the use of existing parks and recreation facilities consistent with a more full-time population. However, because historical population levels exceed the current population, the anticipated population increase from the Area Plan Amendments would have a less-than-significant impact on recreation facilities within the plan area.

b) Create additional recreation capacity?

Less than significant. See the discussion in Item 3.20.1(a), above, which describes how the existing Area Plan balances recreation demand and capacity.

The amendment to expand the Kingsbury Commercial Town Center boundary would include recreation as a permissible land use category in the expanded Town Center area. However, the proposed Area Plan Amendments does not authorize or approve any development, redevelopment, or recreation facility projects. Nor would it make any changes to the existing PAOT system of recreation allocations administered by TRPA as described in Section 50.9 of the TRPA Code (Section 20.703.260 of the Douglas County Code), which regulates capacity for certain recreation facilities. No additional PAOTs would be assigned to the Area Plan under the amendments. The approval of any project proposing the creation of additional recreational capacity would be subject to subsequent project-level environmental review and permitting and, if applicable, would be subject to the TRPA system of PAOTs. If applicable, mitigation measures would be required to address significant project-level effects on recreation demand or capacity. For these reasons, the proposed Area Plan Amendments would have a less-than-significant impact on recreation capacity.

c) Have the potential to create conflicts between recreation uses, either existing or proposed?

Less than significant. The existing Area Plan is consistent with applicable plans that guide existing and proposed recreation uses, which would be unchanged with implementation of the Area Plan Amendments. Additionally, no specific projects are being considered as part of the Area Plan Amendments, and any projects permitted through the amended Area Plan would be subject to subsequent project-level environmental review and permitting.

As a planning document, the amended Area Plan would modify permissible uses in some portions of the plan area, such as adding recreational uses within the Kingsbury Commercial Town Center expansion area. Any future projects permitted through the amended Area Plan would be subject to subsequent project-level environmental review and permitting including evaluation for compatibility with existing and proposed recreation uses; and would be required to adhere to Goal R-5 of the Regional Plan, which specifically addresses incompatibility of recreational uses and the associated system for regulating PAOTs (Section 50.9 of the TRPA Code). This would preclude any conflicts between existing or proposed recreational uses (TRPA 2012: pages 5-7 and 5-8). For this reason, the proposed Area Plan Amendments would not create substantial conflicts between future projects and existing or proposed recreation uses and this impact is less than significant.

d) Result in a decrease or loss of public access to any lake, waterway, or public lands?

Less than significant. Access to Lake Tahoe within the plan area only exists within the T-R zoning district. This parcel is privately owned by Edgewood Companies and is the site of the Edgewood Lodge and Golf Course, which includes a public beach and a pedestrian path extending from the beach to Lake Parkway, thereby providing public access to Lake Tahoe. None of the Area Plan Amendments would result in land use changes within the T-R zoning district that would affect access to Lake Tahoe within the Area Plan.

The Area Plan is predominantly (94 percent) privately owned; however, there are small areas owned by the Kingsbury General Improvement District, the US Postal Service, the state of Nevada, TRPA, Tahoe Douglas Fire Protection District (FPD), and Tahoe Douglas Visitor's Authority, as described in the Area Plan (Douglas County and TRPA 2024:6). Specific development under the Area Plan Amendments is not proposed that would result in a decrease or loss of access to these public lands. Additionally, future projects permitted through the amended Area Plan would be subject to subsequent project-level environmental review and permitting where impacts on access to any lake,

waterway, or public lands would be considered and mitigated, if necessary. For these reasons, this impact is less than significant.

3.21 ARCHAEOLOGICAL/HISTORICAL

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

3.21.1 Discussion

a) Will the proposal result in an alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object, or building?

No Impact. The proposed Area Plan Amendments would not alter any requirements related to the protection of archeological or historic sites, structures, objects, or buildings. This effect of the amended Area Plan on these resources would be the same as those analyzed in the 2012 RPU EIS. The 2012 RPU EIS evaluated the effects on historic resources from build-out of the entire Tahoe Region, including the plan area, consistent with the Regional Plan in Impact 3.15-1 on pages 3.15-13 through 3.15-15 (TRPA 2012a). This analysis determined that future projects could occur on properties that contain known historical resources, be associated with historically significant events or individuals, or result in adverse physical or aesthetic effects to a significant historical site, structure, object, or building. However, federal and state regulations and TRPA Code are in place to address protection of these resources.

The applicable TRPA protections include TRPA Code Section 33.3.7, which requires cessation of grading and consultation with government agencies whenever historical, pre-historical, or paleontological materials appearing to be 50 years or older are discovered during grading activity. TRPA Code Chapter 67 includes standards that require evaluation by a qualified archaeologist of any potential archaeological, cultural, or historical resources discovered during project construction (TRPA Code Section 67.3.1). TRPA also requires that projects in areas with known or newly discovered sites of cultural or historic significance include a site survey (performed by a qualified archaeologist) before TRPA approval (TRPA Code Section 67.3.2). This standard also requires consultation with relevant Native American tribes on all site surveys to determine if tribally significant sites are present. If resources are discovered and deemed significant, then a resource protection plan is required. Such a plan shall be prepared by a qualified professional and may provide for surface or subsurface recovery of data and artifacts and recordation of structural and other data (TRPA Code Section 67.3.3). Additionally, grading, operation of equipment, or other soil disturbance is prohibited in areas where a designated historic resource is present, or could be damaged, except in accordance with a TRPA-approved resource protection plan (TRPA Code Section 67.3.4). Finally, upon discovery of a previously

unknown site, object, district, structure, or other resource, potentially meeting criteria designating it as a historic resource (as outlined in TRPA Code Section 67.6), TRPA shall consult with the applicable state historic preservation officer (SHPO), and with the relevant Native American tribe if it is a tribal site. In addition, Native American tribes are permanent members of the TRPA Advisory Planning Commission (APC), where tribal representatives can review all projects that come before the APC, including amendments to area plans. These protections would continue to apply with the amended Area Plan.

The proposed Area Plan Amendments would also not alter existing state and federal protections for historic or cultural resources. The Nevada SHPO keeps an inventory of the state's cultural resources to assist federal, state, and local agencies in planning projects to avoid impacts to important cultural resources; the agency also acts as a clearinghouse for nominations of sites and features to the National Register of Historic Places (NRHP). At the federal level, Section 106 of the National Historic Preservation Act guides cultural resources investigations by federal agencies and requires considerations of effects on properties that are listed in, or may be eligible for listing in, the NRHP.

All future projects within the plan area would be evaluated through a project-level environmental review (TRPA Code Chapter 3), which would evaluate the potential for specific future projects to degrade historic, archeological, or cultural resources. If necessary, the project-level environmental review would identify mitigation measures to avoid or reduce potential conflicts.

For the reasons described above, the proposed Area Plan Amendments would not alter existing cultural resource protections, which are sufficient to protect resources (TRPA 2012: 3.15-14). Therefore, this impact would be less than significant.

b) Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?

Less than significant. See discussion in Item 3.21.1(a), above. While proposed development under the amended Area Plan could be proposed at a location containing significant cultural resources, existing protections would ensure the impact would be less than significant.

c) Is the property associated with any historically significant events and/or sites or persons?

Less than significant. See discussion in Item 3.21.1(a), above. For the same reasons described above, this impact would be less than significant.

d) Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

Less than significant. See discussion in Item 3.21.1(a), above. For the same reasons described above, this impact would be less than significant.

e) Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?

Less than significant. See discussion in Item 3.21.1(a), above. For the same reasons described above, this impact would be less than significant.

3.22 FINDINGS OF SIGNIFICANCE

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

3.22.1 Discussion

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?

Less than significant. See the discussion in Sections 3.2 through 3.21, above, including the discussions related to vegetation, wildlife, and historic resources in Sections 3.5, 3.6, and 3.21, respectively. For the reasons described in those sections, this impact would be less than significant.

b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)

Less than significant. The proposed Area Plan Amendments would not alter policies or requirements that balance short-term and long-term environmental goals. This potential effect is the same as those analyzed in the 2012 RPU EIS, and therefore this analysis tiers from and is consistent with the 2012 RPU EIS. The 2012 RPU EIS evaluated the relationship between short-term uses of the environment and the maintenance of long-term productivity on pages 5-

3 through 5-5 (TRPA 2012a). This analysis found that the long-term implementation of the Regional Plan would result in future development and population growth that would have associated impacts to biological resources, traffic and circulation, air quality and climate change, noise, water quality, and public services and utilities. However, through redevelopment in urban areas and transfer of coverage and development rights from sensitive lands, the Regional Plan would refine the land use pattern of the Region in a manner intended to sustain natural resources and support social and economic health. Because the proposed Area Plan Amendments would continue to implement the Regional Plan and would not increase the potential for future regional growth beyond the levels anticipated in the Regional Plan, the proposed Area Plan Amendments would be consistent with the analysis on pages 5-3 through 5-5 of the 2012 RPU EIS (TRPA 2012a).

c) Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant?)

Less than significant. The 2012 RPU EIS evaluated the cumulative impacts of long-term implementation of the Regional Plan on pages 4-1 through 4-36 (TRPA 2012a). Because the proposed Area Plan Amendments would implement the Regional Plan and would not increase the potential for future regional growth beyond the levels anticipated in the Regional Plan, the proposed Area Plan Amendments would be consistent with the cumulative analysis in the 2012 RPU EIS.

d) Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. See the discussion in Sections 3.2 through 3.21, above, including the discussions related to risk of upset and human health in Sections 3.11 and 3.18, respectively. For the reasons described in those sections, this impact would be less than significant.

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Appendix A

Proposed Revisions to the Douglas County Tahoe Area Plan Regulations

Proposed additions are indicated in double underline, and deletions are indicated in strikethrough text (see Sections 20.703.080 and 20.703.180)

Chapter 20.703
Tahoe Area Plan Regulations

Sections:

20.703.010 Statutory authority.
20.703.020 Purpose.
20.703.030 Applicability to land area.
20.703.040 Applicability to other regulations.
20.703.050 Definitions.
20.703.060 Tahoe zoning districts.
20.703.070 South Shore Area Plan.
20.703.080 South Shore Area Plan development standards (Table).
20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).
20.703.095 Accessory uses.
20.703.100 Reserved.
20.703.110 Reserved.
20.703.120 Reserved.
20.703.130 List of primary uses and use definitions. 20.703.140 Design standards and guidelines.
20.703.150 Parking and loading.
20.703.160 Landscape and irrigation plans.
20.703.170 Lighting standards.
20.703.180 Signage.
20.703.190 Scenic quality.
20.703.200 Area-wide water quality.
20.703.205 Noise.
20.703.210 TRPA Code of Ordinances.
20.703.220 General provisions.
20.703.230 Planning.
20.703.240 Land uses.
20.703.250 Site development.
20.703.260 Growth management.
20.703.270 Resource management and protection.
20.703.280 Shorezone.
20.703.290 Rules and procedures.
20.703.300 Authority to condition development permits.
20.703.310 Conformity review for an amendment to an Area Plan.
20.703.320 Activities requiring TRPA approval.
20.703.330 Notification to TRPA and Washoe Tribe of proposed activities.
20.703.340 Monitoring.
20.703.350 Variances.
20.703.360 Appeals.

20.703.010 Statutory authority.

Pursuant to the Tahoe Regional Planning Agency (TRPA) Regional Plan and Code of Code of Ordinances, Chapter 13, Area Plans, the County adopts the following regulations to implement an Area Plan within Douglas County, Nevada. (Ord. 1400, 2013)

20.703.020 Purpose.

A. The TRPA and Douglas County have found that there is a mutually beneficial need to provide Douglas County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the goals and policies of the TRPA Regional Plan.

B. This chapter establishing an Area Plan, in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to transfer limited development permitting authority to the County subject to appeal provisions to the TRPA.

C. The development activities delegated to the County within an Area Plan has been found to not have a substantial effect on the natural resources in the Lake Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans. (Ord. 1400, 2013)

20.703.030 Applicability to land area.

A. The provisions of the Tahoe Area Plan Regulations apply to those lands within Douglas County that are subject to an Area Plan adopted by the TRPA Governing Board.

B. The boundaries of an adopted Area Plan shall be depicted on the Official Douglas County Zoning Map. (Ord. 1400, 2013)

20.703.040 Applicability to other regulations.

A. All development within the Lake Tahoe Region is required by federal and state law to comply with the Tahoe Regional Planning Compact (Public Law 96-551), Regional Plan, Code of Ordinances, and other provisions of the TRPA.

B. No Area Plan may limit TRPA's responsibility to enforce the Tahoe Regional Planning Compact, TRPA Regional Plan, and TRPA Code of Ordinances.

C. All regulations in the TRPA Code of Ordinances shall remain in effect unless superseded by the provisions of an Area Plan.

D. Other chapters and sections of this code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) manual, and TRPA Code of Ordinances apply to the area within a conforming Area Plan only to the extent that a provision meets the purpose and intent of this chapter.

E. In case of conflicts between the provisions of this chapter and other code provisions, the most restrictive provision applies.

F. All Community Plans and Plan Area Statements shall remain in effect and are subject to the Tahoe Basin Regulations, consisting of Chapters 20.700 through 20.702 of this code, unless superseded by the provisions of an Area Plan subject to this chapter. (Ord. 1400, 2013)

20.703.050 Definitions.

Definitions of the words used in this chapter are defined in this chapter or contained in the TRPA Code of Ordinances, Chapter 90, Definitions. In cases where the words are not defined in this chapter or the TRPA Code of Ordinances, refer to the definitions in Appendix A of this code. The Director has the authority to interpret the words or phrases used in this chapter to give them the meaning they have in common usage and to give this chapter its most reasonable application. (Ord. 1400, 2013)

20.703.060 Tahoe zoning districts.

A. The following zoning districts have been established to implement an Area Plan within Douglas County:

1. "T-F" (Tahoe – Forest). This district is for federal, state, or county lands managed for conservation and passive public recreation purposes.
2. "T-MU" (Tahoe – Mixed Use). This district is for areas that are targeted for redevelopment and that may include a mix of tourist, recreation, commercial, light industrial, public service, and residential uses.
3. "T-MFR" (Tahoe-Multi-Family Residential, maximum density of 15 dwelling units (du)/acre). This district is for existing and future multi-family housing.
4. "T-R" (Tahoe – Recreation). This district is for private and public recreation areas, such as golf courses, beaches, state parks, and ski resorts.
5. "T-RR" (Tahoe – Resort Recreation). This district is limited to Edgewood Mountain parcels and allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.
6. "T-SFR-8,000" (Tahoe-Single-Family Residential, 8,000-square foot minimum parcel size). This district is for existing and future single-family homes.
7. "T-T" (Tahoe-Tourist). This district is for existing and future tourist oriented uses.
8. "T-PF" (Tahoe-Public Facility). This district is for existing and future public facilities.

B. The following overlay zoning districts have been established to implement an Area Plan within Douglas County:

1. HDT (High Density Tourist) Overlay. This overlay district contains existing hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, provides greater access to recreational opportunities, and provides economic opportunities. The district is the appropriate location for the Lake Tahoe Region's highest intensity development.
2. TC (Town Center) Overlay. This overlay district is for areas targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities and future development that will bring environmental gain to the Region.
3. PD (Planned Development) Overlay. This overlay district contains planned developments approved before December 12, 2012. All new planned developments within the Lake Tahoe Region are subject to the provisions of Chapter 39, Subdivision, of the TRPA Code of Ordinances and Chapter 20.676, Planned Development (PD) Overlay District, of this code.

C. The following shall be depicted on the Official Douglas County Zoning Map:

1. Specific and Master Plans. The boundaries of specific and master plans, including the Heavenly Mountain Resort Master Plan (updated in 2007), developed pursuant to Chapter 14, Specific and Master Plans, of the TRPA Code of Ordinances.
2. TRPA Jurisdictional Boundary. The TRPA jurisdictional boundary as established by the Tahoe Regional Planning Compact. (Ord. 1400, 2013)

20.703.070 South Shore Area Plan.

Sections 20.703.080 through 20.703.090 include provisions to implement the South Shore Area Plan. (Ord. 1400, 2013)

20.703.080 South Shore Area Plan Development Standards (Table).

Development Standards	T-T/HDT Overlay *(High Density Tourist District)*	T-MU/TC Overlay *(Lower Kingsbury)*	T-RR *(Edgewood Mountain Parcel)*	T-R *(Edgewood Golf Course and Lodge)*
Height (maximum) [1] [9]	197 feet[2]/95 feet	56 feet/35 feet [10]	42 feet	42 feet/60 feet [7]
Density, Single-Family Residential [8]	1 unit per parcel (parcels less than one acre) 2 units per parcel (parcels greater than or equal to one acre)			
Density, Multiple-Family Residential (maximum) [8] [9]	25 units/acre	25 units/acre	15 units/acre	15 units/acre
Density, Multi-person, nursing and personal care, and residential care [8] [9]	25 units/acre	25 units/acre	25 units/acre	25 units/acre
Density, Tourist (maximum) [6] [8]	40 units/acre	40 units/acre	40 units/acre	250 units for site
Density, Recreation [8]	Developed campgrounds - 8 sites /acre Recreation vehicle sites - 10 sites/acre Group facilities - 25 persons/acre			
Front Yard Setback (feet) [3] [5]	25' (from Hwy 50)	25' (from Hwy 50 and S.R. 207)	25'	25'
Rear Yard Setback (feet) [3] [5]	25' (from Lake Parkway)	25'	25'	25'
Side Yard Setback (feet) [4] [5]	0'	0'	25'	25'
Side Yard Setback, Street Side (feet) [5]	25' (from Lake Parkway)	25'	25'	25'
Minimum Parcel Size (square feet)	10,000	10,000	20,000	20,000
Land Coverage (maximum) [9]	Per Section 30.4 of the TRPA Code of Ordinances. High Capability Lands in the T-T/HDT Overlay and T-MU/TC Overlay zoning districts may be covered up to 70%.			

[1] Structures must not project above the forest canopy, ridge lines, or otherwise detract from the viewshed, except as permitted within the T-T/HDT and T-MU/TC Overlay zoning districts. For structures within the T-MU/TC Overlay zoning district that are over three stories, the findings in Section 37.7.16 of the TRPA Code of Ordinances must be met. Eighty percent of structures fronting Highway 50 within the T-T/HDT Overlay zoning district shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right-of-way. See DCDCIS Manual, Part I, Division 7, South Shore Design Standards and Guidelines and TRPA Code of Ordinances for additional height requirements.

[2] Limited to replacement structures, provided, the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as measured from the lowest point of natural grade. Such structures shall also comply with Section 37.7.17 of the TRPA Code of Ordinances.

[3] Setbacks from major roadways (Highway 50, S.R. 207, and Lake Parkway) shall be measured from the back of curb line. All other setbacks shall be measured from property lines.

[4] Setbacks between structures must conform to International Building Code requirements.

[5] Projections, including roof overhangs and eves, porte coheres, decks, stairs and stairway landings, awnings, oriel and bay windows, and canopies, may encroach up to 20 percent into a setback as long as the projection conforms to International Building Code requirements.

[6] Bed and breakfast facilities are limited to 10 units/acre; all others are limited to 40 units/acre if less than 10% of the units have kitchens and 15 units/acre if greater than or equal to 10% of the units have kitchens. The 250 TAUs allowed on the Edgewood Golf Course and Lodge site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

[7] The Edgewood Lodge may be constructed to a maximum of 60 feet in height; all other structures shall not exceed 42 feet in height.

[8] For mixed-use projects, the density standards contained in this table shall be superseded by the maximum densities calculated in accordance with Section 31.5.2 of the TRPA Code of Ordinances.

[9] Notwithstanding other sections of the South Shore Area Plan, residential or mixed-use developments with a residential component that is 100 percent deed-restricted affordable, moderate, or achievable housing are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and 30.4.2.B.5, and the parking standards in TRPA Code Section 34.4.1.

[10] Buildings are limited to 35 feet in the portion of the Town Center that is the Kingsbury Mobile Home Park, 201 Manor Drive, APN: 1318-23-401-019; buildings in all other portions of the Town Center are limited to 56 feet.

(Ord. 1400, 2013)

20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).

The following list represents those uses in the South Shore Area Plan which are permitted by right (P), require a County Special Use Permit (S), or are prohibited (blank space). "TRPA" is placed before any use requiring a TRPA review or Special Use Determination. Uses not listed are prohibited. Uses listed as permitted may require a Design Review pursuant to Chapter 20.614, *Design Review*, of this code. In cases where a TRPA review or Special Use Determination is required, a County Design Review or Special Use Permit shall not be required. In all cases, the County is responsible for Building Permit and Site Improvement Permit review and approval.

20.703.090 Use	T-T/HDT	T-R	T-RR	T-MU/TC [3]
.010 Residential				
(A) Employee housing	TRPA-P	S[5]	TRPA-S	P
(B) Mobile Home Dwelling [1]				P
(C) Multiple-family dwelling.	TRPA P	S[5]	TRPA-S	P
(D) Multi-person dwelling	TRPA-S		TRPA-S	S
(E) Nursing and personal care				S
(F) Residential care				S
(G) Single-family dwelling (includes condominiums)	TRPA-S [2]	S[2]	TRPA-S[2]	P
.020 Tourist Accommodation				
(A) Bed and breakfast facilities		S[5]	TRPA-S	P
(B) Hotel, motel, and other transient dwelling units	TRPA-P	S[5]	TRPA-S	P
(C) Time sharing (hotel/motel design)	TRPA-S	S[5]	TRPA-S	S
(D) Time sharing (residential design)	TRPA-S	S[5]	TRPA-S	S
.030 Commercial				
(A) Eating and drinking places	TRPA-P	P	TRPA-P	P
(B) Nursery				P
(C) Outdoor retail sales	TRPA-S		TRPA-S	P
(D) Retail or personal service facility	TRPA-P	P[5]	TRPA-S	P
(E) Service stations	TRPA-S			S
.040 Entertainment				
(A) Amusements and recreation services	TRPA-P	S[5]	TRPA-S	P
(B) Gaming-non restricted	TRPA-P			P
(C) Outdoor amusements	TRPA-P			S
(D) Privately owned assembly and entertainment	TRPA-S	S[5]	TRPA-S	S
.050 Services				
(A) Animal services				P
(B) Business support services	TRPA-P			P
(C) Health care services	TRPA-P			P
(D) Laundries and dry cleaning plant				S
(E) Professional offices	TRPA-P			P
.060 Light industrial [4]				
(A) Food and kindred products				S

20.703.090 Use	T-T/HDT	T-R	T-RR	T-MU/TC [3]
(B) Industrial services				S
(C) Small scale manufacturing				P
.070 Wholesale/Storage				
(A) Storage yards				S
(B) Vehicle and freight terminals				S
(C) Vehicle storage & parking	TRPA-P			S
(D) Warehousing				P
.080 Public service				
(A) Collection stations	TRPA-S			S
(B) Cultural facilities	TRPA-P	S[5]	TRPA-S	P
(C) Day care centers/pre- schools	TRPA-P	S[5]		S
(D) Government offices and facilities				P
(E) Hospitals				S
(F) Local assembly and entertainment	TRPA-P	S[5]	TRPA-S	p
(G) Membership organizations				P
(H) Post office	TRPA-P			P
(I) Public health and safety facilities	TRPA-P	S	TRPA-S	P
(J) Public owned assembly and entertainment	TRPA-S	S		S
(K) Public utility centers		S		S
(L) Religious assembly	TRPA-S			P
(M) Schools – college	TRPA-S			S
(N) Schools - kindergarten through secondary				S
(O) Social service organizations				P
(P) Threshold related research facilities	TRPA-S	S[5]	TRPA-S	S
.090 Linear public facilities				
(A) Pipelines and power transmission	TRPA-S	S	TRPA-S	S
(B) Transit stations and terminals	TRPA-P	S		P
(C) Transmission and receiving facilities	TRPA-S	S	TRPA-S	S
(D) Transportation routes [6]	P	P	P	P
.100 Recreation				
(A) Beach recreation		TRPA-P		
(B) Campground, developed	TRPA-P	S[5]	TRPA-S	
(C) Campground, undeveloped		S[5]	TRPA-S	
(D) Cross country ski courses		P	TRPA-S	
(E) Day use areas	TRPA-P	P	TRPA-S	P
(F) Equestrian stables.			TRPA-S	
(G) Golf courses		P		
(H) Group facilities	TRPA-P	S	TRPA-S	TRPA-S
(I) Marinas		TRPA-S		

20.703.090 Use	T-T/HDT	T-R	T-RR	T-MU/TC [3]
(J) Off-road vehicle courses			TRPA-S	
(K) Outdoor recreation concessions	TRPA-P	P	TRPA-P	P
(L) Participant sports facilities	TRPA-P	S	TRPA-P	P
(M) Recreation centers	TRPA-S		TRPA-P	P
(N) Riding and hiking trails	TRPA-P	P	TRPA-P	P
(O) Snowmobile courses		S[7]	TRPA-S	
(P) Sport assembly	TRPA-S	S[5]	TRPA-P	S
(Q) Visitor information centers	TRPA-P		TRPA-P	P
.110 Resource management				
(A) Resource protection, restoration, and management	TRPA-P	P	TRPA-P	P

[1] Mobile home dwellings shall only be allowed within mobile home parks established before December 12, 2012.

[2] Single-family dwellings in Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) are limited to two or more units, such as a town house or condominium. A special use permit shall only be required if two or more units are being proposed.

[3] Primary uses on the Kahle Community Center site (APN 1318-23-401-005) shall be limited to government offices, public recreation, health care services, health and wellness services (refer to "Retail or personal service facility" definition), and uses considered accessory to a primary use.

[4] Light industrial uses in the T-C/MUC Overlay zoning district (lower Kingsbury area) are only allowed east of Shady Lane.

[5] The following uses outside of Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) within the T-R zoning district are prohibited: employee housing; multiple-family dwelling; bed and breakfast facilities; hotel, motel, and other transient dwelling units; time sharing (hotel motel design); time sharing (residential design); retail and personal service; amusements and recreation services; privately owned assembly and entertainment; cultural facilities; day-care centers/pre-schools; local assembly and entertainment; threshold related research facilities; campground (developed); campground (undeveloped); and sport assembly.

[6] New transportation routes shall only be allowed if included in the adopted Regional Transportation Plan or Bicycle and Pedestrian Plan.

[7] Snowmobile courses are prohibited within Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 345290).

(Ord. 1603, 2022; Ord. 1400, 2013)

20.703.095 Accessory uses.

Accessory uses may be permitted per Sections 21.3.1. through 21.3.8. of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.100 Reserved (Ord. 1400, 2013)

20.703.110 Reserved (Ord. 1400, 2013)

20.703.120 Reserved (Ord. 1400, 2013)

20.703.130 List of primary uses and use definitions.

Use	Definition
Residential	
Employee housing	Residential units owned and maintained by public or private entities for housing employees.
Mobile home dwelling	A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect.
Multiple-family dwelling	More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. One detached secondary residence is included.
Multi-person dwelling	A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.
Nursing and personal care	Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.
Raising domestic animals	The keeping, feeding, or grazing of animals as an avocation, hobby, or school project, secondary to the principal residential use of a property greater than two acres. The use applies to species commonly considered as farm animals, but does not include exotic animals. Household pets, such as dogs and cats, are included when such animals are being bred for commercial reasons. Outside storage or display is included as part of the use.
Residential care	Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self care, but where medical care is not a major element. The use includes, but is not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.
Single-family dwelling (includes condominiums)	One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a single-family house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. A caretaker residence is included.
Summer home	A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access.
Tourist Accommodation	
Bed and breakfast facilities	Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").
Hotel, motel, and other transient dwelling units	Commercial transient lodging establishments, including hotels, motor- hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include Bed and Breakfast Facilities or Vacation Rentals.
Time sharing (hotel/motel design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.

Use	Definition
Time sharing (residential design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Commercial	
Eating and drinking places	Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive- in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.
Nursery	Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use.
Outdoor retail sales	Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.
Retail or personal service facility	An establishment for the retail sale of merchandise or the provision of personal services. A retail facility includes but is not limited to antique or art shops, clothing, drug, dry good, florist, furniture, gift, building materials, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, bike or moped, boats, golf carts, snowmobiles, jet skis, automobile parts, books, toy stores, and other miscellaneous retail shopping goods (auto, mobile home and vehicle sales are not included in this definition). A personal service facility includes facilities primarily engaged in providing services generally involving the care of persons, such as: beauty and barber shops; nail salons; shoe repair shops; saunas and hot tubs; massage services; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; offsite rental of sporting equipment; health and wellness services; minor medical services, and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.
Service stations	Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.
Entertainment	
Amusements and recreation services	Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities.
Gaming-non restricted	Establishments, regulated pursuant to Article VI(d) through (i) of the Compact, that deal, operate, carry on, conduct, maintain, or expose for play any banking or percentage game played with cards, dice, or any mechanical device or machine for money, property, checks, credit, or any representative of value. The use does not include social games played solely for drinks, or cigars or cigarettes served individually, games played in private homes or residences for prizes, or games operated by charitable or educational organizations to the extent excluded by state law. Restricted gaming is permissible only as an accessory use.

Use	Definition
Outdoor amusements	Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; ice rinks; and miniature golf courses. Outside storage or display is included as part of the use.
Privately owned assembly and entertainment	Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.
Services	
Animal services	Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, animal grooming, and pet sitting and overnight boarding services.
Business support services	Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services.
Health care services	Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and personal care," and mental health-related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under Professional Offices.
Laundries and dry cleaning plant	Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Retail and personal service facilities").
Professional offices	A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; financial services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; broadcasting studios; employment services; off premise concessions (OPC); reporting services; computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.
Schools - business and vocational	Business and vocational schools offering specialized trade and commercial courses.
Light Industrial	
Food and kindred products	Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use.
Industrial services	Service establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair, vehicle repair; research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings, including leasing tools, machinery and other business item; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.

Use	Definition
Recycling and scrap	Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.
Small scale manufacturing	Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.
Wholesale/storage	
Storage yards	Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, or industrial supplies. Outside storage or display is included as part of the use.
Vehicle and freight terminals	Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.
Vehicle storage & parking	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and scrap").
Warehousing	Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and freight terminals").
Wholesale and distribution	Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.
Public service	
Collection stations	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use.
Cultural facilities	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, interpretive centers, and arboretums.
Day care centers/pre- schools	Establishments used for the care of seven or more children residing elsewhere.
Government offices and facilities	Buildings containing offices or facilities for public or quasi-public entities, including administrative offices, meeting rooms, fire stations and other fire prevention facilities, police and sheriff substations, and animal care and wildlife care facilities.

Use	Definition
Hospitals	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local assembly and entertainment	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Membership organizations	Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Religious assembly"); and lodging (see "Multi-person Dwelling").
Post office	Establishments providing mail service and delivery, such as postal substations and neighborhood delivery centers.
Public service	
Collection stations	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use.
Cultural facilities	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, interpretive centers, and arboretums.
Day care centers/pre- schools	Establishments used for the care of seven or more children residing elsewhere.
Government offices and facilities	Buildings containing offices or facilities for public or quasi-public entities, including administrative offices, meeting rooms, fire stations and other fire prevention facilities, police and sheriff substations, and animal care and wildlife care facilities.
Hospitals	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local assembly and entertainment	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Membership organizations	Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Religious assembly"); and lodging (see "Multi-person Dwelling").
Post office	Establishments providing mail service and delivery, such as postal substations and neighborhood delivery centers.
Power generating	Establishments engaged in the generation of electrical energy for sale to consumers, including hydro facilities, gas facilities, and diesel facilities. Outside storage or display is included as part of the use. Transmission lines located off the site of the power plant are included under "Pipelines and power transmission." Electrical substations are included under "Public utility centers."
Public health and safety facilities	Facilities operated by public or quasi-public entities for the local protection of the public, such as: satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the use.
Public owned assembly and entertainment	Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts

Use	Definition
	by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.
Public utility centers	Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices").
Religious assembly	Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities.
Schools – college	Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.
Schools - kindergarten through secondary	Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.
Social service organizations	Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.
Threshold related research facilities	Public or non-profit research establishments primarily engaged in implementing social, political, and scientific research relating to the Lake Tahoe Environmental Thresholds or the Lake Tahoe ecosystem. The use includes laboratories, monitoring stations, scientific interpretive centers, research and training classrooms, and related support facilities. Overnight multi-person facilities, outside storage, and caretaker facilities may be considered as accessory to this use. The use does not include facilities unrelated to threshold-related research, such as: general college administrative offices and classrooms (see Schools-College); and government administrative offices (see Government offices and facilities); or non- threshold-related research (which may be conducted under the "Professional office" use).
Linear public facilities	
Pipelines and power transmission	Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional offices"); equipment and material storage yards (see "Storage yards"); distribution substations (see "Public utility centers"); and power plants (see "Power generating plants").
Transit stations and terminals	Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use.
Transmission and receiving facilities	Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under Broadcasting Studios.

Use	Definition
Transportation route	Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel.
Recreation	
Beach recreation	Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, picnic sites, and rental services, and nearshore facilities such as multiple-use piers and buoys. Nearshore and foreshore facilities are included in Chapter 81, *Permissible Uses and Structures in the Shorezone and Lakezone,* of the TRPA Code of Ordinances.
Boat launching facilities	Recreational establishments that provide boat launching, parking, and short-term trailer storage for the general public. The storage, mooring, and maintenance of boats are included under "Marinas." Raft launching is included under "Day Use Areas." Outside storage or display is included as part of the use.
Campground, developed	Land or premises designed to be used and rented for temporary occupancy by campers traveling by motorized vehicle or recreational vehicles, and that contain such facilities as campsites with parking areas, barbecue grills, tables, restrooms, and at least some utilities.
Campground, undeveloped	Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.
Cross country ski courses	Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.
Day use areas	Land or premises, other than Participant Sports Facilities, designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.
Downhill ski facilities	Uses and facilities pertaining to ski areas, including but not limited to: runs, trails, lift-lines cables, chairs, cars, warming huts, care taking quarters, parking, vehicles, day lodges, shops for sale and rental of ski equipment, ski pro shop, first aid stations, ski school facilities and assembly areas, day nurseries, maintenance facilities, lounges, eating and drinking establishments, and other ski oriented shops. Outside storage or display is included as part of the use. Uses and facilities serving non-skiing activities or operating year-round such as tennis courts, swimming pools, hot tubs, restaurants, bars, and retail sales constructed on lands which serve or are utilized in the operation of a ski area shall be considered under the appropriate use classification in the TRPA Code of Ordinances.
Equestrian stables.	Equestrian stables for boarding horses that may be used for sleigh and carriage rides or horseback riding.
Golf courses	An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as eating and drinking places, clubhouses, and general retail stores. Outside storage or display is included as part of the use.
Group facilities	Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.
Marinas	Establishments primarily providing water-oriented services, such as: yachting and rowing clubs; boat rentals; storage and launching facilities; sport fishing activities, excursion boat and sightseeing facilities; and other marina-related activities, including but not limited to fuel sales, boat pumpout facilities, and boat and engine repair. Marinas contain water- oriented facilities and structures, which are regulated and defined in Chapter 81. Outside storage or display is included as part of the use. The use does not include condominiums, hotels, restaurants, and other such uses with accessory water-oriented, multiple-use facilities.
Off-road vehicle courses	Areas authorized by the Agency for the use of off-road vehicles including, but not limited to, dirt bike, enduro, hill climbing, or other off-road motorcycle courses. The use also includes areas authorized by the Agency for competitive events utilizing four-wheel-drive vehicles. The use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles.

Use	Definition
Outdoor recreation concessions	Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.
Participant sports facilities	Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, zip lines, and athletic fields (non-professional). Outside storage or display is included as part of the use.
Recreation centers	Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, multi-purpose courts, weight rooms, and meeting and crafts rooms.
Riding and hiking trails	Planned paths for pedestrian, bike, and equestrian traffic, including trail heads.
Snowmobile courses	Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.
Sport assembly	Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses.
Visitor information centers	Nonprofit establishments providing visitor information and orientation.
Resource management	
Resource protection, restoration, and management	Activities associated with the protection, restoration, and management of timber, wildlife and fishes, open space, vegetation, and watersheds to protect and restore the Lake Tahoe environment.

(Ord. 1400, 2013)

20.703.140 Design standards and guidelines.

A. All development under the jurisdiction of the TRPA must comply with the provisions of the DCDCIS manual, unless a stricter provision has been adopted in this section or by the TRPA, including, but not limited to:

   1. BMPs shall be required pursuant to Section 60.4, *Best Management Practice Requirements*, of the TRPA Code of Ordinances and as described in the Handbook of Best Management Practices (2012), and as amended.

B. In order to ensure quality design and bring the South Shore Area Plan into threshold attainment, all future development within the South Shore Area Plan shall be designed to meet the provisions of Part I, Planning Design Criteria, Division 7, South Shore Design Standards and Guidelines, of the DCDCIS manual. (Ord. 1400, 2013)

20.703.150 Parking and loading.

A. The number of required parking and loading spaces shall be based on the requirements set forth in Chapter 20.692, *Off-Street Parking and Loading*, of this code. In cases where parking and loading standards for a use listed in this Chapter are not addressed in Chapter 20.692, the Director may determine parking requirements based on a similar use or require a parking analysis, pursuant to Subsection B below, to determine minimum parking requirements.

B. In lieu of meeting the above requirements in Subsection A, an applicant may prepare and submit a parking analysis including:

   1. A parking demand estimate;

   2. Proposed alternatives to reduce or relax minimum parking standards, which may include:

      a. Joint use of parking facilities (see Section 20.692.070 of this code);

      b. In-lieu payment to meet parking requirements;

      c. On-street parking (see Section 20.692.050.B.3. of this code);

      d. Free or discounted transit; and

e. Paid parking management; and

3. Methods to ensure compliance with alternatives.

C. Parking requirements for uses other than single-family dwellings may be reduced 20 percent if a parking analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction.

D. Off-site parking locations may be approved if it can be found that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation.

E. Commercial, tourist accommodation, public service, recreation and multi- residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, as required by the Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.8, Snow Storage, of the DCDCIS Manual.

F. Bicycle access and racks shall be provided with all commercial, recreation, and multi-family residential projects in accordance with Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.6, Bicycle Access, of the DCDCIS Manual. (Ord. 1400, 2013)

20.703.160 Landscape and irrigation plans.

Landscape and irrigation plans are required with all non-residential projects and must comply with Chapter 20.694, *Landscape Standards*, of this code, except when in conflict with a TRPA provision, in which case the TRPA provision applies. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design. (Ord. 1400, 2013)

20.703.170 Lighting standards.

A. Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source must incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.

B. Exterior lighting must be stationary and not blink, flash, or change intensity.

C. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season, which is between Thanksgiving and March 1 of the following year.

D. Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.

E. Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.

F. The commercial operation of searchlights for advertising or any other purpose is prohibited.

G. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22 of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.180 Signage.

A. The installation, modification, or replacement of a sign requires review and approval as a project by either TRPA or the County in accordance with Chapter 38, Signs, of the TRPA Code of Ordinances, or substitute sign

standards adopted as part of an Area Plan, including the signage standards in the South Shore Design Standards and Guidelines, the Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, and Subsections F and G below.

B. TRPA shall review all signage associated with a project that has not been delegated to the County through an MOU. The County shall not require a sign permit, pursuant to Chapter 20.618, *Sign Permit*, of this code, for signage approved by the TRPA.

C. For all signage associated with a project delegated to the County through an MOU, the County shall require a sign permit as required by Chapter 20.618, Sign Permit.

D. For all non-residential developments containing three or more units, the County shall require a master sign plan to ensure the consistent design of signage throughout a project, pursuant to Section 20.696.375, *Master sign plan required*, of this code.

E. In all cases, the County is responsible for the review and approval of Building Permits for signage.

F. Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses, and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts. Two changeable copy signs may be permitted as part of a project including both a gaming and theater use. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed ~~four~~ twelve (12) cycles per hour. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. In no case shall a changeable copy sign be visible from the shoreline of Lake Tahoe.

G. In the T-HDT district, the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

1. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

2. Building signs. Each primary use within a project area may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 300 square feet of sign area per building frontage for each distinct use with a total floor area greater than 500,000 square feet. Each primary use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 450 square feet.

3. Each project area may be allowed one square foot of sign area for each one lineal foot of building frontage separate and district from (1) above, up to a maximum of 120 square feet of sign area per building frontage for other primary uses with a total floor area greater than 50,000 square feet. Each use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 300 square feet.

4. Maximum height of building signs shall be 40 feet above grade or to the top of the wall on which the sign is located, whichever is less.

5. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

6. Existing tower signs (signs existing and or approved as of the effective date of this chapter), defined as business name or corporate logo, located in proximity of building roof line and within building profile, may

remain and are not included in the calculation of allowable building sign area. Such signs may be maintained and replaced in kind, but any relocation or reconfiguration is subject to the provisions of this chapter.

7. Freestanding signs. Each project area which is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50, provided the signage: is not enlarged, is incorporated into a landscape planter or monument, does not exceed 600 square feet in area, and has a maximum sign height of 30 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

H. In the T-MU/TC Overlay district (Kingsbury Town Center), the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

1. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

2. Building signs. Each primary use within a project area maybe allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 200 square feet of sign area per building frontage for each distinct use with a total floor area of 50,000 square feet. Each parcel or project area may be allowed a maximum of four building frontages. Maximum height of building signs shall be 30 feet above grade or to the top of the wall on which the sign is located, whichever is less. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

3. Freestanding signs. Each project area with is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50 provided the signage: is not enlarged, is incorporated into a landscape 5 planter or monument, does not exceed 300 square feet in area, and has a maximum sign height of 20 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry pints are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

I. Direction and/or safety signs. In the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts, directional and/or safety signs, which are no greater than 24 square feet in area, no greater than 12 feet in height, contain no advertising copy, and have a consistent set of colors and materials, may be allowed, and shall not be included in the total allowable sign area for each use. The height of direction and/or safety signs on buildings, parking garages and porte cochere entrances/exits may exceed 12 feet but shall be the minimum necessary to identify the entrance/exit and safely facilitate pedestrian and vehicular circulation. The number and area of direction and/or safety signs shall be limited to the minimum necessary to safely facilitate pedestrian and vehicular circulation and ensure safety.

J. Regulation of Existing, Non-Conforming Signs in the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts.

1. Any signs which do not conform with the applicable requirements of this Chapter, Chapter 38 of the TRPA Code of Ordinance, and the South Shore Design Standards and Guidelines, as applicable, are considered non-conforming.

2. Non-conforming signs must be removed or replaced with conforming signs upon the occurrence of any of the following:

a. The non-conforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value;

b. The non-conforming sign is relocated;

c. The non-conforming sign is altered structurally; or

d. More than 50 percent of the non-conforming sign's copy is altered, except for changeable copy signs and maintenance.

3. Exceptions. Exceptions to the requirements of subsection 2 above may be approved for modification or replacement of existing signs, provided the following findings can be made for a sign package for the entire project area. Once an exception is approved, the non-conforming sign or signs shall be considered conforming.

a. The exception is in harmony with the purpose and intent of this Chapter, Chapter 38 of the TRPA Code of Ordinance, and the South Shore Design Standards and Guidelines;

b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that are not contemplated or provided for by this Chapter;

c. The approval of the exception will not be materially detrimental to the public health, safety, and welfare;

d. Alternative signage concepts that comply with the provision to which the exception is requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required;

e. A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final Environmental Impact Statement, 1989;

f. The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested;

g. The exception which is approved for a building site shall not exceed the total permissible sign area for all signs; and

h. The exception is the minimum departure from the standards.

K. ~~G.~~ Points of Interest (Wayfinding) and Community Entry Sign. Points of interest (wayfinding) signs and a community entry sign are subject to the following:

1. Signs identifying special points of interest and a community entry point may be approved as identified in an integrated community facility sign plan, as proposed or amended by the Tahoe Chamber of Commerce and approved by the Board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section.

2. The approval of the Board is subject to the following:

a. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the County as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

b. The maximum area for a community entry monument sign is 100 square feet and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

c. All signs must have proper access and maintenance easements.

d. Signs along an NDOT right-of-way must be approved by NDOT. (Ord. 1400, 2013)

20.703.190 Scenic quality.

A. The County shall require a Scenic Assessment with all project applications requiring a Scenic Assessment, pursuant to Chapter 66, *Scenic Quality*, of the TRPA Code of Ordinances.

B. Prior to approving a project that may potentially affect an identified scenic resource, the County shall find that a project is consistent with applicable recommendations in the Scenic Assessment for preserving or improving the scenic quality of the identified scenic resource. (Ord. 1400, 2013)

20.703.200 Area-wide water quality.

A. Area-wide water quality treatments and funding mechanisms may be established in lieu of certain site-specific BMPs, subject to the provisions of Section 13.5.3.B.3., Area-wide Water Quality Treatments and Funding Mechanisms, of the TRPA Code of Ordinances.

B. The Stateline Stormwater Association, formed by the Stateline Regional Stormwater Treatment Disposal System Agreement (Document No. 405734), is recognized as providing area-wide water quality treatment for properties, subject to the terms of the agreement and applicable Nevada Division of Environmental Protection (NDEP) permit, within the South Shore Area Plan. (Ord. 1400, 2013)

20.703.205 Noise.

All provisions of Chapter 68, *Noise Limitations*, of the TRPA Code of Ordinances shall apply to projects subject to the provisions of this chapter.

A. CNEL Noise Standards. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the following noise standards: 65 CNEL for the T-T/HDT Overlay and T-MU/TC Overlay zoning districts; 55 CNEL for the T-RR and T-R zoning districts; 65 CNEL for the U.S. 50 Highway and Lake Parkway corridor; and 55 CNEL for the State Route 207 corridor. Highway corridors are limited to the area within 300 feet from the edge of right-of-way.

B. Single-Event Noise. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the single-event noise standards set forth in Section 68.3.1 of the TRPA Code of Ordinances.

C. Exemptions. The standards set forth in Chapter 68 of the TRPA Code of Ordinances shall not apply to noise from TRPA-approved construction or maintenance projects or the demolition of structures provided such activities are limited to the hours between 8:00 a.m. and 6:30 p.m. The standards set forth in Chapter 68 shall not apply to safety signals, warning devices, or emergency pressure relief valves, and other similar devices. Emergency work to protect life or property shall be exempt from noise standards, as shall be fireworks used in accordance with an authorized permit. (Ord. 1400, 2013)

20.703.210 TRPA Code of Ordinances.

Sections 20.703.230 through 20.703.290 specify the provisions of the TRPA Code of Ordinances that the County will enforce as part of a conforming Area Plan. (Ord. 1400, 2013)

20.703.220 General provisions.

A. Applicability of the TRPA Code of Ordinances. For projects delegated to the County pursuant to an MOU, the Director shall review projects delegated to the Executive Director of the TRPA, the Commission shall review projects delegated to the Advisory Planning Commission and Hearings Officer, and the Board shall review projects reviewed by the TRPA Governing Board pursuant to the provisions of the TRPA Code of Ordinances.

B. Exempt Activities. The County may approve exempt activities and qualified exempt activities identified in Sections 2.3.1. through 2.3.8., *Exempt Activities*, of the TRPA Code of Ordinances, or as further specified in an MOU.

C. Environmental Documentation. For projects delegated to the County, the County shall require environmental documentation be submitted with project applications to ensure compliance with Chapter 3, *Environmental Documentation*, of the TRPA Code of Ordinances and require that they are prepared in accordance with Article 6,

Environmental Impact Statement, of the TRPA Code of Ordinances, *Rules and Procedures*.

A. Required Findings. For projects delegated to the County through an MOU, the County shall require a statement of justification addressing all applicable findings within this code and the TRPA Code of Ordinances, including Chapter 4, *Required Findings*, to ensure compliance with both County and TRPA standards.

B. Compliance. The TRPA shall specify the provisions of Chapter 5, *Compliance*, of the TRPA Code of Ordinances that the County is responsible for enforcing in an MOU.

C. Tracking, Accounting, and Banking. The information that the County is responsible for tracking, accounting, or banking shall be specified in an MOU to ensure that the TRPA is provided the necessary information to comply with the provisions of Chapter 6, *Tracking, Accounting, and Banking*, of the TRPA Code of Ordinances.

D. Timelines. In the review of projects delegated to the County by TRPA through an MOU, the County shall follow all timelines established in the TRPA Code of Ordinances.

E. Expiration of Approvals. All project approvals shall expire if they do not meet the provisions of Section 2.2.4., *Expiration of TRPA Approvals*, of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.230 Planning.

A. TRPA Regional Plan Maps. The TRPA and County shall coordinate GIS data to ensure that both agencies have access to the official TRPA maps listed in Chapter 10, *TRPA Regional Plan Maps*, of the TRPA Code of Ordinances as well as other information necessary to implement conforming Area Plans.

B. Plan Area Statements and Community Plans. The provisions of Chapter 11, Plan Area Statements and Plan Area Maps, and Chapter 12, *Community Plans*, of the TRPA Code of Ordinances shall not be applicable once Community Plans and Plan Area Statements are replaced by a conforming Area Plan.

C. Area Plans. The County, in coordination with TRPA, shall prepare an Area Plan, and modifications to a conforming Area Plan, in accordance with Chapter 13, *Areas Plans*, of the TRPA Code of Ordinances.

D. Specific and Master Plans. The TRPA, in coordination with the County, shall process all requests for specific and master plans in accordance with Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.

E. Environmental Improvement Program. The TRPA is responsible for coordinating the Environmental Improvement Program as discussed in Chapter 15, *Environmental Improvement Program*, of the TRPA Code of Ordinances. The County is responsible for developing and implementing Environmental Improvement Projects to assist in the attainment and maintenance of the Environmental Threshold Carrying Capacities.

F. Regional Plan and Environmental Threshold Review. The TRPA is responsible for conducting regional plan and environmental threshold review in accordance with Chapter 16, *Regional Plan and Environmental Threshold Review*, of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.240 Land uses.

A. Permissible Uses. The permissible uses in Chapter 21, *Permissible Uses*, of the TRPA Code of Ordinances are superseded by the permissible uses identified and defined in this chapter.

B. Temporary Uses, Structures, and Activities. The County may issue a Temporary Use Permit for a temporary use, structure, or activity if the temporary use, structure, or activity meets the provisions of Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances and is not located within an area subject to TRPA review, as outlined in an MOU. (Ord. 1400, 2013)

20.703.250 Site development.

A. Land Coverage. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances through the submittal of a land capability and land coverage verification completed by TRPA, or a TRPA-Certified Contractor.

B. Density. Maximum densities set forth in an Area Plan must not exceed the maximum densities established in Chapter 31, *Density*, of the TRPA Code of Ordinances.

C. Basic Services. All projects proposing a new structure or reconstruction or expansion of an existing structure shall provide basic services in accordance with Chapter 20.100, *Public Facilities and Improvement Standards*, of this code, the DCDCIS manual, and Chapter 32, *Basic Services*, of the TRPA Code of Ordinances.

D. Grading and Construction. Grading and construction in the Lake Tahoe Region shall meet the provisions of this code, the DCDCIS manual, and TRPA Code of Ordinances, Chapter 33, *Grading and Construction*. Excavation, filling, and clearing of vegetation or other disturbance of the soil shall not occur between October 15 and May 1 of each year, unless approval has been granted by TRPA.

E. Driveway Standards. Driveways must be constructed in accordance with the DCDCIS manual and this code. The provisions of Chapter 34, *Parking and Driveway Standards*, of the TRPA Code of Ordinances shall not apply.

F. Natural Hazard Standards and Floodplain Management. All development in floodplains that is allowed in Chapter 35, *Natural Hazards*, of the TRPA Code of Ordinances must comply with the provisions of Chapter 20.50, *Floodplain Management*, of this code.

G. Design Standards. Design standards and guidelines for an Area Plan, including the South Shore Design Standards and Guidelines, shall supersede the provisions of Chapter 36, *Design Standards*, of the TRPA Code of Ordinances.

H. Height. The height standards in Chapter 37, *Height*, of the TRPA Code of Ordinances shall be followed in cases where substitute height standards have not been adopted as part of an Area Plan.

I. Signs. See Section 20.703.180, *Signage*, for signage standards.

J. Subdivision. All requests for subdivisions are limited to the provisions in Chapter 39, *Subdivision*, of the TRPA Code of Ordinances. Subdivisions in the T-RR zoning district are limited to air space condominium divisions; no lot and block subdivisions are allowed. If a request for a subdivision complies with the TRPA Code of Ordinances, then the provisions of Chapters 20.704 through 20.770, *Procedures for the Division of Land*, of this code shall apply. (Ord. 1400, 2013)

20.703.260 Growth management.

A. The TRPA is responsible for enforcing and implementing Growth Management regulations, Chapters 50 through 53, of the TRPA Code of Ordinances.

B. For commodities allocated to the County by TRPA, including residential allocations and commercial floor area, the County is responsible for allocating commodities to projects and maintaining records of allocations which shall be transmitted to TRPA annually or as specified in an MOU. (Ord. 1400, 2013)

20.703.270 Resource management and protection.

In the review of projects delegated to the County through a conforming Area Plan and MOU, the County shall ensure compliance with the provisions of the Resource Management and Protection regulations, Chapters 60 through 68, of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.280 Shorezone.

The TRPA is responsible for enforcing and implementing Shorezone regulations, Chapters 80 through 85, of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.290 Rules and procedures.

For projects delegated to the County through an MOU by the TRPA, the County shall process the applications in accordance with the procedures in the TRPA Code of Ordinances, Rules and Procedures, Article 5, *Project Review*. (Ord. 1400, 2013)

20.703.300 Authority to condition development permits.

A. Whenever this Title or TRPA Code of Ordinances authorizes the Director, the Planning Commission, Board, or other body to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition

to those standards and special conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:

1. Conformity with the goals and policies embodied in the TRPA Regional Plan and Code of Ordinances;
2. Standards which are generally or specially applicable to particular uses including specific conditions relative to operation of the use;
3. Compatibility between the proposed development and adjacent development and neighborhoods;
4. Preservation of the character and integrity of adjacent development and neighborhoods; and
5. Protection of the health, safety and general welfare of the citizens of the county.

B. Where additional conditions are imposed, the body imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by recommendation of the Director or Planning Commission may be modified subsequently by the final decision-maker or by the appellate body upon appeal of those conditions.

C. The Director shall include a copy of the approved conditions with the record of the decision which is filed with the secretary of the final decision-maker and the applicant. (Ord. 1400, 2013)

20.703.310 Conformity review for an amendment to an Area Plan.

Following approval of an Area Plan by the TRPA Governing Board, any subsequent amendment to a plan or ordinance contained within an approved Area Plan approved by the Board shall be forwarded to the TRPA and reviewed by the Advisory Planning Commission and Governing Board for conformity with the requirements of the TRPA Regional Plan. (Ord. 1400, 2013)

20.703.320 Activities requiring TRPA approval.

A. Projects that meet one of the following criteria require review and approval by TRPA:

1. All development within the High Density Tourist District, Resort Recreation, Conservation, and Backcountry Land Use Districts shown on Map 1, Conceptual Regional Land Use Map, of the TRPA Regional Plan;
2. All development within the Shorezone of Lake Tahoe; and
3. All development meeting the criteria in the following table:

Thresholds for TRPA Governing Board Review of Projects

(all measurements are new building floor area)		
	Town Center	Not in a Center
Residential	≥ 50,000 square feet	≥ 25,000 square feet
Non-Residential	≥ 40,000 square feet	≥ 12,500 square feet

B. The TRPA must approve all plans associated with a Building Permit or Site Improvement Permit for projects that meet the criteria in Subsection A and that are not delegated to the County through an MOU, before the County will issue a Building Permit or Site Improvement Permit. (Ord. 1400, 2013)

20.703.330 Notification to TRPA and Washoe Tribe of proposed activities.

Douglas County shall send to TRPA and the Washoe Tribe notice of all proposed activities within an Area Plan that require public notification, pursuant to Chapter 20.20, *Notice Provisions*, of this code, no less than 10 days prior to a hearing to provide TRPA and the Washoe Tribe adequate time to comment. (Ord. 1400, 2013)

20.703.340 Monitoring.

On at least a quarterly basis, Douglas County shall send to TRPA copies of all building permits and development information that TRPA needs to measure compliance with the terms of a conforming Area Plan. At minimum, such

building permits shall contain and make clear the necessary development information that TRPA needs to measure compliance with the terms of the Area Plan, such as additional land coverage, commercial floor area, residential units, or tourist accommodation units (TAUs). (Ord. 1400, 2013)

20.703.350 Variances.

Douglas County may process variances to setbacks and parking standards for projects within a conforming Area Plan in accordance with the provisions of Chapter 20.606, *Variance*, of this code, as long as it can be found that the granting of a variance will not negatively impact an environmental threshold. (Ord. 1400, 2013)

20.703.360 Appeals.

A. An "aggrieved person" as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact, by a final determination on a development permit by the Director or Commission made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may appeal the final determination of the Director or Commission to the appellate body, which is the Board or the Board of Adjustments, and the County shall process the appeal in accordance with the procedures established in Subsections C through E of Section 20.28.020, *Appeals to county*, of this code.

B. Any final decision by the Board or Board of Adjustment made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may be appealed to the TRPA pursuant to Sections 13.9.1 through 13.9.10, *Appeals*, of the TRPA Code of Ordinances.

C. An appeal of a final determination on a development permit based on independent local, state or federal law, exclusive of the Tahoe Regional Planning Compact (Public Law 96-551), must be made and processed pursuant to Sections 20.28.020 and 20.28.030 of this code. (Ord. 1400, 2013)

AGENDA ITEM NO. 4.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to adopt **Ordinance 2024-1643**, a Zoning Map Amendment, changing the zoning for a certain property within the South Shore Area Plan by classifying the entirety of the parcel at 201 Manor Drive (APN 1318-23-401-019), comprising approximately 4.54 acres, as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. Second Reading. (Kate Moroles-O'Neil)

RECOMMENDED MOTION:

Approve Ordinance 2024-1643, as presented, because the required findings have been met, and direct staff to present Ordinance 2024-1643 to the Tahoe Regional Planning Agency for review for conformity with the Tahoe Regional Plan.

FINANCIAL IMPACT:
There is no known financial impact of this Ordinance.

BACKGROUND:

Please Note: The agenda items for Ordinance 2024-1642, Ordinance 2024-1643, and Resolution 2024-097, will be heard together. The documents and materials relevant to those items are largely repetitive. To reduce the amount of paper that would be used to produce those repetitive materials in the agenda packet, all documents and materials for those items, including Attachments 1-6, are attached only to agenda item corresponding to Ordinance 2024-1642.

The South Shore Area Plan (SSAP) was adopted by the Douglas County Board of County Commissioners and the TRPA Governing Board in the fall of 2013. The SSAP is a component of the

TRPA Regional Plan. The Regional Plans' Goals and Policies guide all future land use decisions within the Tahoe Basin. The SSAP revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan and replaced the Kingsbury and Stateline Community Plans and the relevant portions of Plan Area Statements (PASs) 070A and 080. These PASs were over 20 years old and had undergone only minor changes since their adoption.

Revisions to the SSAP have been proposed. Such revisions include: The expansion of the SSAP will incorporate the entirety of the Kingsbury Manor Mobile Home Park; changes to signage regulations; the addition of an energy conservation strategy, as required by TRPA code; and the incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing, as also required by TRPA code.

To implement the changes to the SSAP, a Zoning Text Amendment and Zoning Map Amendment are required. However, the amendments to the SSAP are ultimately approved by the TRPA Governing Board. Accordingly, the Zoning Text Amendment and Zoning Map Amendment will not become effective until the amendments to the SSAP have been approved.

ATTACHMENTS:

AGENDA ITEM NO. 5.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to adopt **Resolution 2024R-097,** a resolution accepting proposed changes to the South Shore Area Plan and directing that these changes be presented to the Tahoe Regional Planning Agency (TRPA) for final approval. (Kate Moroles-O'Neil)

RECOMMENDED MOTION:
Approve Resolution 2024R-097 as presented, and direct staff to present the Resolution to the TRPA for review for conformity with the Tahoe Regional Plan.

FINANCIAL IMPACT:

As a part of these amendments, the County is emphasizing the continued integration of energy conservation, which should have a positive financial impact in future projects through the use of alternative energy, when applicable, and other energy saving equipment and materials.

BACKGROUND:
Please Note: The agenda items for Ordinance 2024-1642, Ordinance 2024-1643, and Resolution 2024-097, will be heard together. The documents and materials relevant to those items are largely repetitive. To reduce the amount of paper that would be used to produce those repetitive materials in the agenda packet, all documents and materials for those items, including Attachments 1-6, are attached only to agenda item corresponding to Ordinance 2024-1642.

The South Shore Area Plan (SSAP) was approved by the Douglas County Board of County Commissioners and adopted by the TRPA Governing Board in the Fall of 2013. The SSAP is a component of the TRPA Regional Plan. The Regional Plans' Goals and Policies serve as a guide for all future land use decisions within the Tahoe Basin. The SSAP revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan, and replaced the Kingsbury and Stateline Community Plans, and the relevant portions of Plan Area Statements (PASs) 070A and 080.

These PASs were over 20 years old and had undergone only minor changes since their adoption.

In order to update the SSAP, TRPA approval and adoption are required. The SSAP was most recently amended in 2023 (Ord. 2022-1603) allowing religious assemblies to be permitted as a matter-of-right in the Tahoe-Mixed Use zoning district instead of only being allowed with a Special Use Permit. This amendment followed action by the Board of County Commissioners which was then approved by TRPA.

The current amendments to the SSAP include, but are not limited to: the expansion of the South Shore Area Plan to encompass the entirety of the Kingsbury Manor Mobile Home Park; changes to signage regulations; the addition of an energy conservation strategy as required by TRPA Code; and incorporating TRPA's regulations regarding affordable, moderate, or achievable housing (also required by TRPA Code).

ATTACHMENTS:

AGENDA ITEM NO. 6.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to adopt **Ordinance 2024-1645**, amending various chapters of Title 20 of the Douglas County Code in order to implement the requirements of NRS 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit. Ordinance 2024-1645 is a Zoning Text Amendment (ref. DP 24-0224) to comply with Nevada law. Second Reading. (Kate Moroles-O'Neil)

RECOMMENDED MOTION:
Adopt Ordinance 2024-1645, a Zoning Text Amendment, based on the staff report, the ability to make the required findings and pursuant to NRS 278.253.

FINANCIAL IMPACT:
With the inclusion of Tiny Houses in Douglas County Code (DCC), opportunities to develop more attainable housing will be available for those wanting to downsize, first-home buyers and those wanting a small accessory dwelling unit. On average, tiny houses can cost north of $100,000 depending on how it is built, size and add-ons (Source: Forbes), compared to the median home price in Nevada which, as of September 2024, was $467,400, up 6.9% from last year (Source: Bankrate LLC).

BACKGROUND:
NRS 278.253 legislation was passed in 2021 and became effective on January 1, 2024. Pursuant to NRS 278.253, the County is required to adopt a tiny house ordinance that does at least one of the following:

- (a) Designates at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit;
- (b) Designates at least one zoning district in which a tiny house is allowed to be located and classified as a single-family residential unit; or
- (c) Designates at least one zoning district in which a tiny house may be located in a tiny house park.

Ordinance 2024-1645 complies with the requirements of NRS 278.253 by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit.

ATTACHMENTS:

Staff Report to BoCC Jan. 16 Tiny Houses ZTA ORD 2024-1645.doc
Exh. A Ordinance_2024-1645_-_Tiny_Houses__Update_12.4.24_.pdf
Douglas County Current MH Overlay Zoning Districts.pdf
NRS_278.253_Tiny_Homes.pdf
2018_International_Residential_Code__IRC__-_Appendix_Q_-_Tiny_Houses.pdf

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
Community Development Director

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: January 16, 2025

To: Douglas County Board of County Commissioners

From: Kate Moroles-O'Neil, Planning Manager

Subject: Ordinance 2024-1645, a Zoning Text Amendment (Application DP24-0224), amending various chapters of Title 20 of the Douglas County Code in order to implement tiny houses per Nevada Revised Statutes (NRS) 278.253 (First Reading)

I. REQUEST

For possible action. Discussion on Ordinance 2024-1645, (application DP24-0224), amending various chapters of Title 20 of the Douglas County Code in order to implement tiny houses per Nevada Revised Statutes (NRS) 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit.

II. RECOMMENDATION

Approve Ordinance 2024-1645, a Zoning Text Amendment, based on staff report, ability to meet required findings and pursuant to NRS 278.253.

III. BACKGROUND

On December 10, 2024, the Planning Commission voted unanimously to recommend approval of Ordinance 2024-1645 (DP24-0224) to the Board of County Commissioners.

A tiny house is defined by the 2018 International Residential Code as follows: a dwelling that is 400sq.ft. or less in floor area excluding lofts. On June 2, 2021, the Nevada State Legislature approved NRS 278.253, requiring the governing body of a county whose population is less than 100,000 to designate: (1) at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit; (2) at least one zoning district in which a tiny house may be located and classified as a single-family residence; or (3) at least one zoning district in which a tiny house may be located in a tiny house park.

Per NRS 278.253, Douglas County staff would like to implement numbers 1 & 2 of the statute into Douglas County Code (DCC) Title 20. Tiny houses will be allowed in the same zoning districts (listed below) that an accessory dwelling unit is currently allowed:

A-19 (Agriculture minimum 19 acres)

FR 19/40 (Forest Range minimum net 19 or 40 acres)

SFR ½ (Single Family Residential minimum net half acre)

SFR 1 (Single Family Residential minimum net 1 acre)

SFR 2 (Single Family Residential 2 acres)

RA 5 (Rural Agriculture minimum net 5 acres)

RA 10 (Rural Agriculture minimum net 10 acres)

In relation to number 2, tiny houses can be located and classified as a single-family home in a Manufactured Home (MH) overlay zoning district. Specific development standards will be required for any tiny house project, as seen in Exhibit A, attached herein.

IV. FINDINGS FOR A ZONING TEXT AMENDMENT

Pursuant to Douglas County Code, Section 20.610.050, the following findings must be made in the affirmative:

A. That the proposed amendment is consistent with the policies embodied in the adopted Master Plan and the underlying land use designation contained in the land use plan.

Staff Response: Staff believes this finding can be made. All provisions related to the Master Plan and the underlying land use designation in Title 20 are still in effect and will apply to any future tiny house project.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in Douglas County Code, Title 20.

Staff Response: Staff believes this finding can be made. All provisions related to adequate public facilities contained in Title 20 and the Design Criteria and Improvement Standards Manual are still in effect and will apply to any future tiny house projects to ensure such projects are limited to occupancies and densities that can be served with adequate public facilities.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Staff Response: Staff believes this finding can be made. The proposed amendment incorporating tiny houses is not related to any specific parcel.

D. If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights.

Staff Response: This finding is not applicable. The proposed amendment does not propose a specific change to land in any receiving area and is not located or associated with any receiving area.

V. CONCLUSION

Approve Ordinance 2024-1645, a Zoning Text Amendment, based on staff report, ability to meet required findings and pursuant to NRS 278.253.

ORDINANCE 2024-1645

SUMMARY

Ordinance 2024-1645, a Zoning Text Amendment (ref. DP 24-0224), amending various chapters of Title 20 of the Douglas County Code in order to implement tiny houses per Nevada Revised Statutes (NRS) 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit.

TITLE

An Ordinance amending various chapters of Title 20 of the Douglas County Code in order to implement the requirements of NRS 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit.

RECITALS

WHEREAS on June 2, 2021, the Nevada State Legislature approved NRS 278.253, requiring the governing body of a county whose population is less than 100,000 to designate: (1) at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit; (2) at least one zoning district in which a tiny house may be located and classified as a single-family residence; or (3) at least one zoning district in which a tiny house may be located in a tiny house park.

WHEREAS, on December 19, 2024, the Douglas County Board of Commissioners (the "Board") introduced Ordinance 2024-1645 for this zoning text amendment;

WHEREAS, on January 16, 2025, the Board also held public hearings and determined that the findings required for a zoning text amendment, as stated in Douglas County Code Chapter 20.610, had been met to support the adoption of Ordinance 2024-1645.

NOW THEREFORE, based on the foregoing considerations, The Board does ordain as follows:

SECTION I: Title 20 of the Douglas County Code is hereby amended as set forth in the attached Exhibit A.

[Signature page follows]

Proposed on the _____ day of _____, 2025.

Proposed by Commissioner _____.

Adopted on the _____ day of _____, 2025, by the following vote:

Vote:	Ayes:	Commissioners	_____
			_____
			_____
			_____
			_____
	Nays:	Commissioners:	_____
			_____
	Absent:	Commissioners	_____
			_____

_____
Chair

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

This ordinance shall be effective on the _____ day of _____, 2025.

EXHIBIT A
TITLE 20 TINY HOUSE CODE REVISIONS

Added text is indicated with *underlined and italicized* text, and deletions are ~~stricken through~~.

Chapter 20.660 – Use Regulations

20.660.100 Residential uses.

A. "Boarding house" means a building or portion of a building which is used to accommodate for compensation no more than six boarders or roomers, not including members of the occupant's immediate family who might be occupying such a building.

B. "Clustered development" means a development in which parcels are created pursuant to section 20.714.020.

C. "Manufactured home park" means a parcel of land upon which two or more mobile or manufactured homes*, or tiny houses*, occupied or intended to be occupied for dwelling purposes, are located.

1. This section does not apply to employee housing in the agricultural zoning district;

2. See section 20.664.110 for specific standards;

3. Manufactured home parks are permitted only if located within an MH overlay zoning district.

D. "Multi-family dwelling" means a building or buildings on a single parcel which are occupied or which are arranged, designed, and intended to contain more than one dwelling unit, but not including hotels, motels, and boarding houses or as otherwise provided in section 20.660.150.B, accessory dwellings. See section 20.664.120 for specific standards.

E. "Single-family dwelling" means a single detached building which is occupied or which is arranged, designed, and intended to be occupied by not more than one family, and which contains not more than one dwelling unit. See section 20.714.020 for specific standards regarding cluster development.

20.660.150 Accessory uses.

An accessory use must be a use customarily incidental to and on the same parcel as the main use. A use listed in chapter 20.660 may be an accessory use if the planning director determines that the use is customarily incidental to a main use. Except as provided in this section, an accessory use must comply with all regulations applicable to the main use.

A. "Accessory agricultural retail sales" mean a location for the retail sale or wholesale of agricultural or horticultural products which are grown on site. Products must be grown on site, not have been purchased for the purpose of resale, and can only be sold on a seasonal basis with no permanent structure.

B. "Accessory dwelling": An attached or detached dwelling unit determined by minor design review to be accessory to the permitted principal use; which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation; which is intended for occupation by paying or non-paying guests, members of the family, or person employed on the premises; which is located on the same parcel as the permitted principal use.

1. Accessory dwellings do not include dwellings which are designated as part of an allowed principal use and which are allowed by right.

2. The use of tiny houses as accessory dwellings is allowed, provided they meet the requirements of the 2018 International Residential Code, Appendix Q, and the standards set forth below.

3. The use of trailers and manufactured homes as accessory dwellings is not allowed, unless:

~~1.~~*a.* The primary residence is also a trailer or manufactured home and the zoning district is RA5, RA10 or Manufactured Home Overlay (MH) and is secured to a foundation; or

~~2.~~*b.* The use is located within an A-19, FR-19, or FR-40 zoning district subject to the provisions of subparagraph 1 below.

4. Accessory dwellings must meet the following standards:

~~1.~~*a.* The accessory dwelling may be detached from the structure housing the principal use provided it is on the same parcel as the main structure, except in the agricultural zoning district where the accessory dwellings may be located where appropriate for the agricultural operation with which it is associated;

~~2.~~*b.* Accessory dwellings within the residential or rural agricultural zoning districts are limited to 800 square feet in the SFR ½, SFR 1, SFR-2, RA-5 and RA10 zoning districts with a one-half (.50) net acres parcel size; and 1000 square feet for parcels two net acres or greater in size and within the following residential zoning districts: SFR-2, RA-5, and RA-10;

~~3.~~*c.* Accessory dwellings in the agricultural or forest and range zoning district which are used to house persons, and their families, significantly employed for agricultural work on the property may be up to 2,500 square feet of livable area;

~~4.~~*d.* Accessory dwellings within non-residential zoning districts are limited to 1,000 square feet in livable area, and must be accessory to a primary permitted use on the same parcel. A person may utilize an existing residential structure, regardless of size, as an accessory dwelling in a non-residential zoning district provided that at least 25 percent of the total floor area is utilized for a permitted use within that zoning district.

~~5.~~*e.* Where the unit is attached, a separate entrance to the accessory dwelling is allowed, but only one entrance may be visible from the front property line;

~~6.~~*f.* The property owner must live on the property and maintain one of the units as the primary residence;

~~7.~~*g.* The accessory dwelling may be used only as approved through design

review and any change in how it is used will terminate the use of the accessory dwelling;

~~8.~~*h.* Only one accessory dwelling per parcel is allowed, unless located within the agricultural or forest and range zoning districts, which has no limitations on the number of accessory dwellings except as provided in subparagraph c above;

~~9.~~*i.* Existing, previously approved invalid care units which were constructed under the uniform building code may be converted to an accessory dwelling, regardless of size, with a minor design review;

~~10.~~*j.* See section 20.664.010 for specific standards.

Chapter 20.664 – Agricultural, Forest and Range, and Residential Land Use Specific Standards

20.664.100 Manufactured homes, ~~and~~ manufactured housing, *and tiny houses.*

A. Manufactured or mobile homes allowed under the provisions of this chapter shall be installed in the following manner:

~~A.~~ *1.* Mobile or manufactured homes may be used as single-family dwellings in an MH overlay zoning district if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974.

B. Tiny houses allowed under the provisions of this chapter shall be installed in the following manner:

1. Tiny houses may be used for single-family dwellings in an MH overlay zoning district if the house meets the requirements of most current, adopted version of the International Residential Code, Appendix Q; and

2. Tiny houses must be placed on permanent foundations, with the exception of tiny houses placed in manufactured home parks or manufactured home subdivisions constructed prior to January 1, 2025.

20.664.110 Manufactured home park *or manufactured home subdivision* design standards.

Manufactured home parks or *manufactured home* subdivisions shall be designed and constructed in the following manner:

A. Individual manufactured home *or tiny house* space minimum setbacks shall be measured from the edge of internal streets and space lines as follows:

1. Front: Ten feet;

2. Side: Five feet on each side or zero lot line on one side with 10 feet on the opposite side;

3. Rear: Ten feet;

4. Structural separation: Ten foot minimum between dwelling units.

B. Maximum manufactured home space coverage (manufactured home and its accessory structure) shall be 75 percent.

C. Each manufactured home *or tiny house* shall be equipped with skirting, or provided with a support pad which is recessed to give the appearance of the manufactured home being located on-grade. *In manufactured home parks or manufactured home subdivisions constructed on or after January 1, 2025, tiny houses shall be placed on permanent foundations.*

D. All on-site utilities shall be installed underground.

E. The manufactured home park shall be provided with parking as required by chapter 20.692 (Off-street Parking).

F. A common recreation area which may contain a recreation building shall be provided in the park for use by all tenants and their invited guests. The area shall be

provided in one common location with a minimum aggregate area of 200 square feet of recreational space for each manufactured home *or tiny house* space.

G. All exterior boundaries of the manufactured home park shall appear similar to conventional residential developments and shall be screened by a decorative wall, fence or other comparable device six feet in height, with a minimum six-foot-wide landscaped area provided along the outside of the perimeter screen.

H. Common open space shall be landscaped in accordance with a landscape plan approved by the director and in a manner consistent with chapter 20.694 (Landscaping Standards).

I. All manufactured home park or *manufactured home* subdivision developments shall provide recreational amenities within the site which may include but are not limited to swimming pools, spas, a clubhouse, a "tot lot" with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities shall be approved by the board and provided according to the following schedule:

Units	**Number of Amenities**
0-9	0
10-50	1
51-100	2
101-200	3
201-300	4

One amenity shall be added for each 100 additional units or fraction thereof.

Chapter 20.674 – Manufactured Housing (MH) Overlay District

20.674.010 (MH) Purpose.

These regulations are intended to establish standards and conditions for the placement of a manufactured home *or tiny house,* as the primary residence, on a single-family residential parcel within Douglas County while protecting the public health, safety and general welfare.

20.674.020 (MH) Applicability.

The Manufactured Housing (MH) overlay district is created as a special zoning classification to be superimposed on a parcel to allow the placement of a manufactured home *or tiny house,* as the primary residence, on a residential parcel.

20.674.030 (MH) Permitted uses.

The permitted uses within the MH overlay district shall be the same as that of the underlying zoning with the addition of the following:

A. One single-family manufactured home *or tiny house* used as a permanent living accommodation, subject to the provisions of the underlying zoning district;

B. A manufactured home park used for permanent living accommodations, subject to provisions of the underlying zoning district;

C. Accessory structures which are not a manufactured home, *tiny house,* or trailer, as permitted by the underlying zoning.

20.674.040 (MH) Standards.

A. In addition to the setback, yard, height and other general development standards of the underlying zoning district, all manufactured homes *and tiny houses* being placed within the MH overlay zoning district must comply with section 20.664.100.

B. Manufactured home parks must comply with the provisions of section 20.664.110, in addition to the standards of the underlying zoning district.

Chapter 20.690 – Property Standards

20.690.030 General Standards.

Z. "Single-family dwelling design standards".

1. The following standards shall apply to the construction of all single-family dwellings, excluding *manufactured* homes *and tiny houses* placed within the MH overlay zoning district, *tiny houses used as accessory dwellings,* and accessory dwellings for employees' quarters that fall under the provisions of section 20.664.010:

~~1.~~a. The dwelling must meet the requirements of the most current version of the ~~Uniform Building~~ *International Residential* Code as adopted by the County, or, if it is a manufactured home, it must meet the requirements of the HUD Code and must not have been altered in violation of such codes.

~~2.~~b. The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be recorded with the County Recorder and the title must be filed with the Manufactured Housing Division, State of Nevada.

~~3.~~c. The dwelling must be approved for and permanently connected to all required utilities.

~~4.~~d. Each dwelling shall have a code compliant, site built, concrete, masonry, steel, or treated wood foundation capable of transferring design dead loads and other design loads unique to local home sites due to wind, seismic, and water conditions that are imposed by or upon the structure into the underlying soil or bedrock without failure. All foundations shall be designed in accordance with Douglas County adopted building codes or an approved engineered design. All tie-down devices must meet the manufacturer's installation requirements and Douglas County adopted building codes or an approved engineered design. The space beneath the structure must be enclosed at the perimeter of the dwelling and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. The foundation material shall be comparable to the predominant materials used in foundations of surrounding dwellings. All manufactured homes shall have running gear, tongues, axles, and wheels removed at the time of installation.

~~5.~~e. Manufactured homes must be certified under the National Mobile Home Construction and Safety Standards Act of 1974 and must be manufactured within the 5 years immediately preceding the date on which it is affixed to the residential lot.

~~6.~~f. The dwelling shall have a roof surface of metal, asphalt, composition, or concrete, fiberglass cement, clay, or slate tiles. Unfinished galvanized steel, copper, or aluminum roofing shall not be permitted, unless designed to weather and gain a patina with age. The dwelling shall have a roof with a minimum of 4:12 pitch for at least 75 percent of the total roof area and there shall be a roof overhang at the eaves and gable ends of not less than 18 inches for standard residential construction and 16 inches for manufactured home construction, excluding rain

gutters, measured from the horizontally from the exterior wall to the tip of the eave. The roof overhang requirement shall not apply to areas above porches, alcoves, and other appendages.

~~7.~~g. Dwellings shall have exterior siding materials consisting of wood, hardwood, brick, concrete, stucco, glass, tile, vinyl lap, or stone.

~~8.~~h. The width of the dwelling shall be at least 20 feet at the narrowest point of its first story for a length of at least 20 feet exclusive of any garage or porch area. The width shall be considered the lesser of the two primary dimensions. Manufactured homes must consist of more than one section and contain a minimum of 1,000 square feet of livable area.

~~9.~~i. Off-street parking shall be provided in accordance with section 20.692.050. In addition, single-family dwellings shall be provided with a garage or carport with a minimum interior width of 12 feet and constructed concurrently with the primary dwelling. The garage or carport shall be architecturally compatible with the dwelling in terms of color, size, roof overhangs and materials and exterior materials.

~~10.~~j. Porches, decks, or verandas that require a building permit are permitted on the front of the home only when covered with a roof.

~~11.~~k. All single-family dwellings shall utilize at least three of the following architectural features: dormers; more than two gables; recessed entries; covered porch/entry; bay window or alcove; building off-set; roof overhang at the eaves of at least 24 inches; roof pitch of a least 6:12; a deck with railing or planters and benches; or other compensating features that would make the dwelling architecturally compatible and harmonious with the surrounding neighborhood, as approved by the director.

~~12.~~l. The provisions of this section do not abrogate a recorded restrictive covenant prohibiting manufactured homes nor do the provisions apply within the boundaries of a historic district established pursuant to NRS 384.005 or 384.100. An application to place a manufactured home on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that the placement complies with all covenants, conditions, and restrictions placed on the lot and that the lot is not located within a historic district.

~~13.~~m. The director may consider variance requests from one or more of the developmental or architectural standards contained in development standards f through k, above. All variance requests related to these standards shall be considered a minor variance and are to be considered under the variance provisions of chapter 20.606. In lieu of the findings required under section 20.606.050(A), the following findings must be made for approval:

~~a.~~i. The architectural style proposed provides compensating features and the proposed dwelling will be compatible and harmonious with existing structures in the vicinity;

~~b.~~ii. The variance is not requested exclusively on the basis of economic hardship to the applicant; and

~~c.~~iii. The granting of the variance will not result in material damage

or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

2. The following standards shall apply to the construction of all tiny houses:

a. The tiny house must meet the requirements of the most current, adopted version of the International Residential Code, Appendix Q.

b. The tiny house must be taxed as real property. If the tiny house is also a manufactured home, an affidavit must be recorded with the County Recorder, and the title must be filed with the Manufactured Housing Division, State of Nevada.

c. The tiny house must be approved for and permanently connected to all required utilities.

d. Each tiny house shall have a code compliant, site built, concrete, masonry, steel, or treated wood foundation capable of transferring design dead loads and other design loads unique to local home sites due to wind, seismic, and water conditions that are imposed by or upon the tiny house into the underlying soil or bedrock without failure. All foundations shall be designed in accordance with Douglas County adopted building codes or an approved engineered design. In manufactured home parks or subdivisions constructed prior to January 1, 2025, all tie-down devices must meet the manufacturer's installation requirements and Douglas County adopted building codes or an approved engineered design. The space beneath the tiny house must be enclosed at the perimeter of the tiny house and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. The foundation material shall be comparable to the predominant materials used in foundations of surrounding dwellings. All tiny houses shall have running gear, tongues, axles, and wheels removed at the time of installation.

e. A tiny house that is also a manufactured home must be certified under the National Mobile Home Construction and Safety Standards Act of 1974 and must be manufactured within the 5 years immediately preceding the date on which it is affixed to the residential lot.

f. The tiny house shall have a roof surface of metal, asphalt, composition, or concrete, fiberglass cement, clay, or slate tiles. Unfinished galvanized steel, copper, or aluminum roofing shall not be permitted, unless designed to weather and gain a patina with age. The dwelling shall have a roof with a minimum of 2:12 pitch, located street side, for at least 25 percent of the total roof area. There shall be a roof overhang at the eaves and gable ends of not less than 12 inches, excluding rain gutters, measured horizontally from the exterior wall to the tip of the eave. The roof overhang requirement shall not apply to areas above porches, alcoves, and other appendages.

g. Tiny houses shall have exterior siding materials consisting of wood, hardwood, brick, concrete, stucco, glass, tile, vinyl lap, or stone, or metal that mimicks the look and appearance of above referenced materials.

h. Off-street parking shall be provided as follows: each tiny house shall be provided with a garage or carport not to exceed 50% of the total square footage of the tiny house, constructed concurrently with the tiny house. The garage or carport shall be architecturally compatible with the dwelling in terms of color, size, roof overhangs and materials and exterior materials.

i.Porches, decks, or verandas that require a building permit are permitted on the front of the tiny house only when covered with a roof.

j. All tiny houses shall utilize architectural features that make the tiny house architecturally compatible and harmonious with the surrounding neighborhood, as approved by the director.

k. The provisions of this section do not abrogate a recorded restrictive covenant prohibiting tiny houses nor do the provisions apply within the boundaries of a historic district established pursuant to NRS 384.005 or 384.100. An application to place a tiny house on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that the placement complies with all covenants, conditions, and restrictions placed on the lot and that the lot is not located within a historic district.

l. The director may consider variance requests from one or more of the developmental or architectural standards contained in development standards f through j, above. All variance requests related to these standards shall be considered a minor variance and are to be considered under the variance provisions of chapter 20.606. In lieu of the findings required under section 20.606.050(A), the following findings must be made for approval:

i. The architectural style proposed provides compensating features and the proposed dwelling will be compatible and harmonious with existing structures in the vicinity;

ii. The variance is not requested exclusively on the basis of economic hardship to the applicant; and

iii. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

Appendix A – Definitions

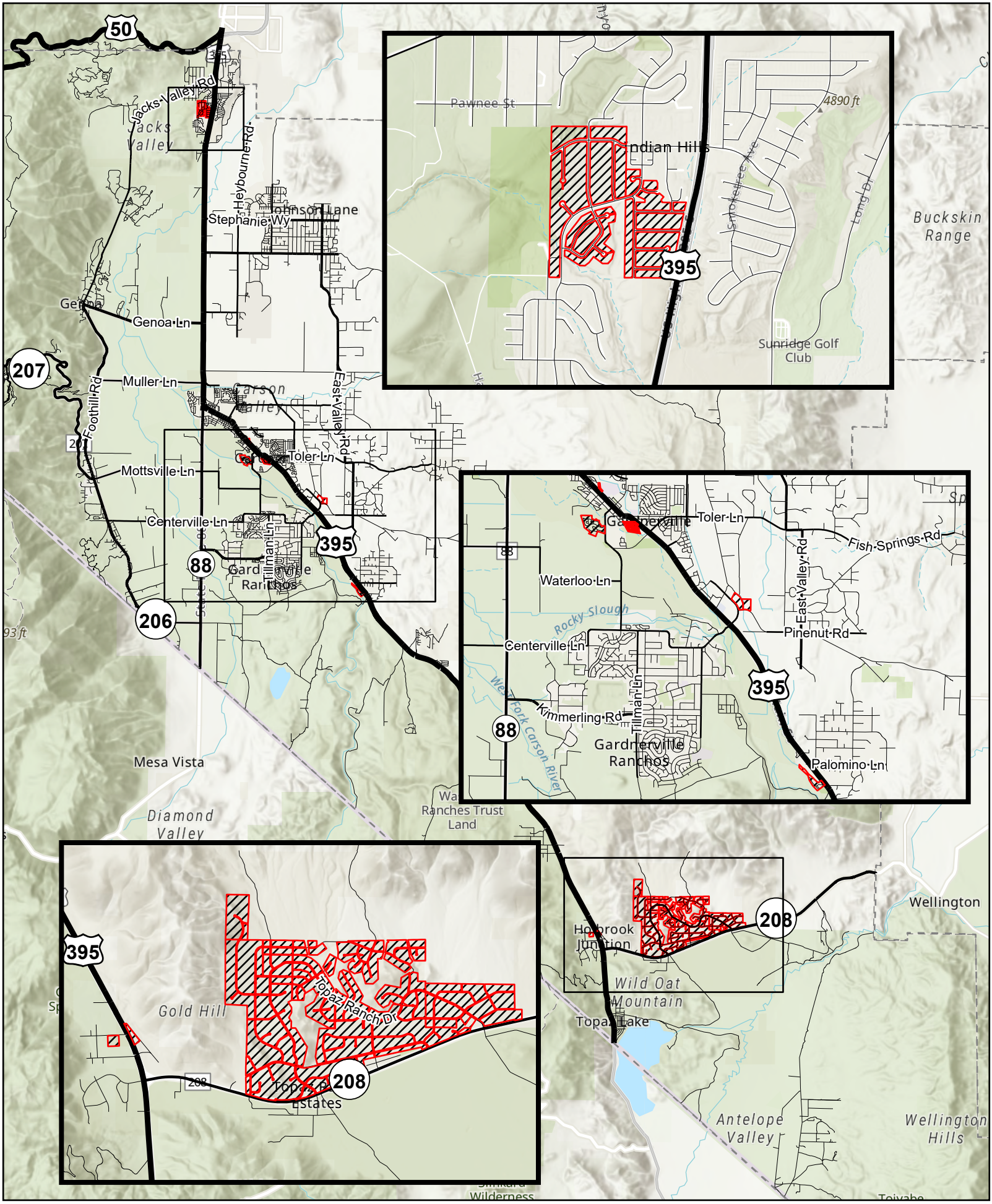
"Tiny house": a dwelling that is 400 square feet or less in floor area, excluding lofts.

Chapter 20.662 – Agricultural, Forest and Range, and Residential Land Use District Specific Standards (Table)

20.662.010 Table.

In addition to the general development requirements contained in chapter 20.690 (Property Development Standards), the following uses have specific standards that apply within the residential, agricultural and forest and range zoning districts. The standards are specified in chapter 20.664.

Specific Standards (*See* section in chapter 20.664)	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**A-19**	**FR 19/40**	**SFR 8,000**	**SFR 12,000**	**SFR 1/2**	**SFR 1**	**SFR 2**	**MFR**	**RA5**	**RA10**
100. Manufactured home*s,* ~~and~~ manufactured housing*, and tiny houses*					+	+	+	+	+	+	+	+	+	+



Manufactured Housing Zoning Overlay

DOUGLAS COUNTY

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

N

W

NRS 278.253 Ordinance for zoning of tiny houses.

1. A governing body of a county whose population is 100,000 or more or a governing body of a city whose population is 150,000 or more shall adopt an ordinance for the zoning of tiny houses that:

(a) Designates at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit;

(b) Designates at least one zoning district in which a tiny house may be located and classified as a single-family residential unit; and

(c) Designates at least one zoning district in which a tiny house may be located in a tiny house park.

2. A governing body of a county whose population is less than 100,000 or a governing body of a city whose population is less than 150,000 shall adopt an ordinance for the zoning of tiny houses that:

(a) Designates at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit;

(b) Designates at least one zoning district in which a tiny house is allowed to be located and classified as a single-family residential unit; or

(c) Designates at least one zoning district in which a tiny house may be located in a tiny house park.

3. Before adopting an ordinance pursuant to subsection 1 or 2, the governing body of a county or city must consider whether the locations of tiny houses in the designated zoning districts will have disproportionately high and adverse human health and environmental effects on minority populations and low-income populations.

4. An ordinance adopted pursuant to subsection 1 or 2:

(a) May:

(1) Include any other requirements for tiny houses that the governing body determines is necessary; and

(2) Provide that a certificate of occupancy issued for a tiny house may limit the tiny house to use as a single-family residential unit or an accessory dwelling unit.

(b) Shall require that a tiny house that is:

(1) Located in:

(I) A zoning district designated pursuant to paragraph (a) of subsection 1 or paragraph (a) of subsection 2 is classified as an accessory dwelling unit on any building permit or zoning approval issued for the tiny house;

(II) A zoning district designated pursuant to paragraph (b) of subsection 1 or paragraph (b) of subsection 2 is classified as a single-family residential unit on any building permit or zoning approval issued for the tiny house; and

(III) A zoning district designated pursuant to paragraph (c) of subsection 1 or paragraph (c) of subsection 2 is classified as a tiny house on any building permit or zoning approval issued within the tiny house park.

(2) Not built on a permanent foundation may only be issued a certificate of occupancy for the tiny house that is tied to the specific parcel of land on which the tiny house is located. If the tiny house is moved from that parcel, the owner of the tiny house must obtain a new certificate of occupancy.

5. An ordinance adopted pursuant to subsection 1 or 2 that allows for tiny houses to be located in tiny house parks must also establish requirements for tiny house parks, including, without limitation, requirements for:

(a) Community water and wastewater service;

(b) Adequate spacing between tiny houses in the tiny house park to allow for access for public safety services, including, without limitation, access for firefighting equipment and vehicles and utilities;

(c) Minimum size requirements for each space in the tiny house park for a tiny house;

(d) The minimum or maximum lot size of a tiny house park;

(e) Open space within the tiny house park; and

(f) Parking within the tiny house park.

6. An ordinance adopted pursuant to subsection 1 or 2 must define "tiny house" in accordance with the definition adopted in the International Residential Code by the International Code Council or its successor organization.

(Added to NRS by 2021, 1525)

APPENDIX Q

TINY HOUSES

This provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: *Appendix Q relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.*

SECTION AQ101 GENERAL

AQ101.1 Scope. This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *Tiny houses* shall comply with this code except as otherwise stated in this appendix.

SECTION AQ102 DEFINITIONS

AQ102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

EGRESS ROOF ACCESS WINDOW. A *skylight* or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of Section R310.2.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a *loft*.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

TINY HOUSE. A *dwelling* that is 400 square feet (37 m^2) or less in floor area excluding *lofts*.

SECTION AQ103 CEILING HEIGHT

AQ103.1 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in *lofts* are permitted to be less than 6 feet 8 inches (2032 mm).

SECTION AQ104 LOFTS

AQ104.1 Minimum loft area and dimensions. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ104.1.1 through AQ104.1.3.

AQ104.1.1 Minimum area. *Lofts* shall have a floor area of not less than 35 square feet (3.25 m^2).

AQ104.1.2 Minimum dimensions. *Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area. Portions of a *loft* with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope), portions of a *loft* with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

AQ104.2 Loft access. The access to and primary egress from *lofts* shall be of any type described in Sections AQ104.2.1 through AQ104.2.4.

AQ104.2.1 Stairways. Stairways accessing *lofts* shall comply with this code or with Sections AQ104.2.1.1 through AQ104.2.1.5.

AQ104.2.1.1 Width. Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

AQ104.2.1.2 Headroom. The headroom in stairways accessing a *loft* shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

AQ104.2.1.3 Treads and risers. Risers for stairs accessing a *loft* shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

AQ104.2.1.4 Landing platforms. The top tread and riser of stairways accessing *lofts* shall be constructed as a *landing platform* where the *loft* ceiling height is less

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than 6 feet 2 inches (1880 mm) where the stairway meets the *loft*. The *landing platform* shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the *loft*, and 16 to 18 inches (406 to 457 mm) in height measured from the *landing platform* to the *loft* floor.

AQ104.2.1.5 Handrails. Handrails shall comply with Section R311.7.8.

AQ104.2.1.6 Stairway guards. Guards at open sides of stairways shall comply with Section R312.1.

AQ104.2.2 Ladders. Ladders accessing *lofts* shall comply with Sections AQ104.2.1 and AQ104.2.2.

AQ104.2.2.1 Size and capacity. Ladders accessing *lofts* shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within $^{3}/_{8}$ inch (9.5 mm).

AQ104.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

AQ104.2.3 Alternating tread devices. Alternating tread devices accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.2.4 Ships ladders. Ships ladders accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 20 inches (508 mm).

AQ104.2.5 Loft Guards. *Loft* guards shall be located along the open side of *lofts*. *Loft* guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.

SECTION AQ105
EMERGENCY ESCAPE AND RESCUE OPENINGS

AQ105.1 General. *Tiny houses* shall meet the requirements of Section R310 for emergency escape and rescue openings.

Exception: *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the *loft* floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

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AGENDA ITEM NO. 7.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on an appeal filed by the Elliot Revocable Trust (Lloyd & Irene Elliott), owner of 148 Granite Springs Drive, Stateline, Nevada 89449 (APN: 1318-26-515-002), VHR Permit DSTR0762P, contesting the revocation of a VHR permit. Code Enforcement Case Number 24-000291. (Ernie Strehlow)

RECOMMENDED MOTION:
The Board of County Commissioners must first:

(1) Find that appellant Elliott Revocable Trust has standing to bring an appeal and is aggrieved by the revocation of its VHR permit; or
(2) Find that appellant Elliott Revocable Trust does not have standing to bring an appeal and/or was not aggrieved by the the revocation of its VHR permit.

If Elliott Revocable Trust has standing to appeal, the Board of County Commissioners should then:

(1) Affirm the decision of the VHR Advisory Board, upholding the revocation of the VHR Permit; or
(2) Modify the decision of the VHR Advisory Board revoking the VHR Permit, consistent with the provisions of Chapter 20.622 of the Douglas County Code, as the Board of County Commissioners deems appropriate; or
(3) Rescind the imposition of the penalty and decision of the VHR Advisory Board, overturning the revocation of the VHR Permit.

FINANCIAL IMPACT:
$2,500 (future renewal fees) per year to the County, plus transient occupancy tax payments, depending on the outcome of the Board's decision.

BACKGROUND:
The following timeline describes the relevant events leading to this appeal:

09/16/13 - Property at 148 Granite Springs Drive (VHR House) acquired by Lloyd and Irene Elliott (Elliott Revocable Trust).

02/18/14 - VHR permit approved.

07/29/21 - Received noise complaint via email from Shawna Purvance, 145 Granite Springs Drive, regarding the VHR. Case closed as unfounded as there was no supporting Douglas County Sheriff's Office (DCSO) report or other evidence.

11/6/21 - Received noise complaint call from Ms. Purvance. Property manager contacted and submits noise monitor levels. DCSO not notified. Case closed as unfounded.

01/18/22 - Property at 146 Granite Springs Drive acquired by Mr. McLaughlin and Ms. Harrigal. (McLaughlin Trust 2016).

03/19/22 - Code Enforcement received a noise complaint call from Ms. Harrigal at 3 p.m. The complaint was logged as documentation only as noise was during daytime hours. Ms. Harrigal advised to contact DCSO non-emergency line for disturbing the peace calls in the future.

09/2/22 - Code Enforcement received another complaint from Ms. Harrigal at 8:05 p.m., this time regarding too many vehicles parked at VHR with a submitted Ring camera photo.

02/17/24 - Code Enforcement received another noise complaint from Ms. Harrigal at 9:20 p.m. Code Enforcement called Ms. Harrigal back at 9:30 p.m. with information to contact DCSO for noise disturbance. Code Enforcement contacted VHR local contact Tom Sloan / Sierra Tahoe Realty regarding the complaint and confirmed the property was rented and submitted acceptable noise monitor readings.

02/21/24 - Received DCSO report from Feb. 17 complaint. DCSO reported no noise disturbance at the time of their arrival. Submitted noise monitor levels showed no excessive noise. Case closed.

07/13/24 - Received separate complaints from Ms. Harrigal and Ms. Purvance regarding over-occupancy and noise from the property in the afternoon. Mr. Sloan was contacted and stated occupancy is at 10 and after checking noise monitors and ring cameras that there were no ‘spikes’ in noise at any time during the stay. The case was closed unfounded as there was not enough evidence to support a violation.

08/03/2024 - Received complaint from Ms. Harrigal and Ms. Purvance regarding noise overnight at the property. Ms. Harrigal stated DCSO was notified and responded. Mr. Sloan was not notified of complaint at time of the incident as it was filed directly with DCSO. Later, Mr. Sloan verified property was rented and submitted noise monitor readings that showed an increase.

08/06/24 - Received copy of DCSO report from complaint confirming, 1) noise disturbance, and 2) five vehicles parked at property. In addition, there was a failure/avoidance of occupants to answer door knock by deputy at 4:58 am on August 3. The original call for noise was ~3am but was cleared per the DCSO report due to activity elsewhere of higher priority requiring a second call two hours later.

08/07/24 - Notice of violation and permit revocation sent.

08/08/24 - Appeal requested and received. No justification letter was submitted.

10/23/24 – The Vacation Home Rental Advisory Board (VHRAB) heard an appeal contesting the revocation of the VHR permit. The VHRAB upheld the County's revocation of the permit 2-1, with 1 abstention, and 1 absent.

10/24/24 - Appeal requested and received.

ATTACHMENTS:
Appellant Appeal Packet Final.pdf
BOCC Appeal Packet Final.pdf
10-23-24 VHR Draft Minutes of Appeal Item Only.pdf

The following packet and information were provided by the appellant prior to the VHRAB meeting on 10/23/2024 and is reissued to the packet for the BOCC appeal.

Document	148 Granite_Nov5_6_Noise Monitor_1a_3am.pdf	11/08/2021	Donna Artz
Document	148 Granite_Nov5_6_Noise Monitor_3a_6am.pdf	11/08/2021	Donna Artz
Document	148 Granite_Nov5_6_Noise Monitor_6a_9am.pdf	11/08/2021	Donna Artz
Document	148 Granite Springs Police Report.pdf	11/10/2021	Donna Artz

NOTES

TYPE	DATE	CREATED BY	NOTE
General Information	08/09/2021	Donna Artz	No DCSO reports. DJA
General Information	08/10/2021	Donna Artz	On 7/29/21, Shawna Purvance emailed a complaint but sent the wrong address on the property. She gave her address (145 Granite Springs) as the illegal VHR, which is unpermitted, but it is her residence. The actual address for the noise is 148 Granite Springs, which is permitted. I am waiting on DCSO to verify there was a noise issue at that residence. DJA
General Information	10/11/2021	Donna Artz	No further complaints. Case Closed. DJA
General Information	11/06/2021	Donna Artz	On 11/6/21, at approximately 11:15am, Shawna Purvance called to report that her children told her they were kept awake all night because of yelling and screaming occurring at 148 Granite Springs, which is a licensed VHR. Shawna said she did not hear anything, but her children told her that morning they could not sleep at all because of the noise. Shawna also stated she personally observed approximately 30 people coming out of the house that morning. I asked her if she had called the emergency contact Tahoe Realty. Shawna said she had not. I told her I would look into the matter and I also gave her the telephone number of the emergency contact. I told her if this occurs again tonight, she should call the emergency contact first, so he/she could rectify the problem, or Douglas County Sheriff's Dept. if the noise was that bad. Then, she should also call the VHR hotline. I told her I would contact the emergency contact about the issue as soon as we finished our call. I called Tahoe Realty at approximately 11:26. Tammy Faulkner answered the phone. I explained the situation regarding 148 Granite. Tammy asked me what she should do, if she should go over to the VHR and babysit the renters. I told her she simply needed to tell the renters there were rules regarding noise, especially during the hours of 9pm and 8am. Tammy stated understood and she asked the name of the complainant. I told her I could not tell her that. Tammy stated she would have Tom Sloan call me. Tom called me at approximately 11:57. I explained the situation. I asked him to please check with the renters and provide me with a report. Tom stated that he would do so. Tom also stated he knew who the complainant was, and she was a neighbor who did not like VHRs. Tom stated she often made unwarranted complaints because she did not like VHRs. Tom said he would check on the renters, advise them of the rules and send me a report. Tom emailed me the appropriate report form. I will investigate the matter. DJA
General Information	11/08/2021	Donna Artz	As of this date, complaint unfounded. This incident will not count as an incident /ding against this property. DJA

DOUGLAS COUNTY
VACATION HOME RENTAL
CODE ENFORCEMENT

Local Contact VHR Complaint Reporting Form

This form is to be used to report complaints about your VHR, or the VHR you manage. Following the resolution of the issue, the County requires that the Certified Local Contact report the complaint in writing within one hour of the occurrence.

A complaint must be logged with the County for EACH complaint. This is required EVEN IF:
- There is no validity to the complaint
- The issue is resolved without need for a response from the Sheriff or Code Enforcement
- There is no penalty for a violation
- There are multiple complaints about one potential violation

Please enter the details of this complaint below.

Local Contact Full Name: Sierra Tahoe Realty-Tom Sloan

Email Address: STRLakeTahoe@gmail.com

Phone Number: 7755892930 VHR Permit Number: 0844831

VHR Property Address: 148 Granite Springs Dr

Date complaint received: 11/6/2021 Time complaint received: 11:30am

Please describe the complaint:

Neighbor complained that there were 30 people at the home.

How was the complaint received?:

Phone Call

How was the complaint resolved?:

I personally went to the home 10 mins after receiving the complaint and spoke to the guests. There was not 30 people at the propety as the complaint stated. There were 7 of the guests there. We also have noise monitors inside and outside of the home and they record in realtime. I reviewed the noise levels for the last 15+ hours and at no time did the noise exceed the levels inside or outside. Neighbor told my assistant she is tired of VHR rentals and is going to keep complaining until we lose our permit. This is unacceptable to me!

Was there follow up communication with the person reporting the complaint to let them know how the complaint was resolved? YES What were they told?:

I called Shawna Purvance and spoke with here at 12pm I explained the noise may have been from another rental or party nearby The girls who are renting our home said they heard a group down the street. I gave Shawna my cell number and asked her to text me a photo if she sees a large group there today or tonight.

148 Granite Springs, Stateline NV 89449 3000 SQ FT 10 Max Occupancy

Nov 5, 2021 - Nov 6, 2021 REFRESHED 0 MINUTES AGO

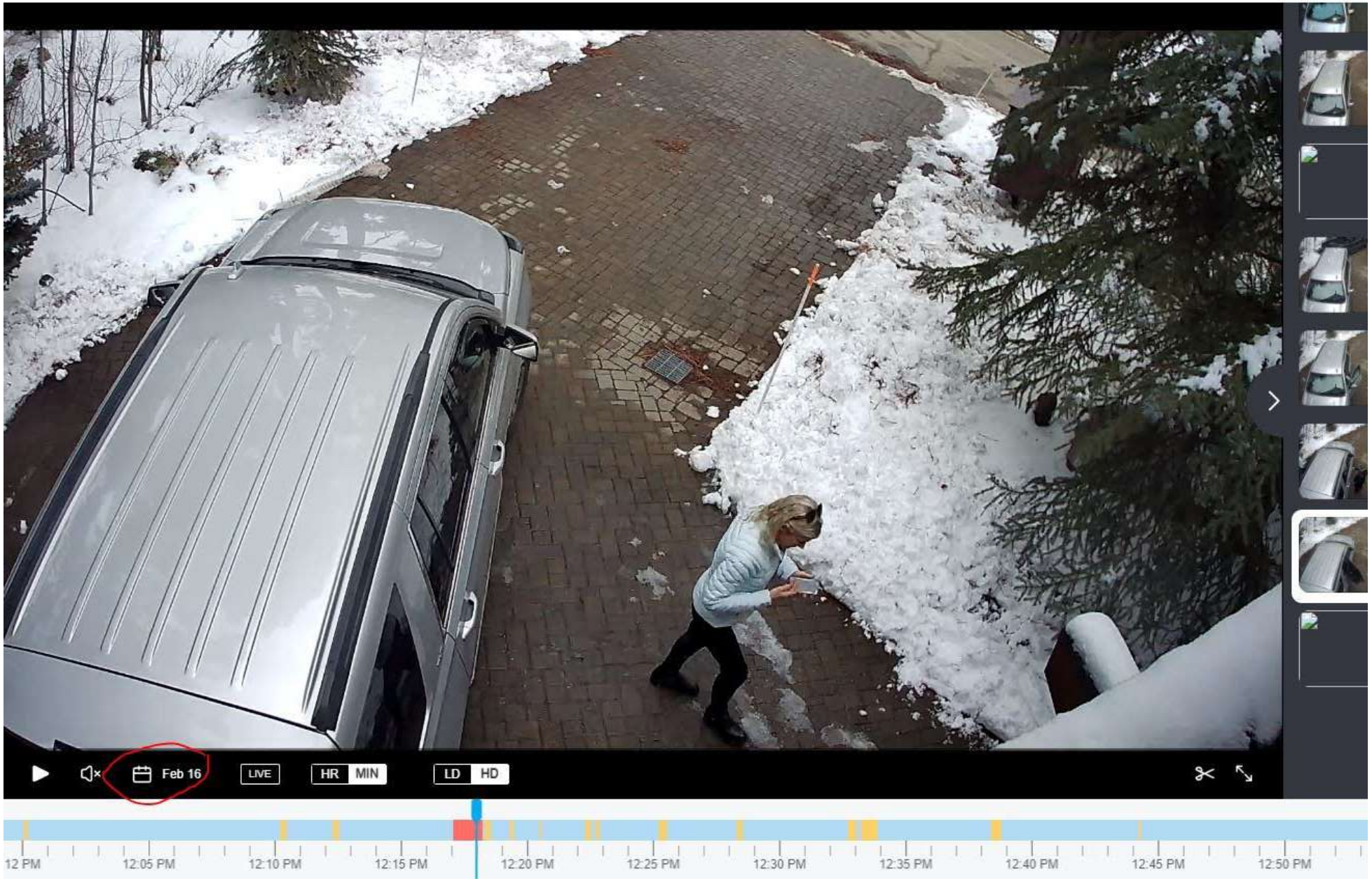


Occupancy

MANAGE OCCUPANCY ALERTS

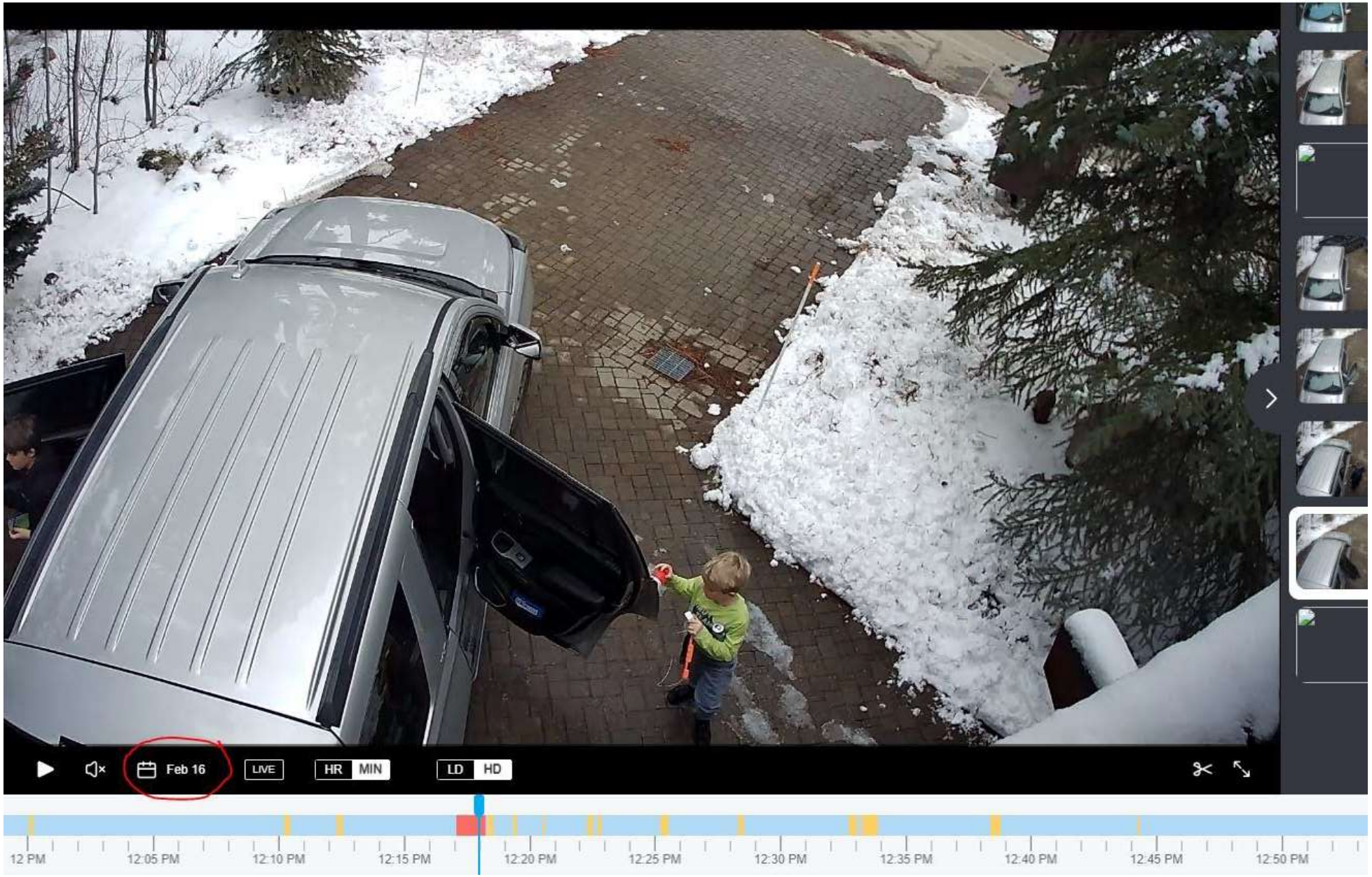

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GS148

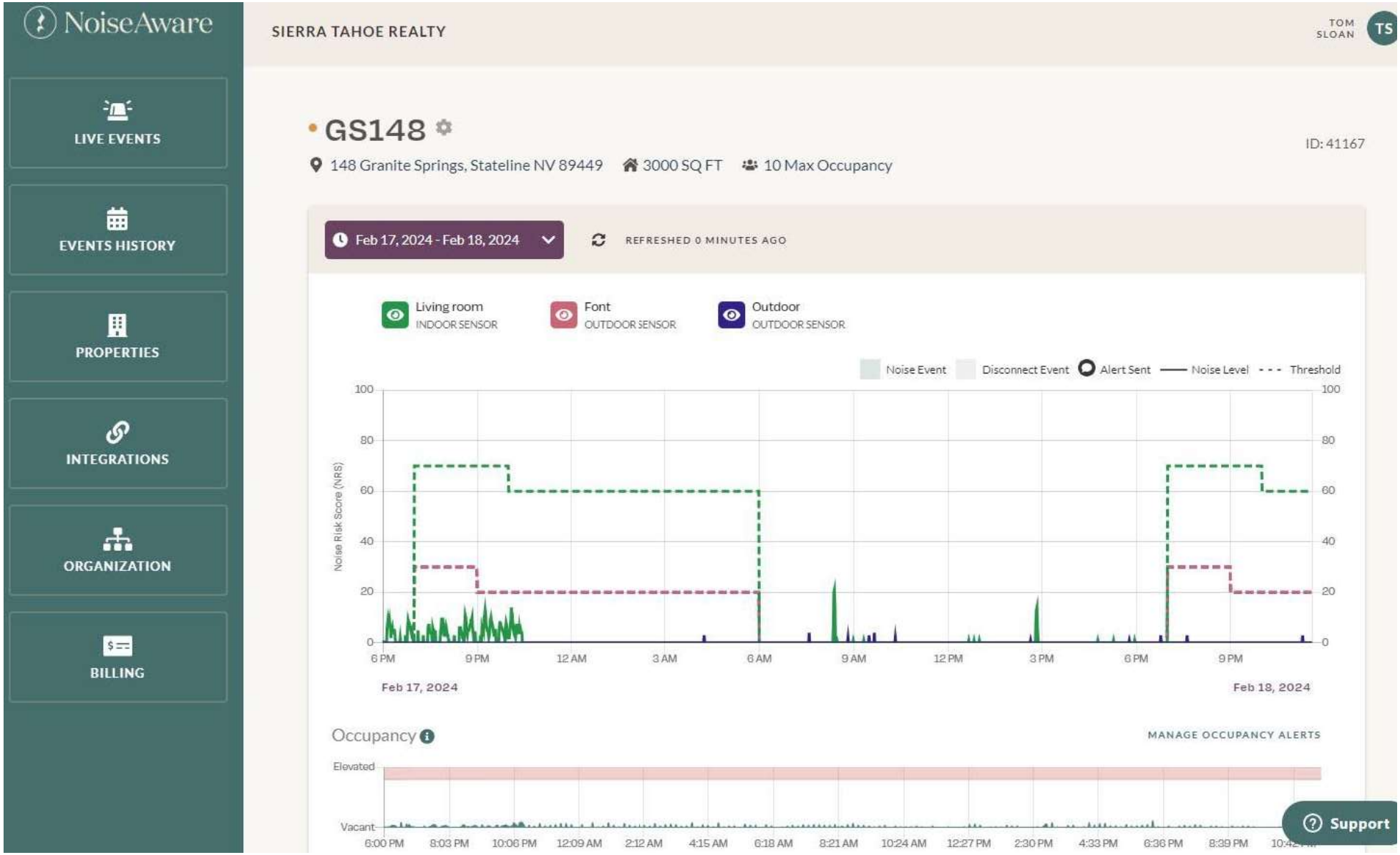

Feb 16
LIVE
HR
MIN
LD
HD
12 PM
12:05 PM
12:10 PM
12:15 PM
12:20 PM
12:25 PM
12:30 PM
12:35 PM
12:40 PM
12:45 PM
12:50 PM

729

GS148


Feb 16
LIVE
HR
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HD
12 PM
12:05 PM
12:10 PM
12:15 PM
12:20 PM
12:25 PM
12:30 PM
12:35 PM
12:40 PM
12:45 PM
12:50 PM

730


NoiseAware
SIERRA TAHOE REALTY
TOM SLOAN
TS
LIVE EVENTS
EVENTS HISTORY
PROPERTIES
INTEGRATIONS
ORGANIZATION
BILLING
GS148
148 Granite Springs, Stateline NV 89449
3000 SQ FT
10 Max Occupancy
ID: 41167
Feb 17, 2024 - Feb 18, 2024
REFRESHED 0 MINUTES AGO
Living room
INDOOR SENSOR
Font
OUTDOOR SENSOR
Outdoor
OUTDOOR SENSOR
Noise Event
Disconnect Event
Alert Sent
Noise Level
Threshold
Noise Risk Score (NRS)
100
80
60
40
20
0
6 PM
9 PM
12 AM
3 AM
6 AM
9 AM
12 PM
3 PM
6 PM
9 PM
Feb 17, 2024
Feb 18, 2024
Occupancy
MANAGE OCCUPANCY ALERTS
Elevated
Vacant
6:00 PM
8:03 PM
10:06 PM
12:09 AM
2:12 AM
4:15 AM
6:18 AM
8:21 AM
10:24 AM
12:27 PM
2:30 PM
4:33 PM
6:36 PM
8:39 PM
Support

Douglas County Sheriff Minden, Nevada

Confidential Deputy Report for Incident 24SO04437

24SO04437

Nature: Disturbance P3

Address: 148 GRANITE SPRINGS DR; LRKG
Stateline NV 89449

Location: LUK68

Offense Codes: DSPE
Received By: Brewer B **How Received:** 9 **Agency:** DCSO
Responding Officers: Davis J
Responsible Officer: Davis J **Disposition:** CLO 02/17/24
When Reported: 21:27:02 02/17/24 **Occurred Between:** 21:27:02 02/17/24 and 21:28:13 02/17/24

Assigned To: **Detail:** **Date Assigned:** **/**/**
Status: **Status Date:** **/**/** **Due Date:** **/**/**

Complainant:
Last: **First:** **Mid:**
DOB: **/**/** **Dr Lic:** **Address:**
Race: **Sex:** **Phone:** **City:** ,

Offense Codes

Reported: **Observed:** VACC VACATION CHECK
Additional Offense: DSPE DISTURBING THE PEACE

Circumstances

VHR Vacation Home Rental Incident

Responding Officers: **Unit :**
Davis J 303

Responsible Officer: Davis J **Agency:** DCSO
Received By: Brewer B **Last Radio Log:** 23:37:58 02/17/24 CMPLT
How Received: 9 911 Line **Clearance:** RTF Report To Follow
When Reported: 21:27:02 02/17/24 **Disposition:** CLO **Date:** 02/17/24
Judicial Status: **Occurred between:** 21:27:02 02/17/24
Misc Entry: **and:** 21:28:13 02/17/24

Modus Operandi: **Description :** **Method :**

CONFIDENTIAL - THIS REPORT IS NOT TO BE REPRODUCED OR RELEASED WITHOUT THE AUTHORIZATION OF THE DOUGLAS COUNTY SHERIFF'S OFFICE

Involvements

Date	Type	Description	Relationship

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AUTHORIZATION OF THE DOUGLAS
COUNTY SHERIFF'S OFFICE

Narrative

DOUGLAS COUNTY SHERIFF'S OFFICE
INVESTIGATION NARRATIVE
CASE #24-SO-04437

CLASSIFICATION:

Vacation Home Rental Incident

DETAILS:

On 2/17/24, at approximately 2127hours, I was dispatched to a noise complaint at 148 Granite Springs Drove. My response was delayed due to other priority calls.

This location is flagged as a Vacation Home Rental property. A gathering was occurring at the location, and music and voices were emanating from the residence. Upon my arrival, I observed the house to be dark, quite and it appeared no one was inside of the residence.

Based on what I observed while I was on scene, I don't find this incident to be a violation.

While on scene, I also observed the vehicles in the driveway were in compliance with the VHR rules and regulations and all the vehicles appeared to have parking passes on the dashboards.

DISCLAIMER:

THIS REPORT IS A SYNOPSIS OF MY INVESTIGATION INTO THIS MATTER. THIS REPORT IS NOT AN EXACT REPRESENTATION OF THE CHRONOLOGY OF MY INVESTIGATION. THE STATEMENTS ATTRIBUTED TO THE INDIVIDUALS I CONTACTED DURING THIS INVESTIGATION ARE ALSO SYNOPSIZED TO PROVIDE THE GENERAL CONTEXT/CONTENT OF WHAT I LEARNED FROM THEM. PLEASE REFER TO FOOTAGE FROM MY BODY WORN CAMERA FOR ADDITIONAL DETAIL REGARDING THIS INVESTIGATION.

DISPOSITION:

Closed. Forward to DC Code Enforcement.

Deputy JT Davis #483
Sun Feb 18 00:32:53 2024

Reporting Deputy

Responsible LEO:

Approved by:

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_____

Date

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COUNTY SHERIFF'S OFFICE

Gmail Tom <tahoesloan@gmail.com>

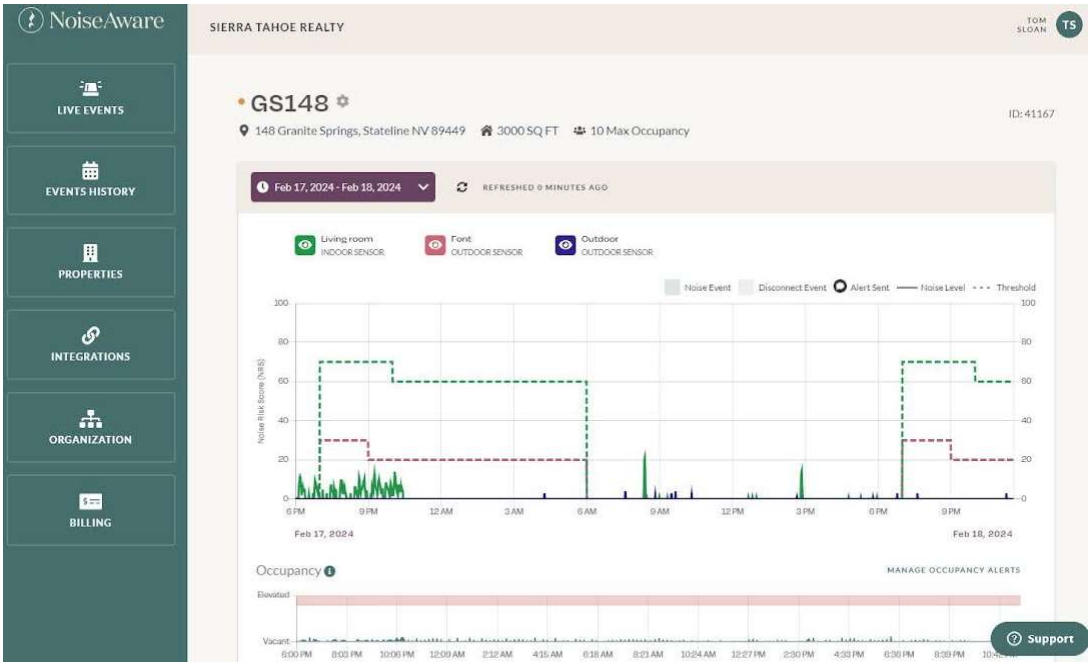
148 Granite Springs Dr

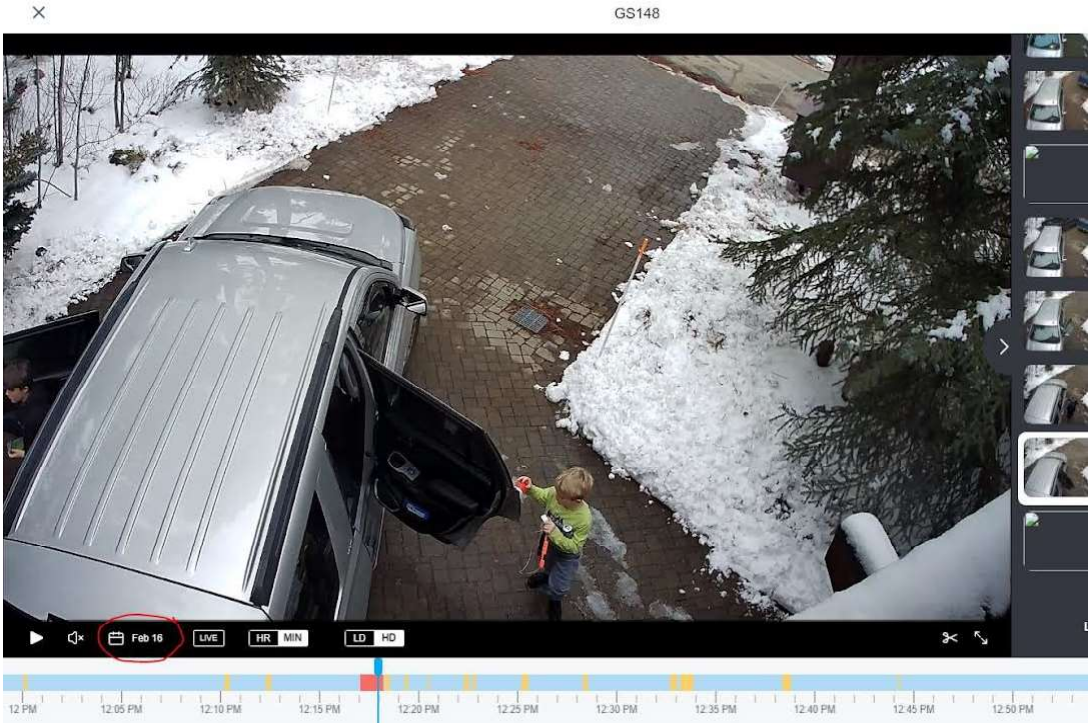
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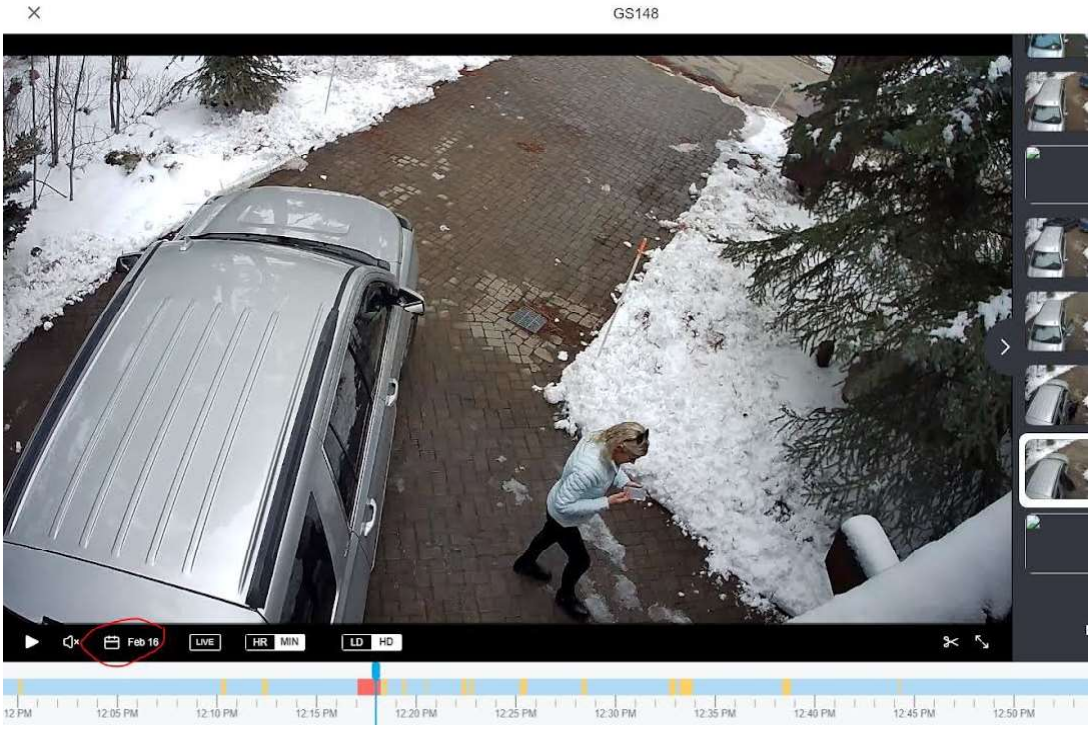
Tom <tahoesloan@gmail.com> Wed, Feb 21, 2024 at 2:58 PM
To: mcfelten@douglasnv.us

Mike,

Nice talking with you. Please see attached noise monitor log as well as a 2 photos of when the guests arrived on the 16th which does show small children with them as I mentioned on the phone the other day.







--

Sincerely,
Tom

Tom Sloan
Sierra Tahoe Realty Broker / Owner B.0145049

Box 1065 Zephyr Cove, NV. 89448
775.589.2930 - 775.772.7352 (C)
TahoeSloan@gmail.com
www.SierraTahoeHomes.com

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Ernie Strehlow, Ed.D
Program Manager

775-782-6280
FAX: 775-782-6297
website: www.douglascountynv.gov

- Vacation Home Rentals
- Code Enforcement

Courtesy Notice - Vacation Home Rental

Date: February 22, 2024

Dear Mr. & Mrs. Elliott

The purpose of this correspondence is to advise you that a complaint was made to Douglas County Code Enforcement regarding a noise disturbance at your property, 148 Granite Springs Dr, Stateline, NV on February 17, 2024 at 9:21 p.m.

It was determined that there was not a violation.

However, it was noted that when Douglas County Code Enforcement called the property manager the evening of the incident, the call was not responded to in a timely manner as required by Section 20.622.040.A.2 of Douglas County Code. Please assist by ensuring that incident calls are returned in a timely manner.

This is a courtesy notice. It is our hope that you will take the necessary steps in complying with the county code. We also hope that you will advise your guests of the sensitivity of neighbors and of the importance of educating Vacation Home guests of the entirety and rigidity of the Counties Ordinance to ensure that your rental property does not generate future complaints or require law enforcement attention to respond to future violations

It is our hope that you will take the necessary steps in complying with the county code. Should you have any questions, please contact us at vhr@douglasnv.us or 775-782-6214

Thank you,

Douglas County Code Enforcement

From: no-reply@mg host... ompliance
To: ...om
Subject: ...48 Granite Springs Drive , Kingsbury, Nevada
Date:

CAUTIO... ...ion. If you did not expect to receive something from this... ...y if you know the sender).

Otherwis... ...recognize the sender and know the content is safe. You... ...in credentials as a result of opening or clicking anything.

logo

CALL FOR COMPLAINT WAS ON 3/8/24 ABOUT A LOUD PARTY THE NIGHT BEFORE. ON 3/7/24

HOWEVER, THIS HOME WAS NOT RENTED FROM 3/4/24 TO 7/3/24

You got a new Short-term Rental Hotline call!

This is the 1st report for this address in the past 24 hours.

We wanted to let you know that we just received a new call on the Short-term Rental Hotline. You'll find the details below.

Listen to call recording

Call Details

Call ID
7a3eb5ff5e8940af908041ea4ba8d25c
Call Time 03/08/2024 08:45:07 AM (America/Los_Angeles)
Caller Name Sana Purvant
Caller's Callback #7752336700
Property's Contact Person Called
True
Property's Contact Person's # (775) 589-2930

Reported Issue Details

Reported Address 148 Granite Springs Drive , Kingsbury, Nevada
Reported Issue Details Nuisance at a Short-term Rental: loud party: The caller is reporting that the above location was extremely loud for the entire last night - similar to times in the past. Please call back on this if needed, as the caller is happy to speak with anyone as needed.

?

FILE SUMMARY REPORT
August 13, 2024

FILE INFORMATION

File #:	22-000056	**Address:**	148 Granite Springs Drive
Status:	Closed	**Parcel #:**	1318-26-515-002
Open Date:	03/24/2022	**Description:**	Unfounded/not valid noise complaint
Close Date:	03/24/2022	**Owner Name:**	ELLIOTT, LLOYD JR & IRENE TTEE
Type:		**Owner Address:**	3044 Dos Vistas Dr. Shingle Springs, CA 95682

CONTACTS

CONTACT	ASSOCIATION	CONTACTTYPE	ADDRESS	PHONE
Chivonne Harrigal	Complainant	Complainant	Home Address: 146 Granite Springs Drive Stateline NV 89449	

DOCUMENTS

SOURCE	DOCUMENT NAME	DATE	CREATED BY
Document	BH - emailed - 148 Granite Springs VHR complaint.msg	03/24/2022	Rachel Moroles-O'Neil
Document	BH - emailed - Re 148 Granite Springs VHR complaint.msg	03/24/2022	Rachel Moroles-O'Neil
Document	RE 148 Granite Springs VHR complaint.msg	03/24/2022	Rachel Moroles-O'Neil

NOTES

TYPE	DATE	CREATED BY	NOTE
General Information	03/24/2022	Rachel Moroles-O'Neil	On Saturday, 03/19/2022, at 2:59pm I received a call on the VHR hotline. I missed the call but returned her call with-in 20 minutes. The caller, Chivonne Harrigal said she wanted to make a noise complaint about loud music that was being played from the deck with people in the hottub. Chivonne stated that she did not know the address of the residence she was complaining about. I informed Chivonne that it was not a Code violation to be loud before 9pm. I advised her to call the Douglas County Sheriff nonemergency line and provided her with he phone number. She went on to say that the loud music has now stopped but she will call DCSO if it starts up again. On Wednesday, 03/24/2022, Chivonne emailed the VHR email and sated the address was 148 Granite Springs. She still wanted to make a complaint. Bonnie Harwood informed Chivonne that occasionally a message has to be left on weekends. Code Enforcement does not have a ?call center? there is only an ?on call person?. In the future if the noise is disturbing your peace and you need immediate attention, please call the Sheriff's Office as they are equipped to handle those situations and they will forward us a report if it is valid. Case was documented for information only. Case closed.
General Information	03/25/2022	Rachel Moroles-O'Neil	On Thursday, 03/24/2022, at about 1745 hours, I received a call on the hotline from T. McDermott who resides at 149 Granite Springs. She said the renters at 148 Granite Springs were screaming/talking loudly and smoking something. McDermott added that she had to leave her residence because she couldn't handle it and now she has a headache. I told her it was not a Code violation because quite hours are after 2100 hours. I

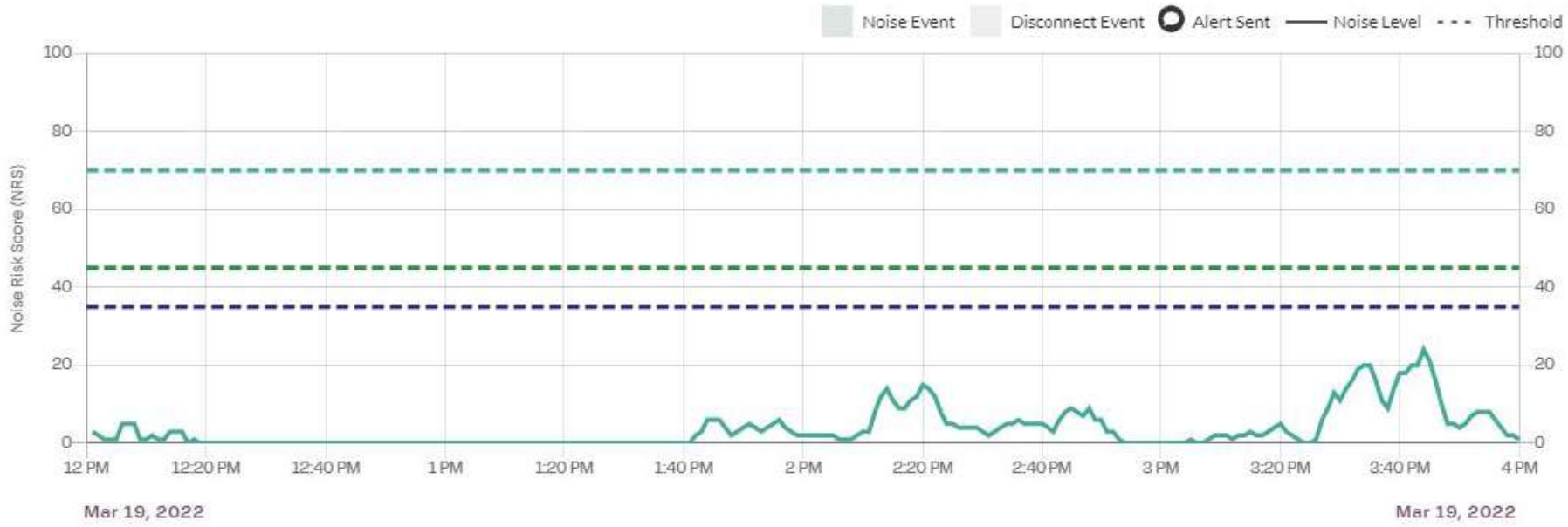
GS148

ID: 41167

148 Granite Springs, Stateline NV 89449 3000 SQ FT 10 Max Occupancy

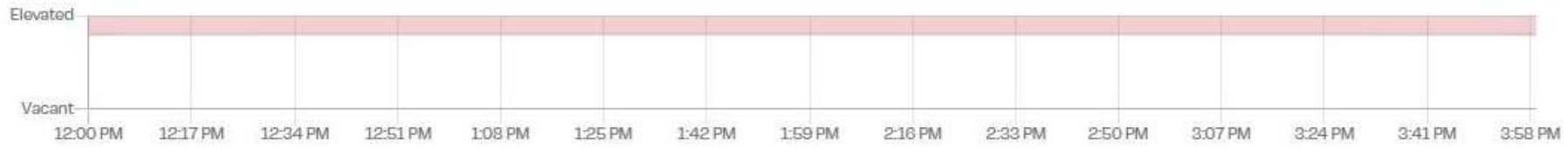
Mar 19, 2022 - Mar 19, 2022 REFRESHED 0 MINUTES AGO

Hot Tub Area OUTDOOR SENSOR
Back BBQ Area OUTDOOR SENSOR
Front Of Garage OUTDOOR SENSOR
Tree Along Fence Next To Neighbor OUTDOOR SENSOR
Living room INDOOR SENSOR



Occupancy

MANAGE OCCUPANCY ALERTS



GS148

ID: 41167

148 Granite Springs, Stateline NV 89449 | 3000 SQ FT | 10 Max Occupancy

Jul 10, 2024 - Jul 11, 2024

REFRESHED 0 MINUTES AGO



Occupancy

MANAGE OCCUPANCY ALERTS

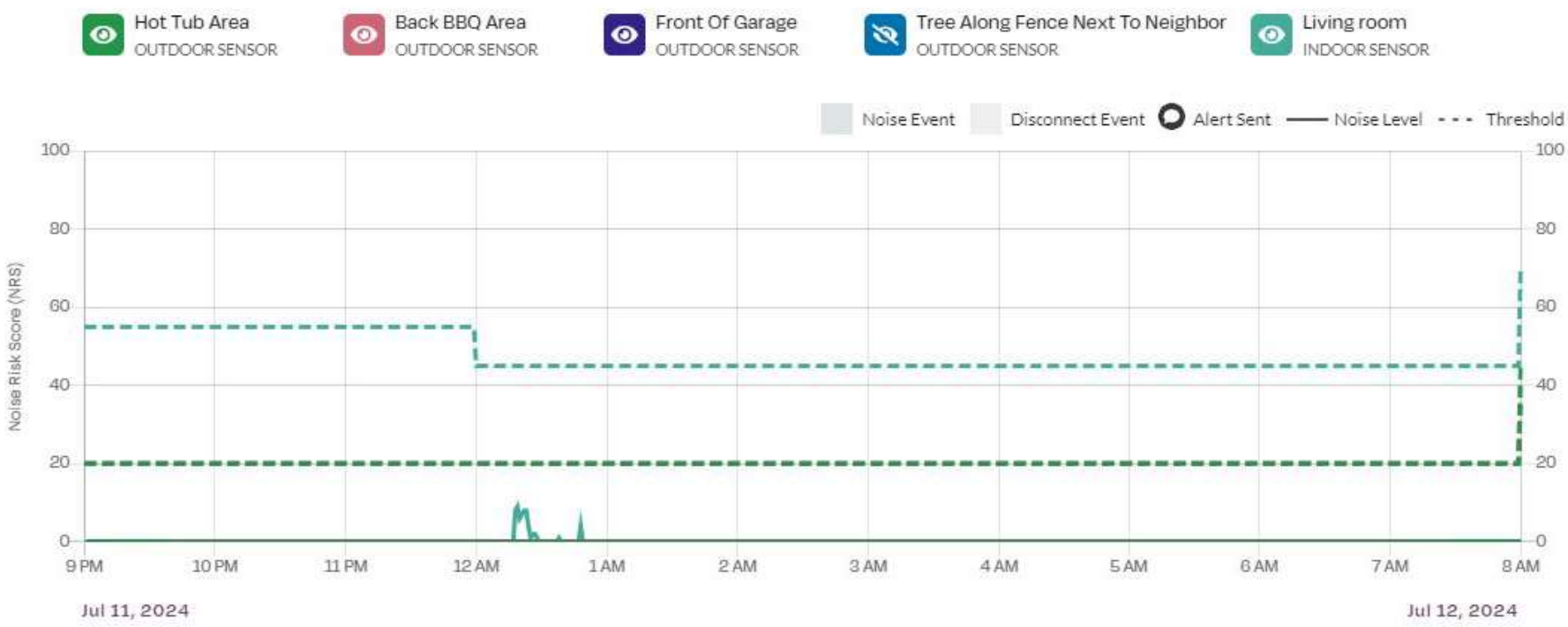
GS148

148 Granite Springs, Stateline NV 89449 | 3000 SQ FT | 10 Max Occupancy

ID: 41167

Jul 11, 2024 - Jul 12, 2024

REFRESHED 0 MINUTES AGO



Occupancy

MANAGE OCCUPANCY ALERTS



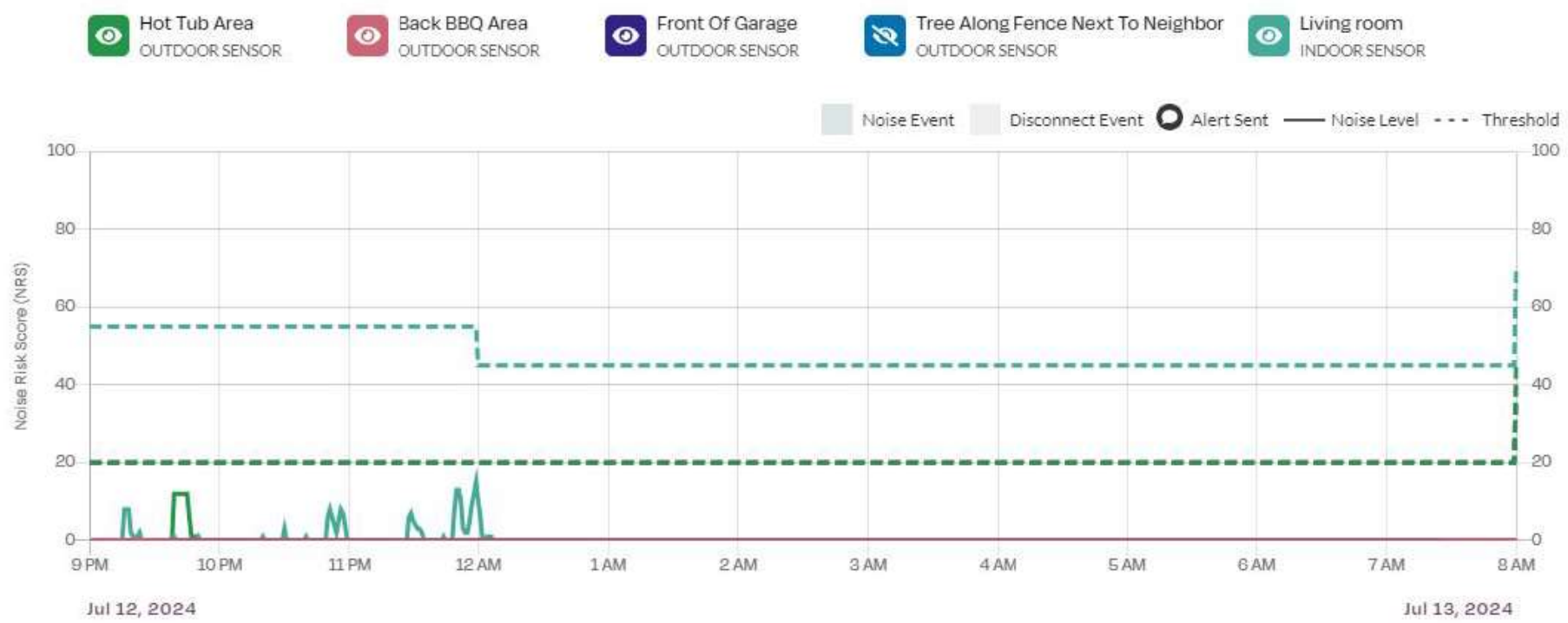
GS148

148 Granite Springs, Stateline NV 89449 3000 SQ FT 10 Max Occupancy

ID: 41167

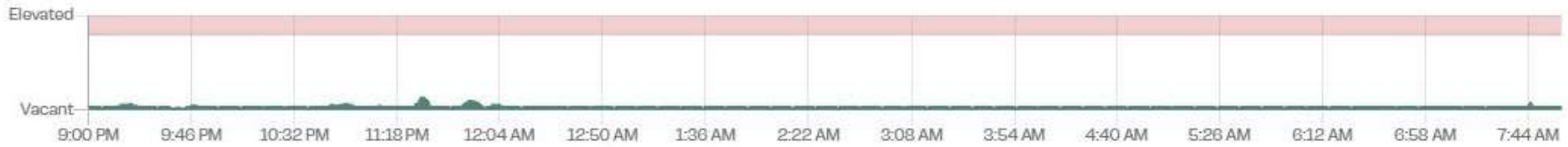
Jul 12, 2024 - Jul 13, 2024

REFRESHED 0 MINUTES AGO



Occupancy

MANAGE OCCUPANCY ALERTS



FILE SUMMARY REPORT
August 08, 2024

FILE INFORMATION

File #:	24-000244	**Address:**	148 Granite Springs Drive
Status:	Closed	**Parcel #:**	1318-26-515-002
Open Date:	07/17/2024	**Description:**	VHR - Occupancy
Close Date:	07/17/2024	**Owner Name:**	Lloyd & Irene Elliott
Type:		**Owner Address:**	3044 Dos Vistas Dr. Shingle Springs, CA 95682

CONTACTS

CONTACT	ASSOCIATION	CONTACTTYPE	ADDRESS	PHONE
Chivonne Harrigal	Complainant	Complainant	Home Address: 146 Granite Springs Drive Stateline NV 89449	
Phil Olivieri	Complainant	Citizen	Home Address: 150 Granite Springs Stateline NV	
Shawna Purvance	Complainant	Citizen	Home Address: 145 Granite Springs Stateline NV	Mobile: (775) 233-6700

INSPECTIONS

TYPE	INSPECTION DATE	INSPECTOR	STATUS NOTES
Inspection	07/13/2024	Bonnie Harwood	Spoke to LC Tom Sloan - Tom stated the occupants is only 10. He checked his ring cameras and pulled up the noise monitors. The monitors did not spike the entire time. He stated he would reach out to the guests. But nothing appears to be amiss.
Inspection	07/13/2024	Bonnie Harwood	no evidence to support complaint. The occupants are allowed to have up to 10 extra people during the day hours. The complaint is that there are 13 people getting into 3 SUV's during the day. There is nothing indicating that they are over occupancy.
Re-Inspection	07/14/2024	Bonnie Harwood	Asked Michael to check property while working Saturday night, He stated he did not see over occupancy or hear any noise at the property.

ACTIVITIES

TYPE	ACTIVITY DATE	ASSIGNED TO	STATUS NOTES
Complaint received	07/13/2024	Bonnie Harwood	Host Compliance - Chivonne Harrigal @ 0750 - Nuisance at a Short-term Rental: other: Shivone reporting code violation at 148 Granite Springs Dr. There is more then 10 people in the last 3 nights. Please call

GS148

148 Granite Springs, Stateline NV 89449 | 3000 SQ FT | 10 Max Occupancy

ID: 41167

Jul 13, 2024 - Jul 14, 2024

REFRESHED 0 MINUTES AGO

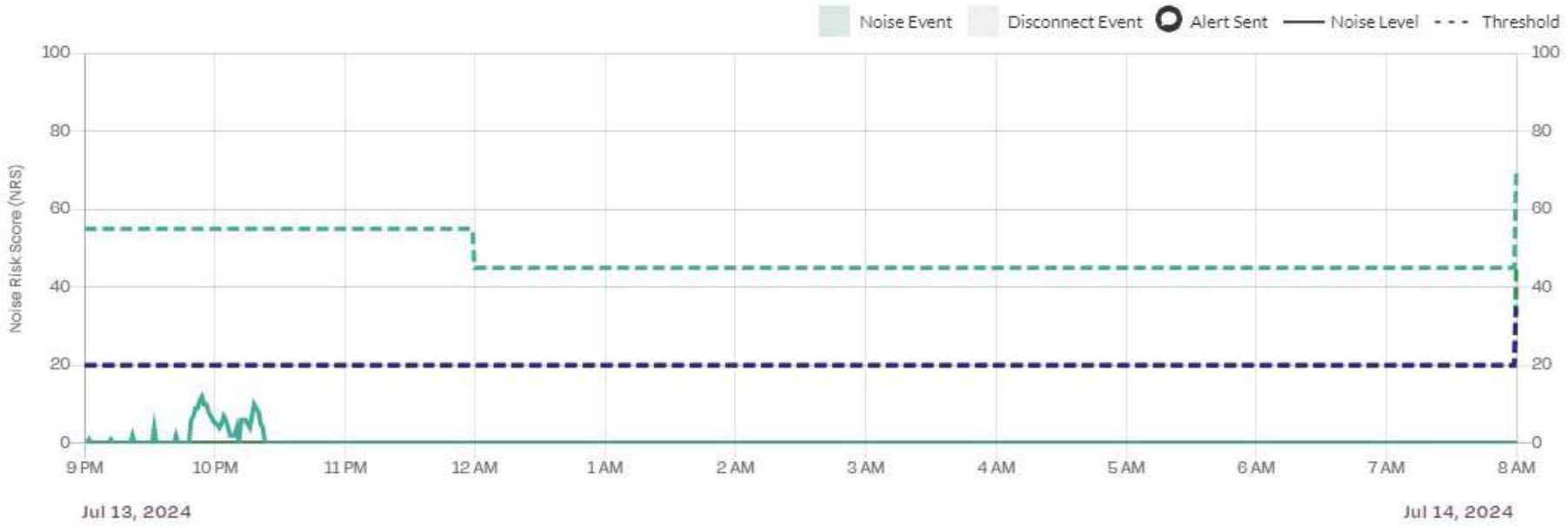
Hot Tub Area
OUTDOOR SENSOR

Back BBQ Area
OUTDOOR SENSOR

Front Of Garage
OUTDOOR SENSOR

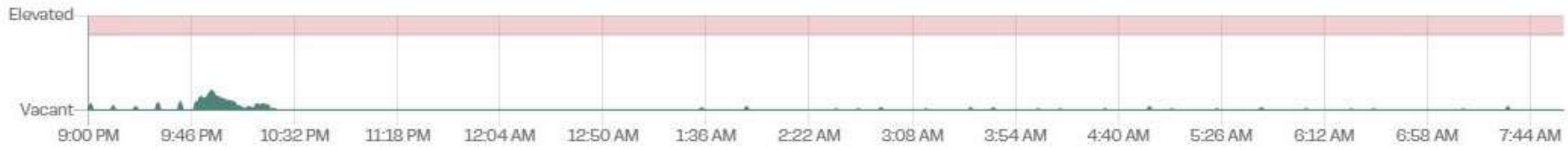
Tree Along Fence Next To Neighbor
OUTDOOR SENSOR

Living room
INDOOR SENSOR



Occupancy

MANAGE OCCUPANCY ALERTS



148 Granite Springs, Stateline NV 89449 3000 SQ FT 10 Max Occupancy

Jul 28, 2021 - Jul 29, 2021 REFRESHED 0 MINUTES AGO

Hot Tub Area OUTDOOR SENSOR
Back BBQ Area OUTDOOR SENSOR
Front Of Garage OUTDOOR SENSOR
Tree Along Fence Next To Neighbor OUTDOOR SENSOR
Living room INDOOR SENSOR



Occupancy

MANAGE OCCUPANCY ALERTS



FILE SUMMARY REPORT
August 13, 2024

FILE INFORMATION

File #:	22-000271	**Address:**	148 Granite Springs Drive
Status:	Closed	**Parcel #:**	1318-26-515-002
Open Date:	09/02/2022	**Description:**	VHR - Parking Unfounded
Close Date:	09/05/2022	**Owner Name:**	Lloyd & Irene Elliott
Type:		**Owner Address:**	3044 Dos Vistas Dr. Shingle Springs, CA 95682

CONTACTS

CONTACT	ASSOCIATION	CONTACTTYPE	ADDRESS	PHONE
Chivonne Harrigal		Complainant	Home Address: 146 Granite Springs Drive Stateline NV 89449	

INSPECTIONS

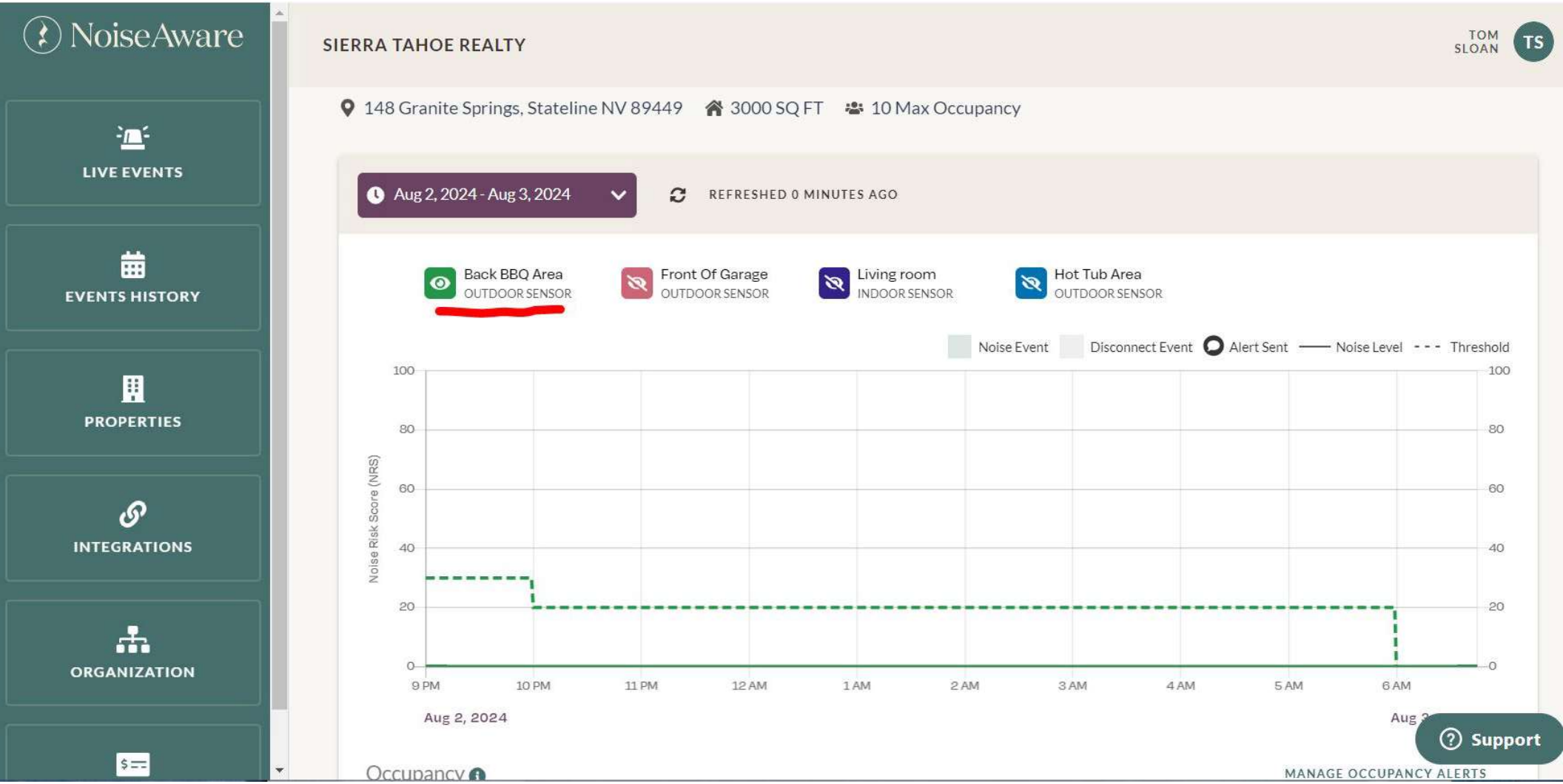
TYPE	INSPECTION DATE	INSPECTOR	STATUS	NOTES
Inspection	09/02/2022	Bonnie Harwood		Permitted for 5 vehicles, prior to 9pm, allowed guests, no illegal parking. Spoke to local contact, he checked cameras. Not over vehicles at any time. Unfounded. Photo of ring camera attached.

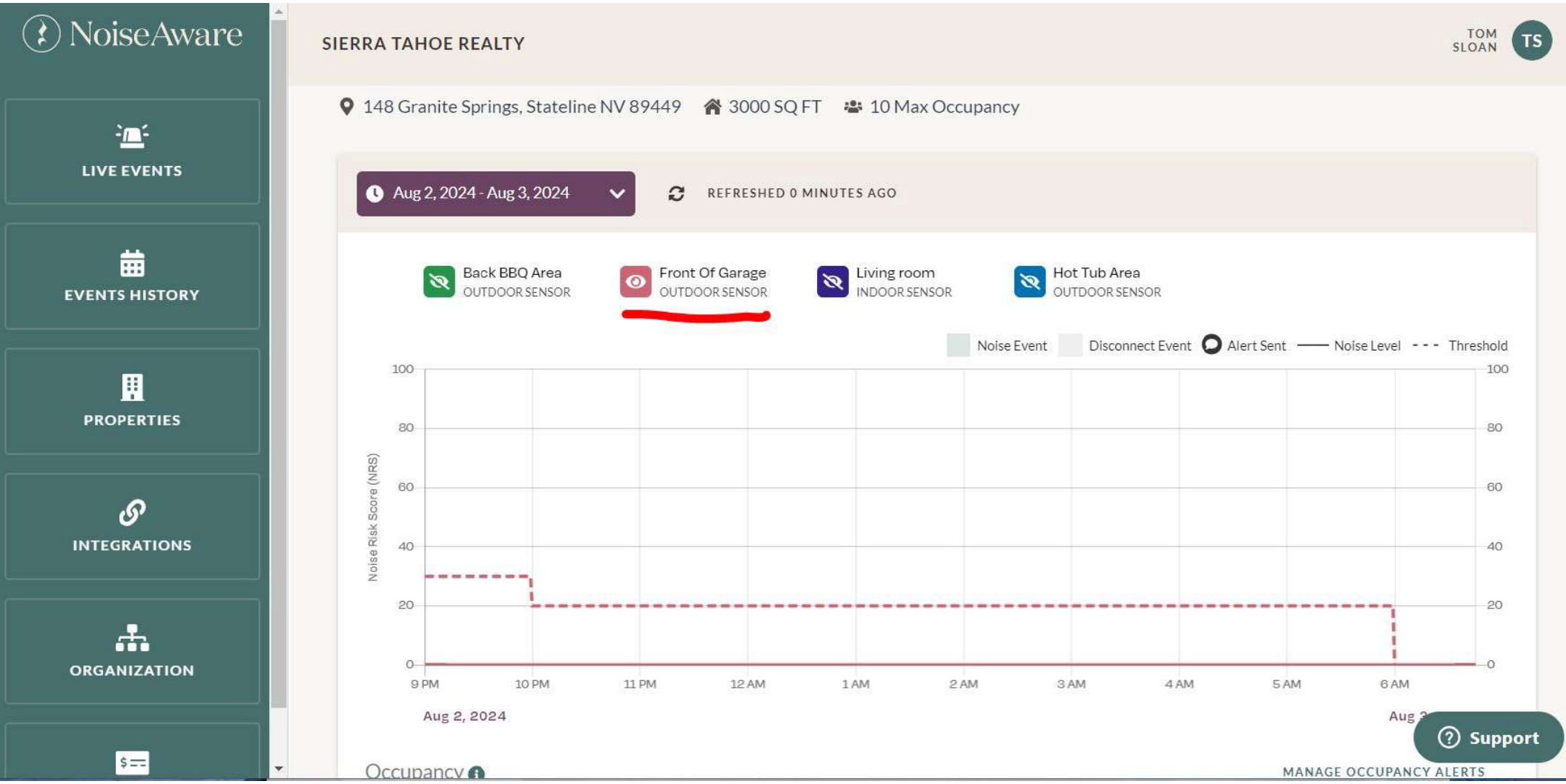
ACTIVITIES

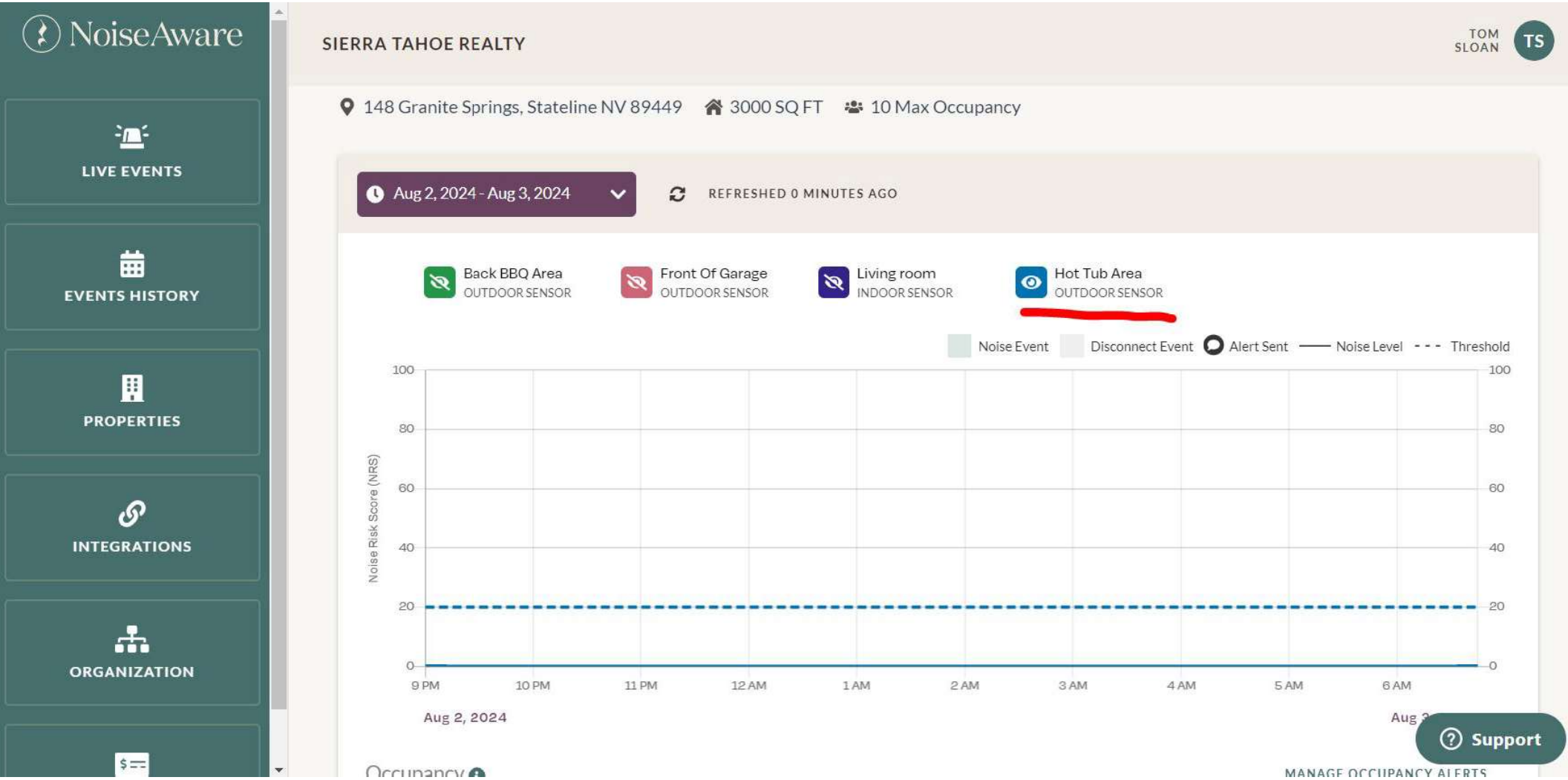
TYPE	ACTIVITY DATE	ASSIGNED TO	STATUS	NOTES
Complaint received	09/02/2022	Bonnie Harwood		Complaint of 5 vehicles in driveway, 1 in street.
Closed	09/05/2022	Bonnie Harwood	Closed	

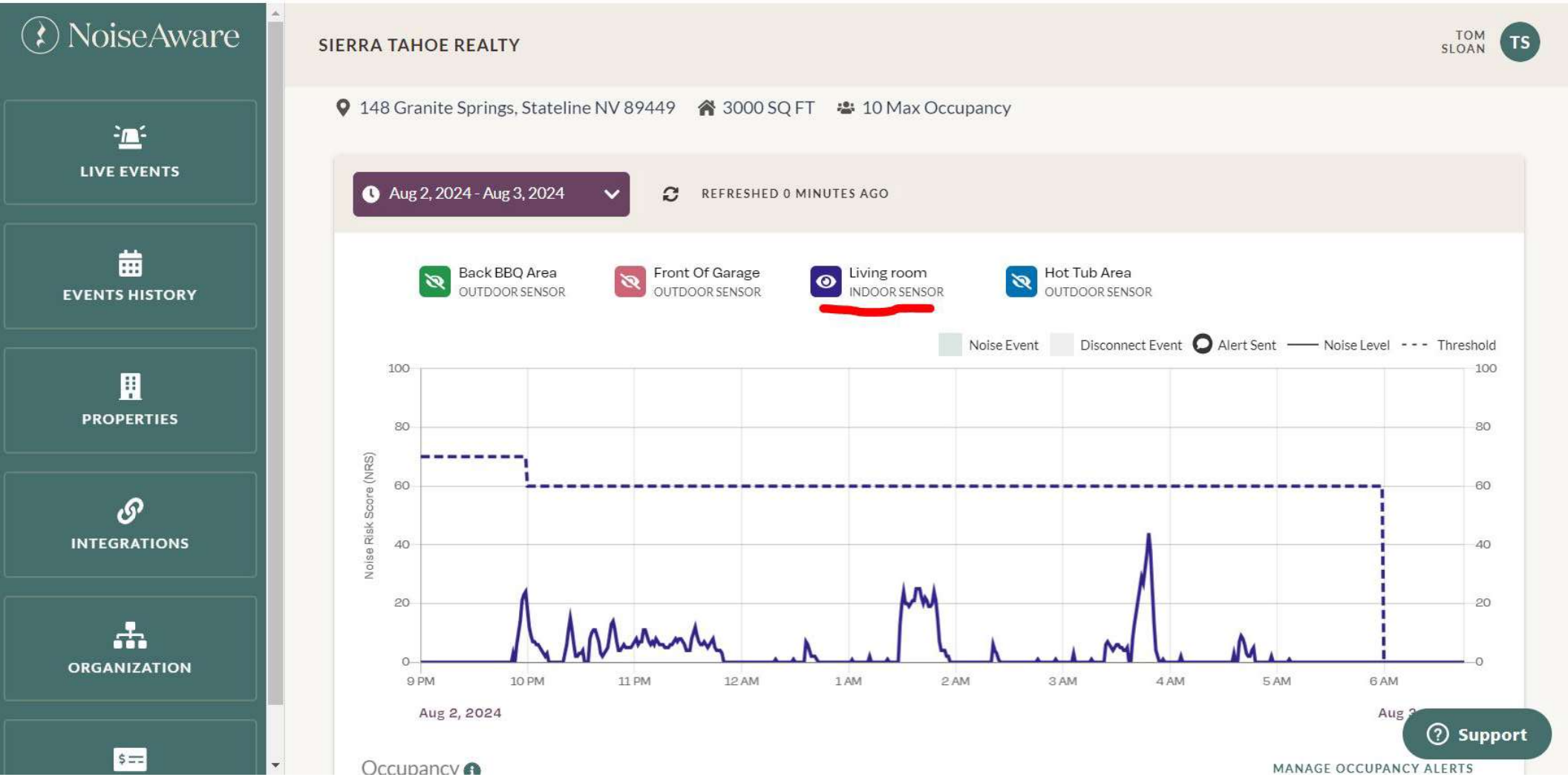
DOCUMENTS

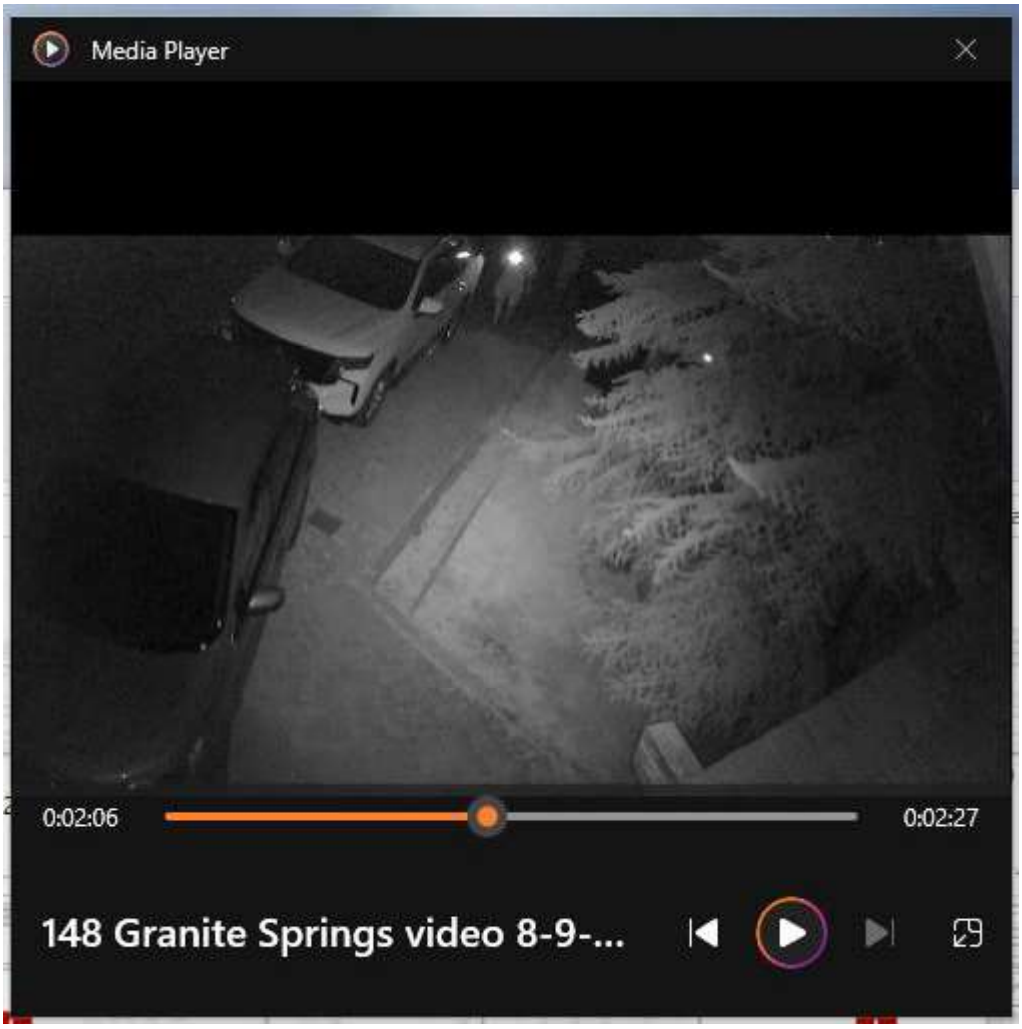
SOURCE	DOCUMENT NAME	DATE	CREATED BY
Document	9-2-22 Parking Photo.jpg	09/05/2022	Bonnie Harwood
Document	Assessor Data.pdf	09/05/2022	Bonnie Harwood

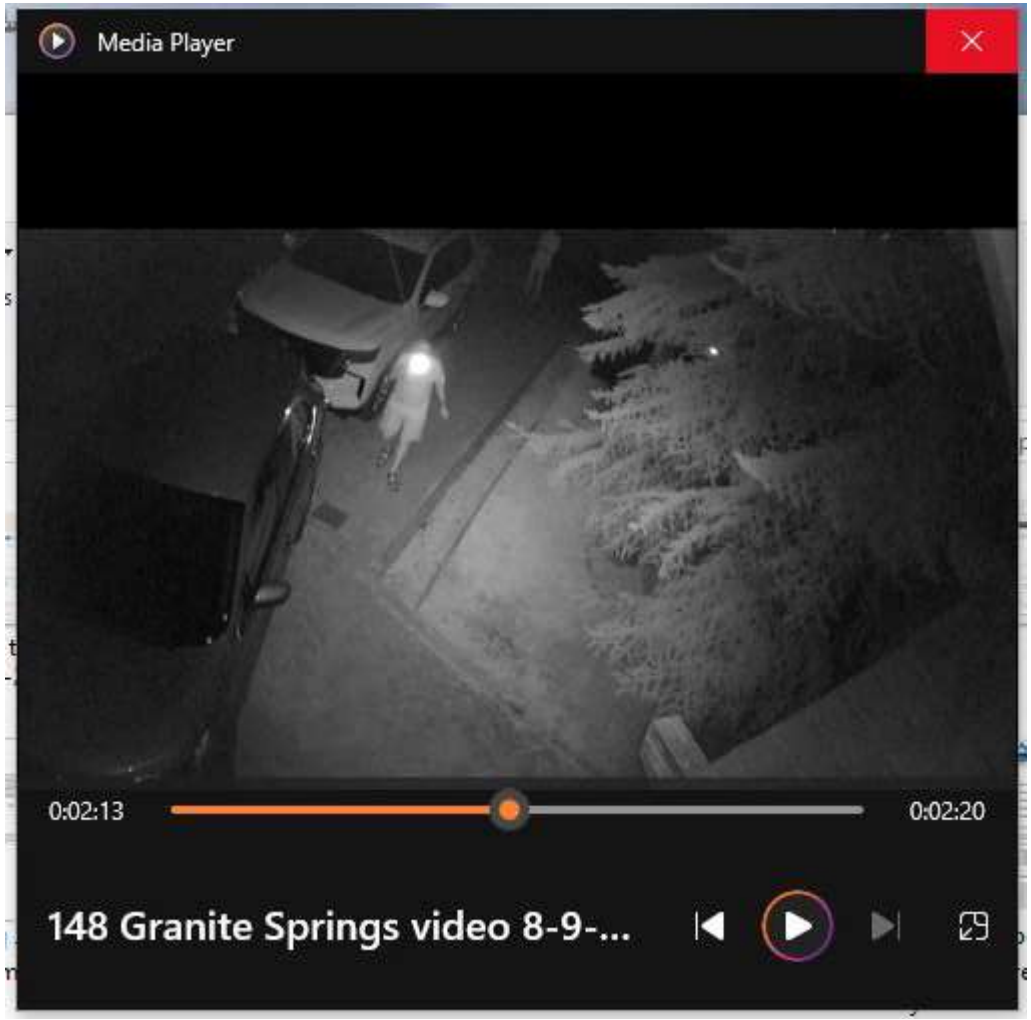

NoiseAware
LIVE EVENTS
EVENTS HISTORY
PROPERTIES
INTEGRATIONS
ORGANIZATION
SIERRA TAHOE REALTY
TOM SLOAN
TS
148 Granite Springs, Stateline NV 89449
3000 SQ FT
10 Max Occupancy
Aug 2, 2024 - Aug 3, 2024
REFRESHED 0 MINUTES AGO
Back BBQ Area
OUTDOOR SENSOR
Front Of Garage
OUTDOOR SENSOR
Living room
INDOOR SENSOR
Hot Tub Area
OUTDOOR SENSOR
Noise Event
Disconnect Event
Alert Sent
Noise Level
Threshold
Noise Risk Score (NRS)
100
80
60
40
20
0
9 PM
10 PM
11 PM
12 AM
1 AM
2 AM
3 AM
4 AM
5 AM
6 AM
Aug 2, 2024
Support
Occupancy
MANAGE OCCUPANCY ALERTS


NoiseAware
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11 PM
12 AM
1 AM
2 AM
3 AM
4 AM
5 AM
6 AM
Aug 2, 2024
Support
Occupancy
MANAGE OCCUPANCY ALERTS


Media Player
0:02:06
0:02:27
148 Granite Springs video 8-9-...


Media Player
0:02:13
0:02:20
148 Granite Springs video 8-9-...

Gmail Tom <tahoesloan@gmail.com>

148 Granite Springs

1 message

Tom <tahoesloan@gmail.com> Sat, Aug 3, 2024 at 2:49 PM
To: mcfelten@douglasnv.us

Michael,

Attached is our inside noise monitor log for that time period. Looks like the noise level was up during that time, but not over the threshold limits. I'm attaching the outside noise monitors as well that are not showing any activity during that time. I did see some of the guests arriving home around 3am and again some at 4:15am. I'm going to assume coming home that late with their car doors closing could be loud enough to wake a neighbor at that time. After that, any sounds coming from the house will project if the neighbor(s) are already upset. To try and mitigate this, we will install a large sign on the inside back of the front door warning guests before they go out, to remember to stay extra quiet when returning home late at night.

--

Sincerely,
Tom

Tom Sloan
Sierra Tahoe Realty Broker / Owner B.0145049

Box 1065 Zephyr Cove, NV. 89448
775.589.2930 - 775.772.7352 (C)
TahoeSloan@gmail.com
www.SierraTahoeHomes.com

4 attachments



148-Living room 8-2 to 8-3.JPG
119K



148-Hot tub area 8-2 to 8-3.JPG
113K



148-Back deck bbq 8-2 to 8-3.JPG
113K



148-Front of house 8-2 to 8-3.JPG
113K

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Ernie Strehlow, Ed.D
Program Manager

775-782-6280
FAX: 775-782-6297
website: www.douglascountynv.gov

- Vacation Home Rentals
- Code Enforcement

STAFF REPORT

Date: January 16, 2025

To: Board of County Commissioners

From: Douglas County Code Enforcement

Subject: Report regarding violations and revocation of the VHR permit DSTR0762 at 148 Granite Springs Drive, Stateline, NV (APN 1318-26-515-002).

I. PURPOSE

This Report sets forth the details of violations that resulted in the revocation of the VHR permit DSTR0762 at 148 Granite Springs Drive, Stateline, NV (APN 1318-26-515-002) (the "Property") pursuant to Douglas County Code ("DCC") Chapter 20.622 (the "VHR Ordinance") and Section 20.622.050(I).

II. RECOMMENDATION

The Board of County Commissioners must first:

1. Find that appellant the Elliott Revocable Trust has standing to bring an appeal and is aggrieved by the revocation of the VHR permit; or
2. Find that appellant the Elliott Revocable Trust does not have standing to bring an appeal and/or was not aggrieved by the revocation of the VHR permit and the previous denial of appeal by the Vacation Home Rental Board.

If the Elliott Revocable Trust has standing to appeal, the Board of County Commissioners should then:

1. Affirm the decision of the County and the denial of appeal by the Vacation Home Rental Board upholding the revocation of the VHR Permit.
2. Modify the decision of the County with regard to the revocation of the VHR Permit and the denial of appeal by the Vacation Home Rental Board upholding the revocation consistent with the provisions of Chapter 20.622 of the Douglas County Code, as the Board of County Commissioners deems appropriate; or
3. Rescind the decision of the County and the denial of appeal by the Vacation Home Rental Board upholding the revocation overturning the revocation of the VHR Permit.

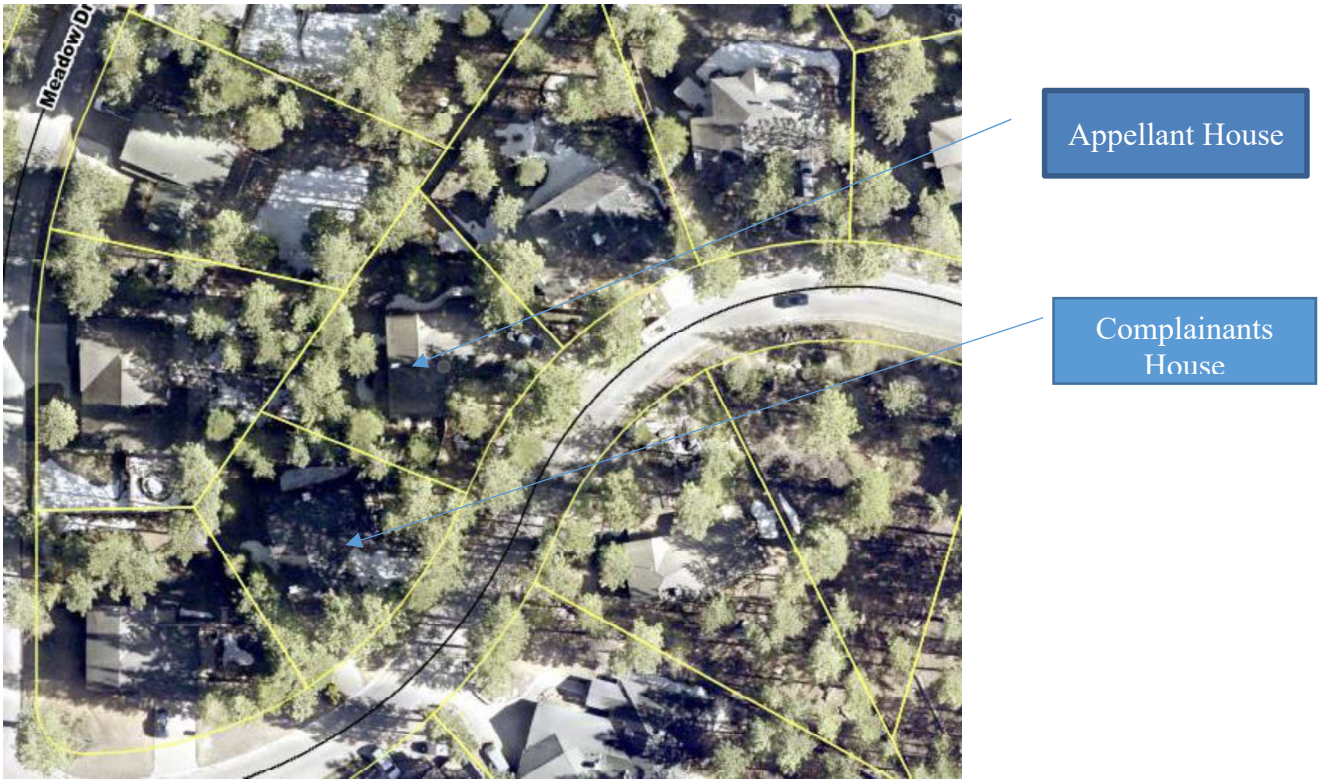
III. BACKGROUND

The Property

The Property in question is a single-family residence located within the Granite Springs subdivision and the Kingsbury GID within the Middle Kingsbury neighborhood. It is approximately one-quarter acre in size and consists of a one single-family residence, approximately 2,671 square feet in size. The Property is owned by the Elliott Revocable Trust since September 2013 and is a permitted Tier 2 VHR since 2014. The VHR has approval for five bedrooms, four parking spots and a maximum overnight occupancy of 10 (The VHR Permit showing these restrictions is attached as Exhibit A). The properties surrounding this VHR range from .25 acres to .5 acres and are developed as a suburban neighborhood.

The complainant for the most recent violation resides at 146 Granite Springs, which is next door to the Property. The complainant has resided next door to the Property since January of 2022.

Visual Aid



Timeline

09/16/13 – Property at 148 Granite Springs Drive (VHR House) acquired by Lloyd and Irene Elliott (VHR Permit Holders).

02/18/14 – VHR permit approved.

07/29/21 – Code Enforcement received noise complaint regarding VHR via email from Shawna Purvance, 145 Granite Springs Drive, down the street from the Property. No supporting Douglas County Sheriff's Office (DCSO) report or other corroborating evidence. Case closed unfounded.

11/6/21 – Code Enforcement received noise complaint call from Ms. Purvance the previous evening. Contacted property manager who submitted noise monitor levels. DCSO was not notified. Case closed unfounded.

01/18/22 – Property at 146 Granite Springs Drive acquired by Mr. McLaughlin and Ms. Harrigal. (MCLAUGHLIN TRUST 2016)

03/19/22 – Code Enforcement received a noise complaint call from Ms. Harrigal at 3 p.m. The complaint was logged as documentation only as noise was during daytime hours. Ms. Harrigal was advised to contact DCSO non-emergency line for disturbing the peace calls in the future.

09/2/22 – Code Enforcement received a complaint from Ms. Harrigal at 8:05 p.m. regarding too many vehicles parked at VHR. Ms. Harrigal submitted a Ring camera photo. [OUTCOME?]

02/17/24 – Code Enforcement received a noise complaint from Ms. Harrigal at 9:20 p.m. Code Enforcement called Ms. Harrigal back at 9:30 p.m. with information to contact DCSO for noise disturbance. Code Enforcement contacted VHR local contact Tom Sloan / Sierra Tahoe Realty regarding the complaint and confirmed the property was rented. Mr. Sloan submitted acceptable noise monitor readings.

02/21/24 – Received DCSO report from Feb. 17 complaint. DCSO reported no noise disturbance at the time of their arrival, confirming noise monitor levels from Mr. Sloan showing no excessive noise. Case closed.

07/13/24 – Received separate complaints from Ms. Harrigal and Ms. Purvance regarding over-occupancy and noise from the Property in the afternoon. Mr. Sloan was contacted and stated occupancy is at 10 and after checking noise monitors and ring cameras that there were no ‘spikes’ in noise at any time during the stay. The case was closed unfounded as there was not enough evidence to support a violation.

08/03/2024 – Received complaint from Ms. Harrigal and Ms. Purvance regarding noise overnight at the Property. Ms. Harrigal stated DCSO was notified and responded. Mr. Sloan was not notified of complaint at time of the incident as it was filed directly with DCSO. Later, Mr. Sloan verified Property was rented and submitted noise monitor readings that showed an increase.

08/06/24- Received copy of DCSO report from complaint confirming two violations: (1) noise disturbance, and (2) five vehicles parked at Property. In addition, there was a failure/avoidance of occupants to answer door knock by deputy at 4:58 am on August 3. The original call for noise was ~3am but was cleared per the DCSO report due to activity elsewhere of higher priority requiring a second call two hours later.

08/07/24 – Notice of violation and permit revocation sent.

08/08/24 - Appeal requested and received.

10/23/24 – The Vacation Home Rental Advisory Board (VHRAB) heard an appeal contesting the revocation of the VHR permit. The VHRAB upheld the County's revocation of the permit 2-1, with 1 abstention, and 1 absent.

IV. DISCUSSION OF CODE VIOLATIONS

Pursuant to DCC 20.622.010(B)(8) and DCC 20.622.030(A), Douglas County has the discretion to determine whether a VHR permit should be granted, revoked, or denied. When a property owner violates any one requirement of the VHR Ordinance, that property owner's VHR permit may be suspended or revoked. DCC 20.622.050(I). If an owner commits two substantiated violations within a twelve-month period, the VHR permit must be suspended or revoked. DCC 20.622.050(O).

Douglas County VHR Code has specific requirements with regard to VHR tenant parking. First, the VHR permit shall state the number of parking spaces that have been approved for use by renters and guests of the VHR. DCC 20.622.030(E)(8). In addition, the owner is responsible for providing renters a written copy of all parking restrictions. DCC 20.622.040(A)(5)(c). The owner must also include parking restrictions on all advertisements. DCC 20.622.040(C)(9)(d). Finally, by written agreement, the owner must limit all parking of renters and their guests to designated parking areas. DCC 20.622.040(C)(2).

Douglas County VHR Code also strictly regulates noise generated by VHRs. Quiet hours are designated as being between the hours of 9 p.m. and 8 a.m. DCC 20.622.020(G). Owners must provide guests with a written notice of such quiet hours. DCC 20.622.040(A)(5)(c). Owners must also include quiet hours in their advertisements and note that quiet hours will be strictly enforced. DCC 20.622.040(C)(9)(f). VHR owner must also use best efforts to ensure that the renters or guests of the vacation home rental do not create unreasonable noise or disturbances. DCC 20.622.040(C)(6). In many cases, this includes installation of noise monitors. DCC 20.622.040(D).

Attached as Exhibit B are a Letter of Authorization, Owners Certificates, and an Owner Affidavit showing that the owners and managers for 148 Granite Springs Drive are aware of these regulations. Advertisements showing compliance with these regulations are attached as Exhibit C & D. A parking diagram and photograph provided by the owner are attached as Exhibit E. Note that while the owner applied for 5 spaces and included 5 spaces within its diagram, only 4 parking spaces were approved.

After reviewing the facts and evidence stemming from the complaint on August 3, 2024, Douglas County Code Enforcement determined that the VHR at the Property was in violation of the code provisions set forth above by: (1) having too many vehicles parked at the Property; and (2) not complying with designated quiet hours and/or not

using best efforts to prevent unreasonable noise or disturbances. Because these two violations occurred within the same twelve-month period, the VHR permit was revoked.

V. CONCLUSION

Based upon the evidence, including the submitted appeal and all exhibits and communications from the appellant, and the information contained in this Staff Report, the appeal should be denied, and the revocation of the VHR Permit should be upheld.

Owners

ELLIOTT REVOCABLE TRUST 2009
ELLIOTT, LLOYD JR & IRENE TTEE
ELLIOTT, LLOYD EARL JR TTEE
ELLIOTT, IRENE TTEE
3044 DOS VISTAS DR
SHINGLE SPRINGS, CA 95682

Parcel Summary

Location	148 GRANITE SPRINGS DR
Use Code	200: Single Family Residence
Tax District	410: KINGSBURY GID
Acreage	.2700
Block/Lot	C/7
Subdivision	GRANITE SPRINGS #2
Plat Maps	1318-26-5.pdf (1,983kb)
Lineage	0000-07-491-020



Click map to navigate | View in full-page map | Go to county GIS site

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$357,796	$336,052	$337,334	$323,460	$313,674	$313,746	$306,357
Total Extra Features Value	$25,109	$23,285	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$420,000	$420,000	$345,000	$300,000	$300,000	$292,000	$280,000
Taxable Value	$802,905	$779,337	$682,334	$623,460	$613,674	$605,746	$586,357
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$281,017	$272,768	$238,817	$218,211	$213,536	$212,011	$205,225
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership
QCD 855524	855524	2015-01-12	QUITCLAIM DEED	Improved	$0	Grantor: ELLIOTT, LLOYD & IRENE Grantee: ELLIOTT REVOCABLE TRUST 2009
GBS 830640	830640	2013-09-16	GRANT BARGAIN SALE DEED	Improved	$870,000	Grantor: SANFORD, GARY & LINDA Grantee: ELLIOTT, LLOYD & IRENE

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1594 Esmeralda Avenue, Post Office Box 218,
Minden, Nevada 89423
VHR 775.782.6014 * PLANNING 775.782.6217
www.douglascountynv.gov

For Office Use Only
Date
Received By
Application Number

APPEAL OF DECISION APPLICATION (TITLE 20.28)

The following application form is provided for persons who wish to appeal a decision of the **Vacation Home Rental Board, Planning Commission or Douglas County Community Development.** As an applicant, you must complete this form and incorporate all requested information, as prescribed by the submittal requirements, before the application is accepted by the Community Development Department.

APPLICATION TYPE: (CHECK ALL THAT APPLY):

- ☑ Appeal to Vacation Home Rental Permit Decision
- ☐ Appeal to Penalty/Fine
- ☐ Appeal to Development Application Decision

PROJECT LOCATION/INFORMATION:

Street Address (if available): 148 Granite Springs Drive	Space/Unit #:
Assessor's Parcel Number(s): 1318-26-515-002	

PROJECT DESCRIPTION:

Project Name (if applicable):

Brief description of appeal:
Appealing VHR Boards Decission for permit DSTR0762 on 10/23/2024

Note: *Upon review of this application, Douglas County may require additional documentation and/or applications.*

APPLICANT INFORMATION:

Appellant	Appellant Representative
Name:	Name: TOM SLOAN
Company:	Company: SIERRA TAHOE REALTY
Address:	Address: BOX 1065
City: State: Zip:	City: ZEPHYR COVE State: NV Zip: 89449
Phone:	Phone: 775.589.2930
Email:	Email: TAHOESLOAN@GMAIL.COM

A. LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I am the person with standing to appeal the above reference decision and do hereby authorize the below representative to file and represent my interest in this appeal, and, also, so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this appeal is true and correct.

APPELLANT: (Include extra sheets if necessary)

Printed Name	Signature	Date
Printed Name	Signature	Date

I certify under penalty of perjury that I am the appellant's representative and that the foregoing statements and answers contained herein, and the information herein submitted, are in all respects true and correct.

B. APPELLANT'S REPRESENTATIVE:

TOM SLOAN		10/24/2024
Printed Name	Signature	Date

APPEAL OF DECISION SUBMITTAL CHECKLIST

	01. Application Form and Application Fee. The first two pages of the completed Development Application form, including all required information and signatures, plus one copy of each required checklist item must be submitted along with the appropriate fee. Please review the current fee schedule to determine the correct application fee.
	02. Justification letter. **A.** The basis for the appellant's standing to appeal (i.e. applicant, property owner within public notice radius); **B.** Statement as to whether the appeal is an appeal of a final decision or condition(s) of approval. If a condition, please note the condition number(s) and the specific wording of the condition(s). **C.** Written Statement of the reasons why the final decision or condition was erroneous.
	02. Digital Copy of Application Material. Each item required by this submittal checklist must be included in pdf format. The pdf files must be submitted via email or a file sharing service acceptable to the county. The pdf files must be unprotected allowing read/write access by staff. Each pdf file must be named according to the submittal requirement checklist, e.g. "01. Application Form.pdf".
	03. Personal Notification. (See County Code 20.20.030) (Not applicable to Penalty/fine appeals) Mailing labels, mailing lists, and notification boundary maps must be purchased from Douglas County GIS (Ph: 775-782-9894) (Title 20.20.030). The following must be submitted for personal notification of the project: **A.** A current list of property owners, mailing addresses, and APNs for all owners of property within the required radius (see below) of any boundary of the subject parcel(s) as shown on the latest County assessment roll. **B.** A set of size #10 mailing envelopes (provided by the applicant) containing the property owner's name and mailing address for all properties within the required radius. The envelopes must be stamped (not metered) and contain the County's return address: (No peel and stick envelopes). Douglas County Community Development #34, P.O. Box 218, Minden, NV 89423 **C.** A notification boundary map showing the required radius boundary for property owners to be notified, as shown on the latest tax assessor rolls for the County, on 8-1/2" x 11" paper. This shall include scale, north arrow, and the subject property's relationship to existing roads, with a notification radius per Title 20.20.030 Personal Notice of Public Hearing.

DOUGLAS COUNTY COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue
Minden, Nevada 89423
www.douglascountynv.gov

RECEIPT

Receipt Number: 88891

Payment Date: 10/31/2024

Payor: Tom Sloan

Record Number	Invoice #	Fee Code	Fee Description	Fee	Paid	Due
DSTR0762P	92628	RH005	Technology Fee - Manual	$39.88	$39.88	$0.00
DSTR0762P	92628	RH021	VHR Appeal to BOCC	$997.00	$997.00	$0.00

TOTAL FEES:	**$1,036.88**
TOTAL PAID:	**$1,036.88**
BALANCE DUE:	**$0.00**

Transaction Summary

TOTAL FEES:	**$1,036.88**
TOTAL TENDERED:	**$1,036.88**
CHANGE:	**$0.00**
CREDIT:	**$0.00**
BALANCE:	**$0.00**

Payment Summary

Credit Card:	**$1,036.88**
Total:	**$1,036.88**

THANK YOU FOR THE OPPORTUNITY TO SERVE YOU.

PUBLICUSER480841 11/14/2024 11:55:17AM

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Ernie Strehlow, Ed.D
Program Manager

775-782-6280
FAX: 775-782-6297
website: www.douglascountynv.gov

- Vacation Home Rentals
- Code Enforcement

NOTICE OF APPLICATION AND HEARING

Board of Commissioners Meeting

Dear Property Owner:
An application for the below-referenced project is on file at the Douglas County Community Development offices at 1594 Esmeralda Avenue, VHR Department, in Minden, Nevada. The Board of Commissioners reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two or more agenda items for consideration, and to remove items from the agenda or delay discussion relating to items on the agenda.

The application(s) below will be considered under the Administrative Agenda portion of the meeting. The Agenda and Staff Reports will be online prior to the meeting. Please check the final agenda for information: https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

For Possible Action: Discussion to grant or deny an appeal filed by the Elliot Revocable Trust (Lloyd & Irene Elliott), owner of 148 Granite Springs Dr., Stateline, NV 89449 (APN: 1318-26-515-002), VHR Permit DSTR0762P, contesting the revocation of the VHR permit, Code Enforcement Case Number 24-000291.

Douglas County Board of County Commissioners:
Date: **December 05, 2024**
Time: **10:00 am.**
Location: **Historic Courthouse,** 1616 8th Street**,** Minden, Nevada

Please check the Douglas County website for the final agenda information:
https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

- This matter may be continued to another meeting without additional notice.
- Meeting time and location are subject to change; Please check http://www.douglascountynv.gov/ for time and location updates.
- Interested persons may appear at the meeting to present oral comments, or may submit comments by mail to Douglas County Community Development Department P.O. Box 218, Minden, NV 89423, fax (775) 782-9037, or email to VHRAdvisoryBoardPublicComment@douglasnv.us.

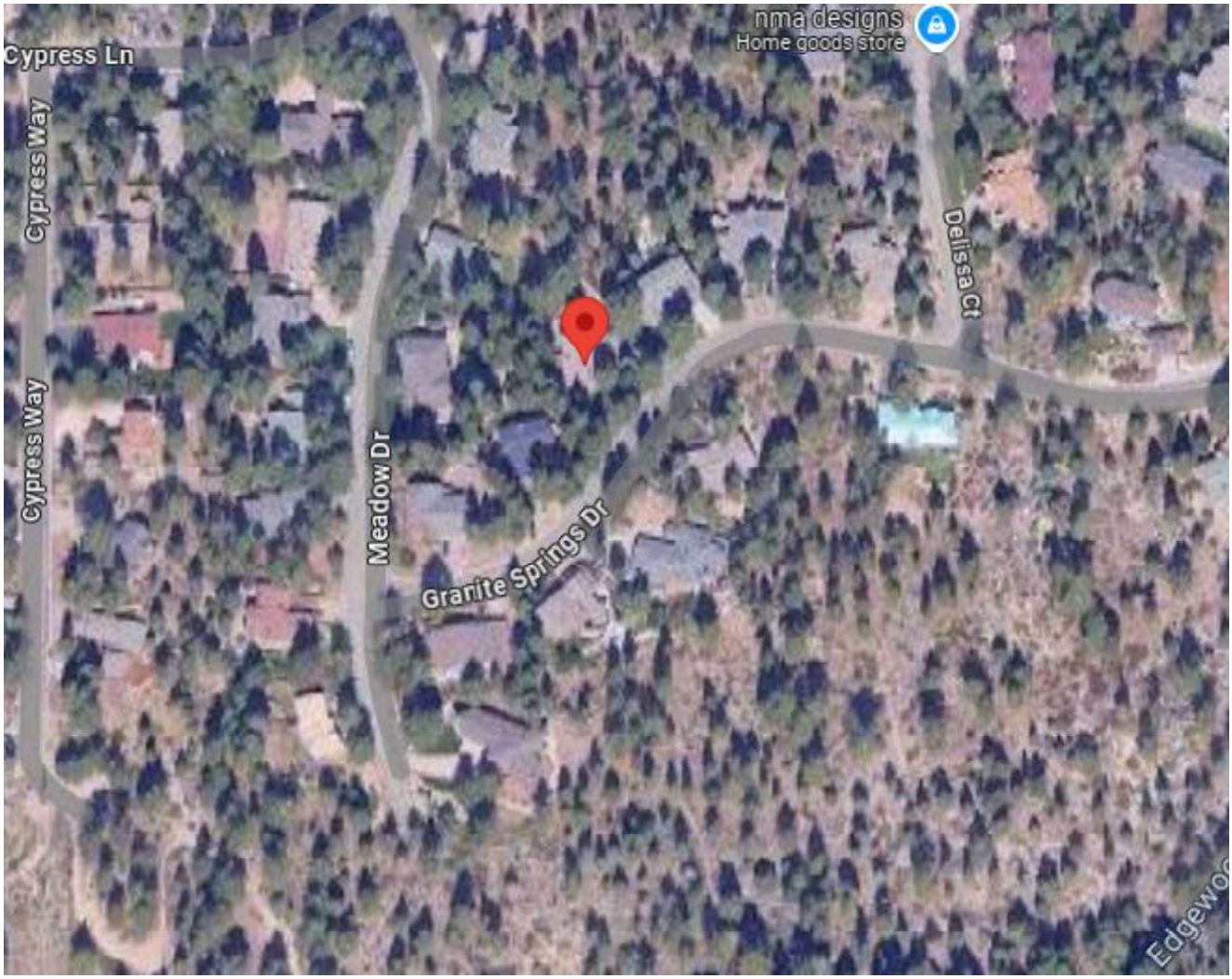
Comments (additional comments may be provided separately): _____

_____

_____

_____

Vicinity Map

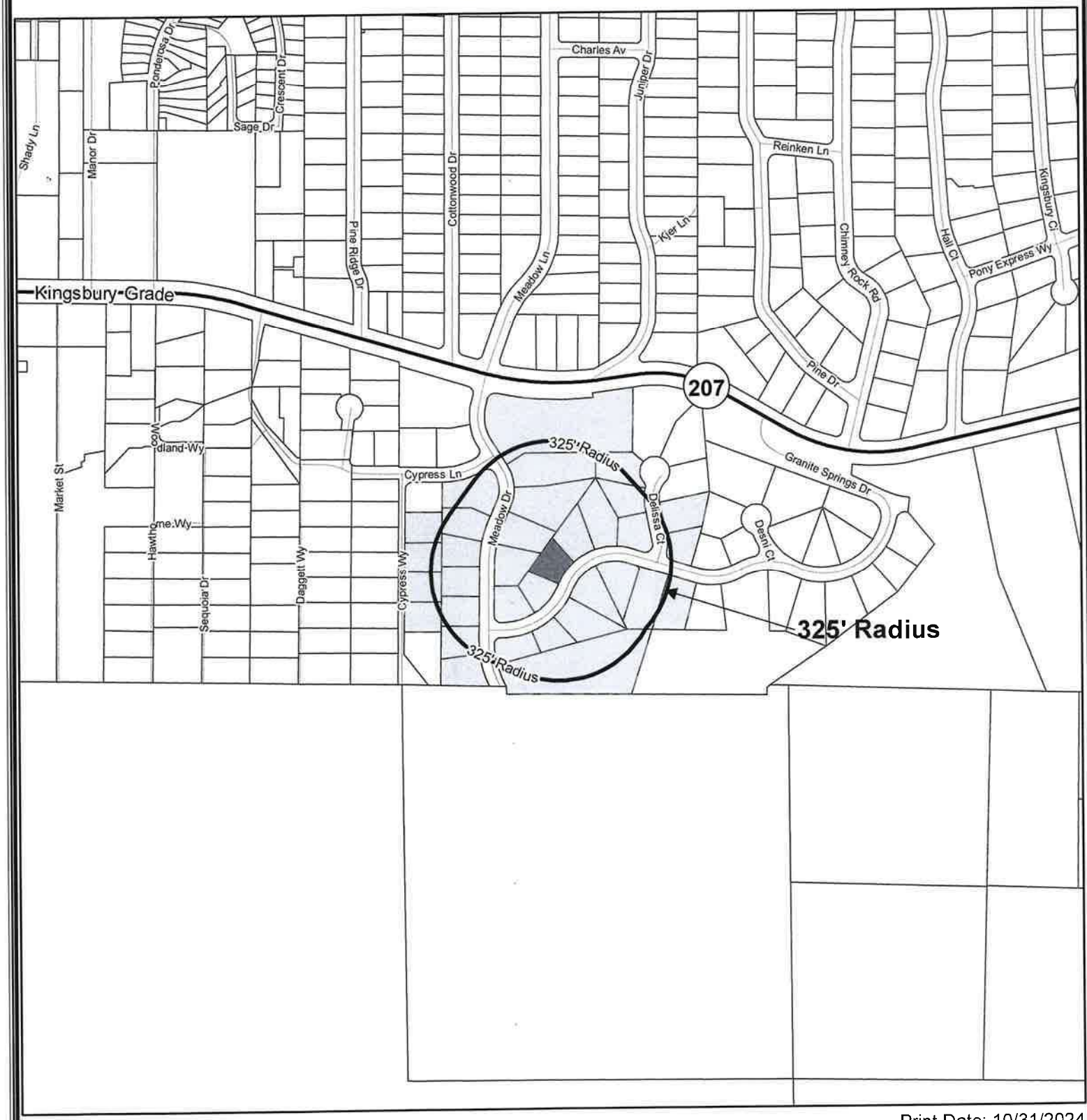


1148 Granite Springs

Douglas County Noticing Radius Map

325' Radius

APN: 1318-26-515-002



1 inch = 450 feet

Print Date: 10/31/2024

Legend

Noticing Radius | Subject Parcel(s) | Parcels Within noticing Radius

N W E S

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

DOUGLAS COUNTY

131826514005 10/31/2024

BANKER, MICHAEL R & DIANE
4817 SPARKS AVE

SAN DIEGO, CA 92110

131826514015 10/31/2024

HARMON AND LEHMAN REV TRUST
8541 WEBSTER HILLS RD

DEXTER, MI 48130

131826514012 10/31/2024

KOUSSA, WAFAA & GUS
9459 THUNDERBIRD PL

SAN RAMON, CA 94583

131826514007 10/31/2024

MICHIE, BARBARA E
PO BOX 6567

STATELINE, NV 89449

131826515005 10/31/2024

BROCK 2023 TRUST
PO BOX 11995

ZEPHYR COVE, NV 89448

131826514023 10/31/2024

HUI, HANSON & CHIN, ALISON
555 WESTFIELD WY

OAKLAND, CA 94619

131826514018 10/31/2024

LEW, LOUIE II L P
13351-D RIVERSIDE DR #388

SHERMAN OAKS, CA 91423

131826515006 10/31/2024

NEVADA, STATE OF
DIVISION OF STATE LANDS
901 S STEWART ST STE 5003
CARSON CITY, NV 89701

131826515035 10/31/2024

C & S PURVANCE TRUST 2022
PO BOX 5591

STATELINE, NV 89449

131826515031 10/31/2024

IDB HOLDINGS LLC
C/O LUIS SARMIENTO
253 GRANADA DR
SAN LUIS OBISPO, CA 93401

131826514016 10/31/2024

LOWE, RICHARD
2639 SUTTON CT

HOUSTON, TX 77027

131826515012 10/31/2024

NEVADA, STATE OF
DIVISION OF STATE LANDS
901 S STEWART ST STE 5003
CARSON CITY, NV 89701

131826515007 10/31/2024

CLARKE TRUST
PO BOX 4662

STATELINE, NV 89449

131826514008 10/31/2024

JONES, DAVID M & ALICE H
PO BOX 3614

STATELINE, NV 89449

131826515034 10/31/2024

MCCONNELL, PATRICK DONALD
PO BOX 2147

STATELINE, NV 89449

131826515030 10/31/2024

NEVADA, STATE OF
DIVISION OF STATE LANDS
901 S STEWART ST STE 5003
CARSON CITY, NV 89701

131826515002 10/31/2024

ELLIOTT REVOCABLE TRUST 2009
3044 DOS VISTAS DR

SHINGLE SPRINGS, CA 95682

131826514020 10/31/2024

KERCKHOFF III REVOC LIV TRUST
703 GRAESER RD

ST LOUIS, MO 63141

131826515033 10/31/2024

MCDERMOTT FAMILY TRUST
75200 CHIPPEWA DR

INDIAN WELLS, CA 92210

131826514006 10/31/2024

NORTON, RICHARD & MORGAN, DEBORAH
372 GREENDALE WY

EMERALD HILLS, CA 94062

131826514019 10/31/2024

HACKETT FAMILY TRUST 2017
3 UPPER NEWPORT PLAZA, 2ND FLOOR

NEWPORT BEACH, CA 92660

131826515032 10/31/2024

KINGSBURY INVESTMENTS LLC
PO BOX 5591

STATELINE, NV 89449

131826515001 10/31/2024

MCLAUGHLIN TRUST 2016
PO BOX 3046

STATELINE, NV 89449

131826515003 10/31/2024

OLIVIERI, PHILIP T & DEBORAH K
PO BOX 3961

STATELINE, NV 89449

131826514011 10/31/2024

PROTELL, TRACY & PETER
PO BOX 2099

STATELINE, NV 89449

131826515004 10/31/2024

THE GRANITE SPRINGS TRUST
PO BOX 3564

STATELINE, NV 89449

131826514021 10/31/2024

R&J BROWN FAMILY TRUST 2009
PO BOX 3333

STATELINE, NV 89449

131826515011 10/31/2024

VERIS, ROBERT A & VICTORIA L
PO BOX 6864

STATELINE, NV 89449

131826514014 10/31/2024

RAHBECK TRUST 2016
PO BOX 12111

ZEPHYR COVE, NV 89448

131826514013 10/31/2024

WAGNER TRUST 2011
15788 IZORAH WY

LOS GATOS, CA 95032

131826514010 10/31/2024

ROMANESCHI, DEBRA A
PO BOX 4314

STATELINE, NV 89449

131826514022 10/31/2024

WISEMAN, PETER I
PO BOX 2426

STATELINE, NV 89449

131826515037 10/31/2024

SPLAIN, MICHAEL E & DONNA M
300 SWIFTS STATION DR

CARSON CITY, NV 89705

131826514017 10/31/2024

THE D OCONNELL 2020 TRUST
PO BOX 4428

STATELINE, NV 89449

Douglas County Sheriff Minden, Nevada

Confidential Deputy Report for Incident 24SO20493

RECEIVED
AUG 06 2024
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

Nature: Disturbance P3

Address: 148 GRANITE SPRINGS DR; LRKG Stateline NV 89449

Location: LUK68

Offense Codes: DSPE
Received By: Aggarwal A **How Received:** T **Agency:** DCSO
Responding Officers: Michitarian C, Del Soldato C
Responsible Officer: Michitarian C **Disposition:** CLO 08/03/24
When Reported: 04:58:39 08/03/24 **Occurred Between:** 04:58:39 08/03/24 and 05:00:33 08/03/24

Assigned To: **Detail:** **Date Assigned:** **/**/**
Status: **Status Date:** **/**/** **Due Date:** **/**/**

Complainant:
Last: **First:** **Mid:**
DOB: **/**/** **Dr Lic:** **Address:**
Race: **Sex:** **Phone:** **City:** ,

Offense Codes

Reported:

Observed: DISP DISPATCH ANIMAL BY OFFICER

Additional Offense: DSPE DISTURBING THE PEACE

Circumstances

LT13 Highway, Road, Alley
VHR Vacation Home Rental Incident

Responding Officers:	**Unit :**
Michitarian C	293
Del Soldato C	101

Responsible Officer: Michitarian C
Received By: Aggarwal A
How Received: T Telephone
When Reported: 04:58:39 08/03/24
Judicial Status:
Misc Entry:

Agency: DCSO
Last Radio Log: 05:27:16 08/03/24 CMPLT
Clearance: RTF Report To Follow
Disposition: CLO **Date:** 08/03/24
Occurred between: 04:58:39 08/03/24
and: 05:00:33 08/03/24

Modus Operandi: **Description :** **Method :**

CONFIDENTIAL - THIS REPORT IS NOT TO BE REPRODUCED OR RELEASED WITHOUT THE AUTHORIZATION OF THE DOUGLAS COUNTY SHERIFF'S OFFICE

Involvements

Date	Type	Description	Relationship

CONFIDENTIAL - THIS REPORT IS NOT TO BE REPRODUCED OR RELEASED WITHOUT THE AUTHORIZATION OF THE DOUGLAS COUNTY SHERIFF'S OFFICE

Narrative

DOUGLAS COUNTY SHERIFF' S OFFICE
INVESTIGATION NARRATIVE
CASE #24SO20493

CLASSIFICATION:

VHR Disturbance

DISCLAIMER:

THIS REPORT IS A SYNOPSIS OF MY INVESTIGATION INTO THIS MATTER. THIS REPORT IS NOT AN EXACT REPRESENTATION OF THE CHRONOLOGY OF MY INVESTIGATION. THE STATEMENTS ATTRIBUTED TO THE INDIVIDUALS I CONTACTED DURING THIS INVESTIGATION ARE ALSO SYNOPSIZED TO PROVIDE THE GENERAL CONTEXT/CONTENT OF WHAT I LEARNED FROM THEM. PLEASE REFER TO FOOTAGE FROM MY BODY WORN CAMERA FOR ADDITIONAL DETAIL REGARDING THIS INVESTIGATION.

DETAILS:

On August 3, 2024, at approximately 0300 hours, Douglas County Dispatch received a call regarding a noise complaint at 148 Granite Springs Drive in Stateline, Nevada. The reporting party was the next door neighbor and she advised there was loud music coming from 148 Granite Springs Drive which is a registered Vacation Home Rental. Due to a high call volume and priority calls, the lake units were unable to respond and the call was closed. Around 0500 hours, the reporting party called back to advised the loud music was still playing.

I responded from the valley to assist the lake units. I called the RP who advised the home had loud music coming from it all night and there were several adult males on scene. I arrived on scene and when I got out of my patrol car, I could hear loud music coming form 148 Granite Springs Drive. There were four vehicles in the driveway and one in the garage. I did not see any vehicles parked in the street that may have been associated with the address. I knocked on the door and rang the door bell for about fifteen minutes. Three separate adult males made eye contact with me through the front door glass as they walked up and down the stairs. After about fifteen minutes, someone finally turned off the music. No one answered the door the entire time I was there.

I waited outside for another ten minutes and did not hear the music come back on. This report is documentation for code enforcement.

DISPOSITION:

Closed by report, forward to Code Enforcement.

Deputy C. Michitarian #589

_____
Reporting Deputy

Sat Aug 3 05:28:53 2024

CONFIDENTIAL - THIS REPORT IS NOT TO BE REPRODUCED OR RELEASED WITHOUT THE AUTHORIZATION OF THE DOUGLAS COUNTY SHERIFF'S OFFICE

Responsible LEO:

_____

Approved by:

_____

Date

CONFIDENTIAL - THIS REPORT IS NOT TO BE REPRODUCED OR RELEASED WITHOUT THE AUTHORIZATION OF THE DOUGLAS COUNTY SHERIFF'S OFFICE

Exhibit A

VHR Permit

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Ernie Strehlow, Ed.D
Program Manager

775-782-6280
FAX: 775-782-6297
website: www.douglascountynv.gov

- Vacation Home Rentals
- Code Enforcement

August 7, 2024

Elliot Revocable Trust
c/o Lloyd & Irene Elliott
3044 Dos Vistas Dr
Shingle Springs, CA 95682-8834

NOTICE OF VIOLATION AND REVOCATION OF VHR PERMIT

Douglas County has determined that you have violated the Lake Tahoe Vacation Home Rental Ordinance, Douglas County Code ("DCC") Chapter 20.622 (the "VHR Ordinance"). Pursuant to DCC 20.622.050(I), your VHR permit for 148 Granite Springs Dr, Stateline, NV (the "Property"), DSTR0762, is hereby REVOKED.

EXPLANATION

Obtaining and/or maintaining a VHR permit is not a right. Douglas County has discretion to determine whether a VHR permit should be granted, revoked, or denied. DCC 20.622.010(B)(8), DCC 20.622.030(A). When a property owner violates the requirements of the VHR Ordinance, that property owner's VHR permit may be revoked. DCC 20.622.050(I).

VHR permit holders must advertise and operate within the limits of the permit.

20.622.040.C All permits issued pursuant to this chapter are subject to the following standard conditions:

2. The owner must, by written agreement, limit all parking of renters and their guests to designated parking areas.

6. The owner must use best efforts to ensure that renters or guests of the vacation home rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise or disorderly conduct by notifying the renters of the rules regarding vacation home rentals and responding when notified that renters or their guests are violating laws regarding their occupancy.

20.622.050.O

If any owner commits two substantiated violations of this chapter within a twelve-month period, this shall result in the suspension of the owner's VHR permit.

Douglas County has obtained information that you violated the above listed provisions of the VHR Ordinance as Douglas County Sheriff deputies responded to calls for service on August 3, 2024 and confirmed that a noise

disturbance from inside the residence violated nighttime, quiet hours conditions. In addition, deputies confirmed five vehicles parked at the property, in excess of the four (4) allowed by the permit.

Based on the forgoing, Douglas County has determined to revoke your VHR permit for the Property, effective immediately. Please cease all further operation, marketing, or advertising of the Property as a VHR. The continued operation, marketing, or advertising of the Property as a VHR shall constitute further violation of the VHR Ordinance, and will result in civil penalties of up to $20,000 being imposed against you. DCC 20.622.050(C).

You have the right to appeal this decision. Your appeal must comport with the requirements DCC 20.622.060(B).

Sincerely,

M Felten
Code Enforcement Officer
Douglas County Community Development

c: Tom Sloan: tahoesloan@gmail.com

Douglas County Community Development
Annual Vacation Home Rental Permit

(Owner is responsible to renew prior to the expiration date. There is no grace period)

Permit No:	**DSTR0762P**	VHR Tier:	**2**
Date Permit Issued:	**01/17/2024**	Date Permit Expires:	**01/31/2025**
No. of Bedrooms:	**5**	Max NighttimeOccupancy:	**10**
Approved Parking Spaces:	**4**	Max DaytimeOccupancy:	**20**

VHR Property APN:	**1318-26-515-002**		
VHR Property Address:	**148 GRANITE SPRINGS DR**		
Property Owner's Name:	**ELLIOTT REVOCABLE TRUST 2009**	Owner's Phone #:	
24-Hour Emergency/Local Contact Name:	**TOM SLOAN**	Local Contact's #:	**(775) 589-2930**
Managing Agency:	**TOM SLOAN**	Agency Contact #:	**(775) 589-2930**

Parking Info: All Parked vehicles must have a parking pass and must be on-site, i.e., garage, driveway, hard surface parking areas or assigned common lots from 9pm to 8am. No street parking is allowed during these hours. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash: Please do not feed the wildlife as it may imperil the animals. Instructions on bear box operation should be provided to tenants.

Renewal: Douglas County is not required to notify the owner of when a renewal application is due. Owners must file renewal applications sufficiently ahead of the expiration date to ensure the renewal is processed on time. Douglas County suggests filing renewals 90 days in advance of the permit expiration date. There is no grace period.

Advertisements: All advertising for the vacation home rental must include the: a. Permit number; b. Maximum daytime and nighttime occupancy (If using the +2 guest occupancy provision, the two additional occupants must be 18 years of age or younger); c. Notice that gatherings and events that exceed the maximum occupancy of the vacation home rental are prohibited; d. Maximum number of allowed vehicles; e. Notice that renters will be issued parking placards which they and their guests must display on the driver's side dashboard of their vehicles, that renters and their guests will be required to park only in designated parking areas, and that failure to park in designated parking areas and/or display the parking placards may result in a citation and fine of $500; and f. Quiet hours are designated between 9:00 pm and 8:00 am and will be strictly enforced.

DOUGLAS COUNTY CODE ENFORCEMENT VHR HOTLINE: (775) 785-6027 IN CASE OF EMERGENCY CALL 911

Douglas County VHR Division

For Inquiries regarding this certificate, contact the VHR desk at (775) 782-6200 option #5 or vhr@douglasnv.us

Posted certificate must be visible in the unit for inspection by Douglas County Code Enforcement Office or Sheriff.

778

Exhibit B

LOA
Owner Certificate (Each Spouse)
Property Management Local contact exam certificate
Owner Affidavit

DocuSign Envelope ID: 8A32D600-AF35-46FF-B1D5-6F0E8D718E66

VHR LETTER OF AUTHORIZATION

Lloyd Elliott is/are the applicant(s) ("applicant") for a vacation home rental permit. By signing this application form, the applicant is confirming the following:

1. Applicant is the legal owner of the property being considered under this application.
2. All of the information submitted in support of this application is true and correct. If any information submitted in support of this application is false and misleading, the application may be denied or any permit issued based on false or misleading information may be suspended or revoked.
3. Before signing this application, the applicant has read Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622) and by signing this application form, the applicant acknowledges they have read the code and agrees to comply with the terms of the ordinance.
4. Applicant also acknowledges that the owner or agent will post the vacation rental unit with the notice required in DCC 20.622.

Owners of Record: (include additional sheets if necessary)

Lloyd Elliott	DocuSigned by: Lloyd Elliott 12/13/2023 45591CD1D5754E6...
Printed Name	Signature/Date
Printed Name	Signature/Date
148 GRANITE SPRINGS DR. STATELINE	DSTR0762P
Vacation Home Rental Address	Permit Number

AGENCY AUTHORIZATION

SIERRA TAHOE REALTY is/are the agent(s) ("agent") for a vacation home rental permit which is being considered under this application. By signing this application form, the agent is confirming the following:

1. All permits must be issued only to the owner of vacation home rental property.
2. The owner of the vacation home rental property is responsible for compliance with the provisions of Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622).
3. The agent's or the occupant's failure to comply with the provisions of the Lake Tahoe vacation home rental ordinance may expose the agent or the occupant or both to criminal penalties or private civil actions seeking enforcement of the ordinance. The agent's or the occupant's failure to comply with the provisions of the Lake Tahoe vacation home rental ordinance may expose the property owner to criminal penalties, administrative discipline of the owner's permit to operate a vacation home rental property, or private civil actions seeking enforcement of the ordinance.
4. Before signing this application, the agent has read Douglas County's Lake Tahoe vacation home rental ordinance (DCC 20.622) and by signing this application form, the agent acknowledges they have read the code and agrees to comply with the terms of the ordinance.

Agents: (include additional sheets if necessary)

TOM SLOAN- SIERRA TAHOE REALTY	12/13/23
Printed Name	Signature/Date

Vacation Home Rental Certificate of Achievement



Douglas County, Nevada
PO Box 218
Minden, NV. 89423

Presented to:

Tom Sloan

Property Manager

multiple

For successfully passing the Douglas County, Nevada VHR Certification Exam

Test Name: DC NV VHR Certification

Score: 93.3% 28 / 30

Serial #: FLPWSSPWDJ-RKGDKQRDL-WBTNHBQNZF

January 12, 2024

ClassMarker

DocuSign Envelope ID: 8A32D600-AF35-46FF-B1D5-6F0E8D718E66

VHR Owner Affidavit

I do hereby declare, affirm, and agree to the below for the property located at the following address: 148 GRANITE SPRINGS DR STATELINE, NV 89449.

1. I am the Owner or the managing director/partner of an LLC, corporation, partnership or other legal entity, or the authorized signatory of a trust, and I am legally authorized to fill out an application or bind my legal entity and that all information provided in conjunction with my VHR application and this Affidavit is true and correct and not misleading in any way.

2. I am aware that only one VHR permit will be issued unless I am otherwise exempt from this requirement under Chapter 20.622 of the Douglas County Code ("Code"). I further acknowledge or confirm that all VHR Properties located in Douglas County that I own or control have been disclosed to Douglas County.

3. The property is not deed restricted, located in an area governed by a home owner's association ("HOA"), or subject to covenants, conditions and restrictions ("CC&Rs") that prohibit or limit the existence of VHRs. The owner has ultimate responsibility for knowing the HOA and CC&R restrictions regarding VHRs. Permits shall not be issued in these areas if known to Douglas County. Owners are required to notify the HOA of their intent to rent a home as a VHR. Douglas County may require owners to provide documents in support of the statement as a precondition to approval of the permit.

4. By signing this application, the owner(s) attests that they, their agent(s), and their local contact person have read Douglas County's VHR Ordinance located at Chapter 20.622 of the Douglas County Code and agree to comply with Chapter 20.622 and all other applicable laws, ordinances and regulations applicable to the VHR program.

5. Failure of the Applicant, agent or occupant of the VHR unit to comply with the provisions of Chapter 20.622 of the Douglas County Code may expose all parties to criminal prosecution and civil suits, fines and fees.

6. Applicant understands that advertising or operating a VHR without a valid permit (including an expired permit) may result in a fine up to $20,000. If a permit is not renewed prior to the expiration date the permit is null and void.

7. It is the obligation of the Owner to ensure the permit is renewed in a timely manner and Douglas County is not obligated to provide any notice of the permit's expiration. A VHR permit is valid for one calendar year after it is issued. Owners may seek to renew their VHR permits on an annual basis. All VHR renewal applications must be submitted, and all renewal fees must be paid, prior to the expiration of the current VHR permit. There is no grace period. Any owner who fails to timely file a renewal application or pay renewal fees must immediately cease operation of the VHR at the expiration of the current VHR permit.

8. Owner acknowledges that either the owner, agent, or local contact person has or will post at the vacation home rental the notice required in Section 20.622.040(C)(11).

9. Owner shall notify Douglas County if any substantial changes are made to the VHR.

10. Owner shall notify Douglas County if any contact information or that of property manager or local contact changes.

11. Restrict the use of this VHR unit to not more than permitted daytime occupancy limit at any given time while the home is being utilized as a vacation home rental pursuant to Section 20.622.030(G) of the Douglas County Code. I further agree to ensure the permitted nighttime occupancy limit shall not be exceeded during quiet hours. I understand that failing to adhere to the terms of this Agreement and Chapter 20.622 of the Douglas County Code may result in enforcement action and the suspension or termination of my permit.

12. Owner, its employees and agents agrees to save, indemnify, and hold harmless Douglas County Nevada, its officers, employees, and agents against all liabilities, judgements, costs and expenses which may accrue against them in consequence of the granting of this permit, inspections or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances and laws related to the permitting and operation of a vacation home rental.

13. Owner agrees that proper and legal removal of refuse/trash is their responsibility. Owner is required to contract with a waste management company for regular trash removal and have adequate trash removal service per any applicable Health District, waste management, Homeowner's Association or General Improvement District rules. Trash storage must be sufficient for the maximum number of occupants as determined by the County. A bear proof box or reasonable bear proof trash storage and refuse removal solution is required, as determined by the County.

By signing this form, I agree to comply with the above requirements as well as all Douglas County Code Chapter 20.622 provisions applicable to my VHR.

Owner of Record (authorized manager, member of LLC, LLP or Corp, or a Trustee):

Printed Name	Signature	Date
Lloyd Elliott	DocuSigned by: Lloyd Elliott 4559FCD1D5764E6...	12/13/2023

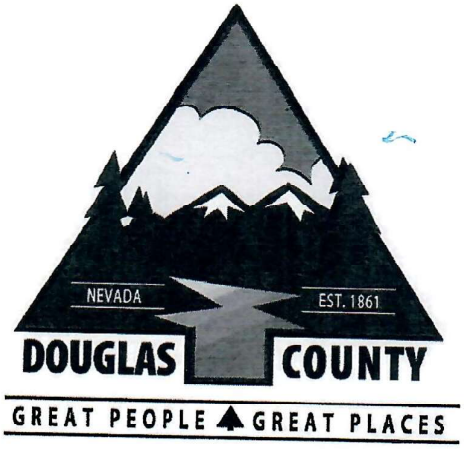
Local Contact Person:

Printed Name	Signature	Date
Tom Sloan	Tom Sloan	12/13/2023

Local Licensed Property Manager (if applicable):

Printed Name	Signature	Date
Tom Sloan	Tom Sloan	12/13/2023

Vacation Home Rental Certificate of Achievement



Douglas County, Nevada
PO Box 218
Minden, NV. 89423

Presented to:

Irene Elliott

Property Owner

148 Granite Springs Dr. Stateline, NV 89449

For successfully passing the Douglas County, Nevada VHR Certification Exam

Test Name: DC NV VHR Certification

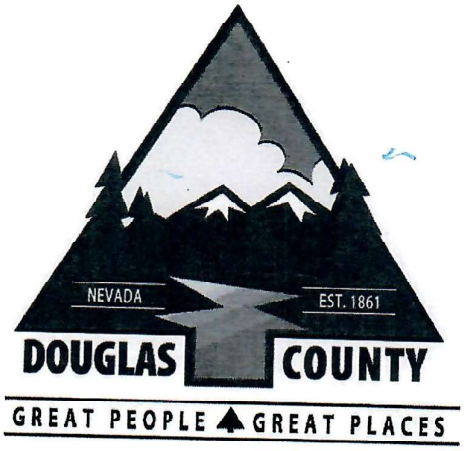
Score: 96.7% 29 / 30

Serial #: FLPWQPSQDQ-RKGHGDHHJ-WBTBWFQKQK

January 16, 2024

ClassMarker

Vacation Home Rental Certificate of Achievement



Douglas County, Nevada
PO Box 218
Minden, NV. 89423

Presented to:

Lloyd Elliott

Property Owner

148 Granite Springs Dr. Stateline, NV 89449

For successfully passing the Douglas County, Nevada VHR Certification Exam

Test Name: DC NV VHR Certification

Score: 93.3% 28 / 30

Serial #: FLPWQPTDJW-RKGHGSGHH-WBTBWFFZWB

January 16, 2024

ClassMarker

Exhibit C & D

VHR property advertisements

#GS148-The Getaway- A/C, Hot tub & Pool Table

Share · Save



Entire home in Stateline, Nevada

8 guests · 5 bedrooms · 6 beds · 3.5 baths

★ 4.74 · 23 reviews

Hosted by Sierra Tahoe Realty
Superhost · 6 years hosting

Dedicated workspace
A common area with wifi that's well-suited for working.

Self check-in
Check yourself in with the lockbox.

Sierra Tahoe Realty is a Superhost
Superhosts are experienced, highly rated hosts.

Some info has been automatically translated. Show original

MUST BE A MINIMUM OF 25 TO RENT IN THIS COMMUNITY.
This beautiful home with a spectacular setting in the Granite Springs area. This home has everything you need to make your stay worth it. Surrounded by picturesque mature landscaping and plenty of decking to enjoy the Tahoe outdoors, this home offers all the necessities one could want; Internet, pool table, foosball, ping pong table wet bar, wine refrigerator and large hot tub to relax in after a long day of Tahoe activities,...

Show more >

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date
GUESTS 1 guest
Check availability

Report this listing

Where you'll sleep

- Bedroom 1 — 1 king bed
- Bedroom 2 — 1 king bed
- Bedroom 3 — 1 bunk bed

What this place offers

- Kitchen
- Dedicated workspace
- Private hot tub
- EV charger - level 2
- Free dryer – In unit
- Wifi
- Free parking on premises
- TV
- Free washer – In unit
- Exterior security cameras on property

Show all 55 amenities

Select check-in date

Add your travel dates for exact pricing

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October 2024

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Clear dates

★ 4.74 · 23 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
	4.8	4.9	5.0	4.9	4.9	4.4

Georgina — 7 years on Airbnb
★★★★★ · January 2024 · Stayed with kids
We felt right at home, it has everything you need to spend a pleasant family vacation

Heather — Palos Verdes Estates, California
★★★★★ · July 2023 · Group trip
We really enjoyed our stay! The property management group was very responsive to us when we needed any thing!

Jaime — Lake Worth Beach, Florida
★★★★★ · July 2023 · Group trip
I had a great stay! The house is so close to the lake, casinos, restaurants, and everything we needed for the perfect long weekend at Tahoe.

Chantal — Los Gatos, California
★★★★★ · February 2023 · Stayed with kids
Everything went well in our trip. The house was good size for all our family!

Sterling — Los Angeles, California
★★★★★ · August 2022 · Group trip
Great location and spacious comfortable home. The check in process was seamless and communication was great. Will recommend Sierra to other Tahoe travelers.

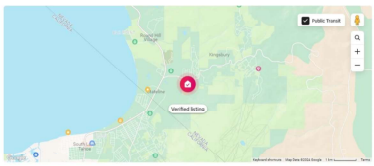
Justin — 7 years on Airbnb
★★★★★ · May 2022 · Group trip
The house is just as advertised, went there for a boys golf trip and all 8 of us had a bed to sleep in, and we had a great time. really close to the casinos but the neiborhood was beautiful,...

Show more

Show all 23 reviews

Where you'll be

Stateline, Nevada, United States



We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Summers in Lake Tahoe
For many years, families have been enjoying their summers here in Lake Tahoe. Our temperatures are among the best in the country. The average temperature in the summer ranges between 70 and 80 degrees. On any given day, we have over a 90% chance of clear sunny skies. Lake Tahoe offers...

Show more >

Meet your Host



Sierra Tahoe Realty
Superhost

379 Reviews
4.71★ Rating
6 Years hosting

Get excited and be ready to have a vacation of a lifetime in an area that will captivate your senses an...

Show more >

Sierra Tahoe Realty is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details
Response rate: 100%
Responds within a few hours

Message Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules
Check-in after 4:00 PM
Checkout before 10:00 AM
8 guests maximum
Show more >

Safety & property
Exterior security cameras on property
Carbon monoxide alarm
Smoke alarm
Show more >

Cancellation policy
Add your trip dates to get the cancellation details for this stay.
Add dates >

Airbnb > United States > Nevada > Douglas County > Kingsbury

Explore other options in and around Stateline

- Yosemite Valley Vacation rentals
- Sacramento Vacation rentals
- South Lake Tahoe Vacation rentals
- Reno Vacation rentals
- Truckee Vacation rentals
- Northern California Vacation rentals
- Yosemite West Vacation rentals
- Tahoe City Vacation rentals
- Roseville Vacation rentals

Other types of stays on Airbnb

- Kingsbury vacation rentals
- Kingsbury monthly stays
- Cabin vacation rentals in Nevada
- House vacation rentals in United States
- Vacation rentals with outdoor seating in Kingsbury
- Family-friendly vacation rentals in Kingsbury
- House vacation rentals in Kingsbury
- House vacation rentals in Douglas County
- Family-friendly vacation rentals in Douglas County

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English (US) $ USD

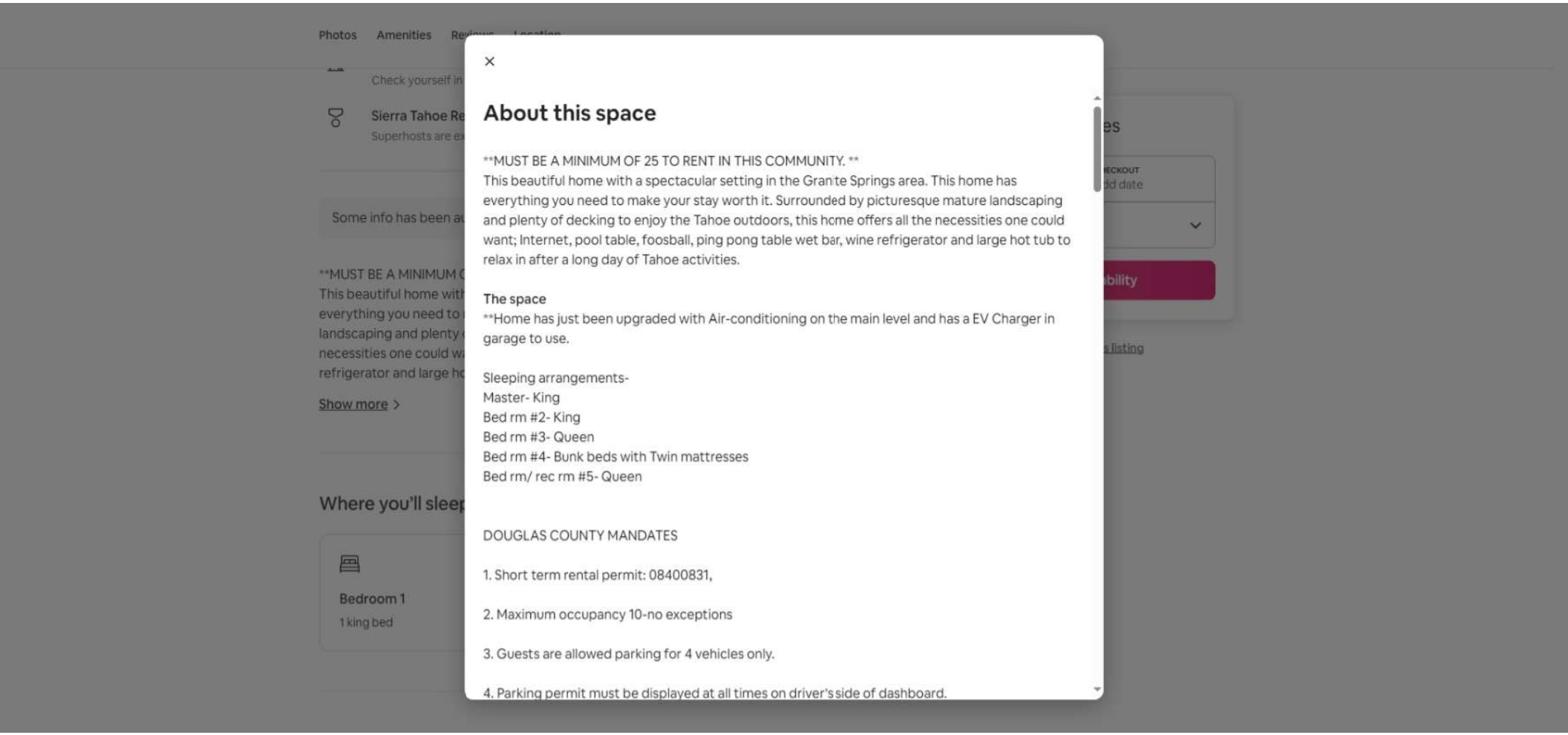
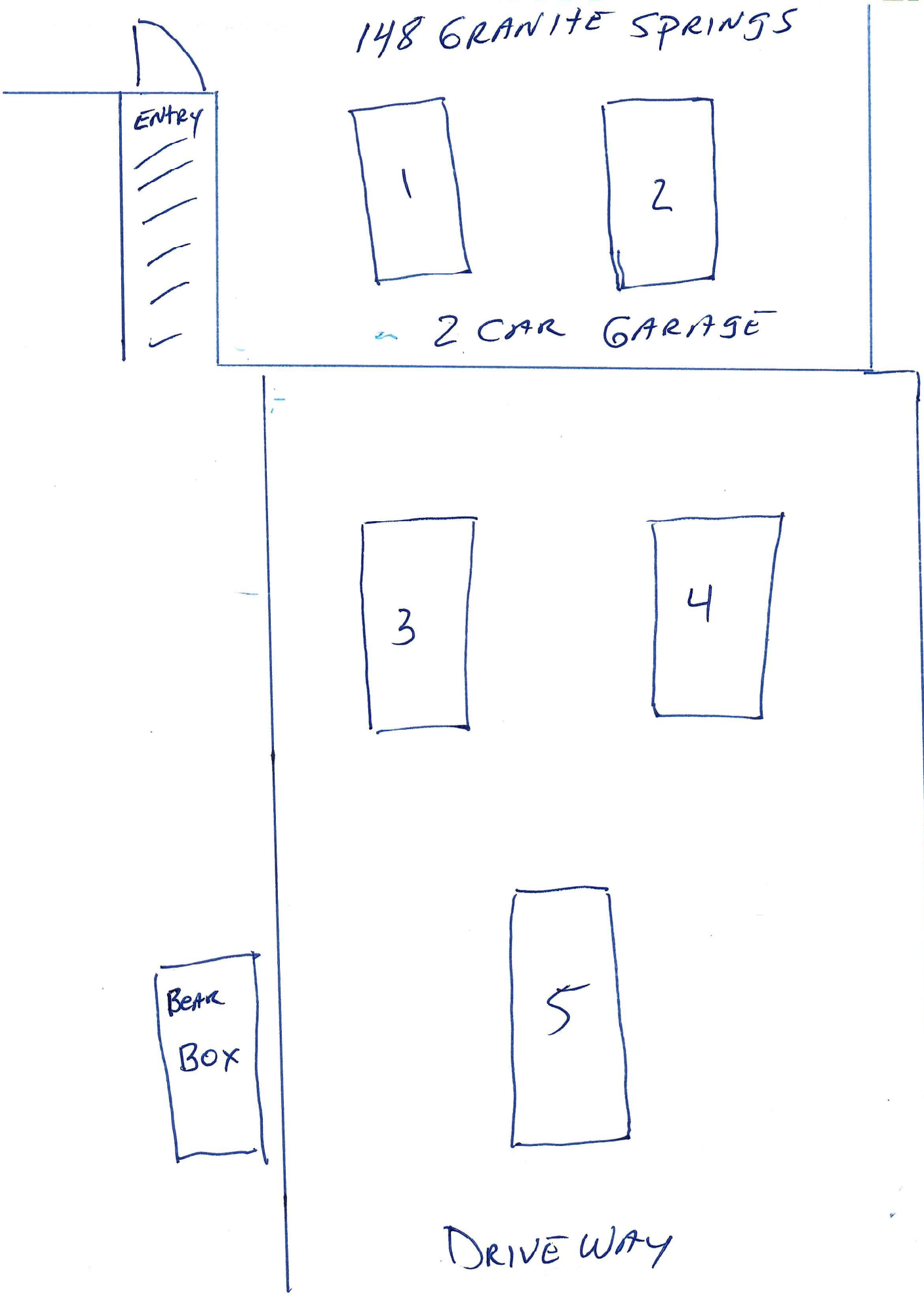

Photos
Amenities
Check yourself in
Sierra Tahoe Re
Superhosts are ex
Some info has been au
**MUST BE A MINIMUM O
This beautiful home with
everything you need to
landscaping and plenty
necessities one could w
refrigerator and large ho
Show more >
Where you'll sleep
Bedroom 1
1 king bed
About this space
**MUST BE A MINIMUM OF 25 TO RENT IN THIS COMMUNITY. **
This beautiful home with a spectacular setting in the Granite Springs area. This home has everything you need to make your stay worth it. Surrounded by picturesque mature landscaping and plenty of decking to enjoy the Tahoe outdoors, this home offers all the necessities one could want; Internet, pool table, foosball, ping pong table wet bar, wine refrigerator and large hot tub to relax in after a long day of Tahoe activities.
The space
**Home has just been upgraded with Air-conditioning on the main level and has a EV Charger in garage to use.
Sleeping arrangements-
Master- King
Bed rm #2- King
Bed rm #3- Queen
Bed rm #4- Bunk beds with Twin mattresses
Bed rm/ rec rm #5- Queen
DOUGLAS COUNTY MANDATES
1. Short term rental permit: 08400831,
2. Maximum occupancy 10-no exceptions
3. Guests are allowed parking for 4 vehicles only.
4. Parking permit must be displayed at all times on driver's side of dashboard.

Exhibit E

Parking & driveway diagram


148 GRANITE SPRINGS
ENTRY
1
2
2 CAR GARAGE
3
4
5
BEAR BOX
DRIVE WAY

Unapproved Minutes

MINUTES OF THE DOUGLAS COUNTY VACATION HOME RENTAL ADVISORY BOARD

The Regular Meeting of the **VHR Advisory Board** was held virtually through Zoom at the following link: https://youtube.com/live/7aRNOFkX1K0?feature=share on October 23, 2024, beginning at 1:00 p.m.

Staff Present:
Ernie Strehlow, VHR Manager
Doug Ritchie, Chief Civil Deputy District Attorney
Katie Etchegoyhen, VHR Development Coordinator
Michael Felton, Code Enforcement
Michelle Turner, Tahoe Douglas Fire District

ROLL CALL:
Mickie Hempler, Chair, Present
Lauren Romain, Vice Chair, Present via Teams
Patti Graf, Board Member, Absent
Keith Byer, Board Member, Present
Glenn Wolfson, Board Member, Present

CALL TO ORDER:
1:00 p.m.

ADMINISTRATIVE AGENDA

For Possible Action: Discussion on an appeal filed by the Elliot Revocable Trust (Lloyd & Irene Elliott), owner of 148 Granite Springs Dr., Stateline, NV 89449 (APN: 1318-26-515-002), VHR Permit DSTR0762P, contesting the revocation of the VHR permit. Code Enforcement Case Number 24-000291.

Mickie Hempler: [00:03:53:17] Onto the administrative agenda. The chairperson will read the agenda title into the public record and will have the discretion to determine how the items will be presented. The timing for the agenda items is approximate unless

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otherwise indicated for a specific item. Agenda items may be considered ahead of or after the schedule indicated by this agenda. Public comment may be taken on items that are identified as for possible action, at the discretion of the chairperson. So what we're going to do is go to agenda item number two. For possible action discussion on an appeal filed by the Elliott Revocable Trust, Lloyd and Irene Elliott, owner of 148 Granite Springs Drive, Stateline, Nevada. 89449 APN Pin 131826515002. VHR permit DSTR0762P contesting the revocation of the VHR permit code enforcement case number 20 4-000291. And we will have Mr. Strehlow give this presentation.

Ernie Strehlow: [00:05:22:26] Good afternoon. So in the packet, page 63, begins, the discussion I have in the packet included, the agenda item, of course. And then I have attached the staff report, which kind of details out, the ownership history of the property when, the complainant, filed the complaint and the appeal information when it was filed. Also in the staff report will be a discussion of the code violations. After the sequence of events over the last ten years. , and then the recommendation from the county based on the code based on the current code, 20 .622, and then inside the packet also in it. So, kind of a little history lesson. I'm not going to read it verbatim. I think everybody has that. So I'm not going to read it verbatim for going on 11 years now. It sounds like about 11, about 11 years there have been some calls that I listed here, some of the general calls that have come in and kind of the result of it that I placed in the staff report, and I won't read them all. The specific item that we are here for today occurred on 8/3 when we had a complaint about noise at the residence, at three in the morning. And then another call that came in at five in the morning that came in from the neighbor who's also here today and will speak to speak to the complaint. The complaints revolved around noise. The sheriff was called at 3 a.m. They cleared the call. They didn't come out because there was a priority one call that was ahead of it. And so they, I think their process, they clear out the call, but they can't get to it timely. So another call was made at 5 a.m. of loud noise. The sheriff came from the valley up to Tahoe to investigate. And it came to the house. In the sheriff's report, they observed the house to be dark and quiet. So the sheriff showed up at 5 a.m., they came to the house, they heard loud music. They were on the second paragraph of the sheriff's report and that's in the packet. He also observed five cars. Four in the driveway, and one in the garage. He came to the door, he knocked on the door. Nobody answered. he tried again, knocking on the door. Nobody answered. And according to the sheriff's report, it went on for 15 minutes. And then he saw folks inside the house. I assumed it was the renters, peering

outside out of the blinds or the whatever, whatever screen or windows or whatever, peering out the at the door at the Sheriff, but wouldn't answer the door. So the sheriff wrote a report and then closed out the case and then notified code enforcement, which is what usually happens. That's the process, and then we got a copy of it and then proceeded to investigate the activities that the sheriff wrote. And so one of them was noise. And there is a noise ordinance that's in the code that related to, after 9 p.m., at night, the noise is there can't be any, any kind of loud noise emanating from the house. , and in the sheriff's opinion, you know, there was a loud noise coming from the house music and so forth. So that was one violation. And then the second violation was that the house was permitted with four cars, on the permit. And so cars have been an issue for the three years I've been with the county. And so we've been, you know, there's a lot of regulations in this particular code related to allowable cars in the evening. So there were five cars there permitted for four. , so that was the second violation. It's pretty standard. I don't have any kind of ability to waive that because that's the fact, right? So there were two violations. The code stipulates that two violations within a year are a revocation of the permit and so we proceeded to send out a letter to the property manager who's here today that'll talk to talk to it and revoke their permit. Now the permit is still active upon appeal. So, until a decision is made today and so I think that's it. So we revoked it, And so it's like I said, it's currently an active permit. It's not suspended, until the board rules on this. But so the individual appealed it on 8/7 or on 8/8 after they received the appeal. So it was quite quick. So I think within 24 hours we received an appeal. The appeal packet is in the supplemental packet. So I got it on Friday night, I believe. And I was trying to figure out how to get all the files out and get them into the packet. So I sent out a supplemental on Monday and that's in your supplemental packet. And then there were a couple of public comments, from people you may recognize. And then there was one I got this morning that I sent out. So you have all the information. I think that's all I have.

Mickie Hempler: [00:11:34:24] Does anyone have questions before we hear from the appellants?

Glenn Wolfson: [00:11:44:00] I have a question for Ernie. They had the permit for 11 years and they renewed. Ever been a noise complaint that was confirmed previous to that in the 11 years of compliance?

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Ernie Strehlow: [00:11:58:19] I don't believe that there was a substantiated complaint in the 11 years. I think I wrote it in the staff report. I don't think there was.

Keith Byers: [00:12:09:15] So, Ernie, and again, I'm having a hard time, reconciling. So I was trying to figure it out because I have all these noise monitors. When the sheriff is at the house, is there evidence on the noise monitors that there's noise at the house?

Ernie Strehlow: [00:12:34:09] No. The noise monitors that were presented to us and they had it looked like a 55 threshold, depending on the noise monitor that you looked at. I think the driveway was flatlined if I recall.

Keith Byers: [00:12:52:00] Do we have any indication that these noise monitors work? I've got a sheriff sitting there saying the noise is excessive, and I've got a noise monitor saying there's no noise.

Ernie Strehlow: [00:13:01:07] We defer to the sheriff.

Keith Byers: [00:13:04:06] Absolutely. And I agree with that. But I guess I'm, I guess I'm wondering if there have been complaints where the sheriffs did not come. So when we talked about this it was the first violation. This is the first violation where the sheriff went out. Right. To verify. Correct. They were not necessarily right or wrong. We don't know. The previous noise complaint, there were previous noise complaints. In fact, there's a history of them. None of them are founded. So the sheriff never showed up before?

Ernie Strehlow: [00:13:42:26] Yeah, there are other sheriff reports in here. I think there's one in February where it wasn't substantiated by the sheriff. The sheriff did show up. They didn't hear anything later.

Keith Byers: [00:13:52:16] How quick?

Ernie Strehlow: [00:13:53:25] I don't know how quickly they were called. They showed up. I don't know how fast.

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Mickie Hempler: [00:14:00:07] Lauren, do you have any questions for Ernie? No, my only question. And I don't think you can answer it. Is that why would the sheriff's department close out, a call without having come out to the house? I mean, they had other priorities. Okay, but wouldn't they keep it open? And when they had a moment, they would come to the house and check on it.

Ernie Strehlow: [00:14:30:24] I can only give you my judgment. So my understanding in past discussions with the sheriff, is that if they have a priority, these are typically priority three calls, , in the sheriff log, which are lower priority than some sort of activity, like a priority one or some sort of emergency at the casinos and if the sheriff is called at the same time or they're busy because it's so early in the morning and there's no if they can't get to it in a timely manner, they clear it out. And in this particular case, it might be because, if it's a problem, they'll get another phone call, you know, by the time they get there, it may have passed, it might not be an issue anymore. Would be my guess, like an hour later, an hour and a half later. I mean.

Mickie Hempler: [00:15:20:06] Obviously, they're not here to answer this question, but I just find it kind of curious because if it was something else, it would still be open, you know, if there was a burglary or something.

Ernie Strehlow: [00:15:35:00] But in this particular case, they were called at three and then they were called at five, and they did show up at the second one. So it implies that there were two incidences of noise.

Mickie Hempler: [00:15:43:23] Well, it also implies that they were still busy with priority cases since somebody from the valley had to come up. But, that just the comment that the call was closed kind of surprised me not relevant to what we're doing. But, at this time, if there are no more questions for the staff, let's have the appellant speak.

Lloyd Elliott: [00:16:08:05] I have a question?

Mickie Hempler: [00:16:09:15] Can you tell me who's who here?

Lloyd Elliott: [00:16:45:29] My name is Lloyd Elliott, and I am of the Lloyd Elliott and Irene Elliott Trust, which owns the property on Grant Street. Don't ask me the address

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because I'm in front of a bunch of people. I already forgot it, but, we did just on the noise monitor. , we did test it just recently. They work, they work. I wasn't there. I told Tom, hey, I was out there. He looked it up. He told me exactly what time I was out there. I told him that a couple of hours later, but he looked it up immediately. It was there. So they do work. And that's one of my, things. Is that noise monitor on her side of the house. And I first met. What's her name? Siobhan. I first met Siobhan. The first time I met her, I said hi and she just went off and. The first time I see 20 guys out on that deck at 3:00 in the afternoon with the radio playing, I'm calling the cops. This was I going, okay, so that just kind of sets the scene for what's been going on. And almost every renter we have, she's called the cops one thing or another. The last person there happened to be my kid, and he happened to be there with a couple of detectives from his area down in Ventura County, their families, and a bunch of kids, under ten years old. And the two families, my, my kids, family, three families all together call the cops. So he shows up and his comment is, I've been here 14 times, told my kid I've never written a citation yet and that my kids were doing nothing, he said. Out there with a bunch of kids, nothing. No reason for him to call or anything. So. And that's just been going on and going on and going on. At one time we lived there a year ago, we tested the monitors, and we're kind of taking her word for the noise. The monitors really said that it wasn't there. , Tom has one inside the house. Tom knows way more than I do. He. I mean, I trust Tom to take care of him and take care of it for 11 years. I have no doubts. He knows what's going on. And he said, inside the house, there's a monitor. There was some noise, but not over what he thought there should be inside the house, let alone on the outside of the house. Thank you.

Mickie Hempler: [00:19:26:25] Before we go on, should I do the standing? We haven't done an appeal. Should I do a vote for the standing now or after?

Doug Ritchie: [00:19:36:14] It's up to you.

Mickie Hempler: [00:19:37:13] Okay, then I'll do it after. It was just housekeeping. Okay. Mr. Sloan, I would imagine you have some comments.

Tom Sloan: [00:20:05:17] So [00:20:00:00] just a few things about this property. , over the last 20 years, I've sold this home twice. Sold it originally back in 2004. In the last 20

years, I sold this home twice. I sold it once back in 2004, and then I sold it. To vacation rental for 18 years. Now, they took it over in 2013, and turned it, you know, the previous owners had it as a vacation rental. So it's been over for 18 for the last 20 years. During that time, we had very few problems with the property, and we've had very few complaints from neighbors or the police. , 2021 we installed four noise monitors. We put one inside the house in the living room. We put another one out front of the garage. We put another monitor out near the hot tub, and then we put another monitor back on the back deck so we could try to cover all people coming into the property. , just recently, we installed a fifth monitor on a tree closest to the neighbor at 146 Granite Springs. , to try and pick up any noise that possibly could. These noise monitors work. We get text messages if they are low on battery, and it will not stop until you change the battery. If they go offline, that will tell us that they're offline. It's not something that we can alter or change. So we typically will replace the batteries every six months, sometimes sooner. You know, depends if it's sitting in the sunlight. You might have to change it a little bit earlier than that. But we stay on top of that. , Keith, for your point that you had talked about with the noise monitor, this is a and I think you've got a picture of the inside of the property. This is the night in question here, and this is between 10 and 5 a.m., and the noise levels are showing sound. But our threshold drops down on this property for the nighttime, and we are still way below what the threshold is for that decibel reading. , our outside monitors didn't pick up anything, and I'm like, Lloyd had mentioned that he had called me. It was like a week or two ago or three that he told me that he was outside running the leaf blower, and I was able to look into my phone and tell him exactly what time he was outside doing that. So they do register. And the way that they register is it takes a sound for a specific amount of time, let's say maybe a minute or 2 or 3 minutes. If it's at that peak level, that sends us out a notification, you know, and it will say the first alert. If that sound continues or it rises, we'll get a second notification and then a third. So it will keep going until down underneath the threshold. , we have a camera in the driveway which we put in to monitor for mainly for snow, cars. And it does help us at times. Keep an eye on the occupancy when we can watch people walking in and out. , it's the only area that we have a camera. And as far as the car and the garage, we can't pick up a car in the garage. And I think, you know, we stress on the guest that they need to put more than four cars at the property we have in our contracts. We give them the passes that are only for if they're asking. Okay, well, that means for outside and they sneak one in the garage. I have really no way of knowing if there is a fifth car out in the street. They're informed that they're going to get towed or ticketed by the county so we

DRAFT

do take it seriously. We don't allow people to go more than what is allowed for the limits for that property. But I have, and maybe we're thinking, okay, for meetings for outside the garage doesn't count. So that's the only thing I can answer for that part we've done really well with the property over the years. We have generated a lot of income for the county. We have had a lot of guests stay at the property. We averaged probably 120 nights a year. , occupancy through that, and over. I've been managing it since 2013 and we've had very little issues with any complaints up until about a year and a half, two and a half years ago. And this all took place when the neighbor purchased next door to our property. All of a sudden we started getting complaints. She had met my owners out the very first time in the summertime, and I remember Lloyd had called me and said, you're not going to believe this. I just met the neighbor and it was immediate, where she pretty much said she hates RVers, and she's going to contact the sheriff anytime she possibly can. And she kept her word. She called the police and kept all the reports on. I have over seven times here. The officer that came out was deputy JT J.T. Davis, and he had met with Loyd's son, talked to him. I talked to Deputy Davis on the phone. He said that he had been called out to that property almost 14 times. And he says I've never found a complaint going out there not everything is documented. But, you know, that's not to say that he wasn't out there you know, a couple of the steps. I'm going to just backtrack real quick. We've tried to ensure to make sure that the property stays in compliance with the neighborhood. We don't want to end up having it where neighbors are upset. , we have put in all the noise monitors. We have gone as far as putting in extra notes inside the house telling people, don't park the little scooters out on the street. If you come home late at night to be extra quiet because it is a very quiet neighborhood at night time, the owners have actually put in, this past summer. They put in air conditioning upstairs so that in the summertime the windows can somewhat remain closed and you won't have loud noise coming out if guests are a little bit loud that has helped to some extent. We don't have a lot of data on it, because this is the first year that that was taken care of. , but back to these complaints going through them. If you go through and you look at your own notes from your staff, they have put in there no violation, no evidence unfounded was a few of those. And that's basically determined to be false. And so we have been monitored by the neighbor 24 over seven since she's moved in. And the problem that we have had is we have now staff that goes over to the house. They're getting filmed by the neighbor. We have guests, I'm asking are getting filmed by the neighbor. , I've got it on the camera roll where it shows on the ninth at 930 at night, that we ended up having three neighbors come onto the property spying on our tenants that were in there.

Tom Sloan: [00:28:44:19] And that's in the footage that I don't think you guys were able to see the video, but the video shows a clear picture of it, you know? And so this to me is borderline harassment. And we have done everything we can to take care of this rental and make sure that the guests behave. There's only so much that we can do as far as parking wise. The noise monitors, we have five up and we follow them all the time. And that's, you know, the hardest part when you have neighbors who are, you know, determined to get rid of the vacation rental because they don't like seeing the guests come in and out. One complaint here was back in March of 2024 for a loud party the night before on the seventh. So this was, would have been on 3/7, and we didn't have a house rented from 3/4 to 7/3 because that's the time that the owners were putting in a new boiler and they were putting in the air conditioner. So that's a complaint that was unfounded or false. And [00:30:00:00] that's what we're kind of up against right now. And we're trying to do everything we can to maintain a good vacation rental. And that's kind of where we're at.

Mickie Hempler: [00:30:16:07] Thank you. Tom, how many rentals do you manage?

Tom Sloan: [00:30:20:12] I have probably upwards around 25 rentals.

Mickie Hempler: [00:30:27:11] And do you typically go out to a rental property? ,each time there's a guest, a new guest there to look or not you personally, but your staff or whatever. To look at how many cars are parked or anything like that.

Tom Sloan: [00:30:48:11] That's what we use the cameras for which helps us with the properties some of the properties. We don't need cameras, obviously, but there are some properties that we choose to put the cameras in. So we try to get them in as most of our homes that we have. we do drive-bys periodically. We have other properties in the neighborhood. So we do take drive-bys that go through just to see what's going on, you know, as far as a couple of things that, you know, you guys strive on that 30 minutes, being able to respond within 30 minutes. We were not notified of this case, at this incident. Michael called me around 9:00 on that Sunday morning. And, you know, I understand that the officer came out to the property and he did say that the music did go down after he arrived. At that time, you could hear music in a house. Even if it were within the limits, you're still going to hear it when you pull up to a property. I mean, I'm

DRAFT

not denying that whether or not it was exceeding a certain amount, I don't know, but I can only go off of the Norwegian monitors that we have. But we do have our sign right above the front door that if there was a real issue, they could reach us with a phone call. And that goes through to our answering service, which is 24 over seven and they will contact us. I have three different people on the contact list, with myself being the first one. So in case I didn't pick up, they immediately go to the next contact to get Ahold of them.

Mickie Hempler: [00:32:35:11] Questions?

Keith Byers: [00:32:37:04] You mentioned there's a and I again, I can't see the video, but you mentioned in one of the videos that there was three neighbors there looking at what's going on in the house were they on the property or was it more than just the one? Because before I understood, it was really you who proposed that there was one neighbor who was against VHRs without a valid reason. Is it one neighbor and is that one neighbor or three people, or is it three different neighbors?

Tom Sloan: [00:33:09:09] And two in her party that were with her or him? I don't know I was able to determine that for sure one was a man, and I couldn't see the other one because it was through the bushes on the side but this was, you know, a pretty good video. If you watch the video, it's very clear what they were, what they were up to, looking into the property and, you know.

Keith Byers: [00:33:43:05] That they were looking in or filming in.

Tom Sloan: [00:33:45:12] You know they had a flashlight. So they were looking in as they were walking up to the property and the direction that they were looking in and like this was into our kitchen dining room area you know, the hard part with that is, you know if any guests are staying there and they walk out and see people on the property, you know, now you can almost assure that you're going to get a call from the guests that are going to be upset that, you know, somebody's trespassing on the property or it could turn worse, I don't know.

Keith Byers: [00:34:22:02] And you mentioned that you on this one, that the police came, you didn't receive a phone call. Have has one or more neighbors ever called the

answering so I my understanding is it's an answering service. You have an answering service. And they dish their calls out to whoever's on call.

Tom Sloan: [00:34:40:22] Yes. So after, usually after 5:00, our answering service will pick up any calls that come through. If they're an emergency, they will contact us They're notified now that, as well, if Douglas County calls, they immediately patch them through. If it's a non-emergency, then they will take a message and, one of the rentals from the county and that. They have to obviously give us their ID when they're renting the property. We have their information as best that we can get from them but, you know, as far as having what they do when somebody shows up at the door at three in the morning, I can't really answer that.

Keith Byers: [00:35:39:19] So let me let me expand on that. So because we have had a lot of owners have different ideas, so you have one ID and the person is over 25. You don't have the other IDs. Do you know what the purpose of their visit was?

Tom Sloan: [00:35:54:10] , most of the time, it's usually for vacation. I mean, this one. No, I don't know what the purpose was.

Keith Byers: [00:36:00:24] Because there are some people who are screening. No bachelor parties. No birthday parties? They are screening and trying to find out. So if you have. What was the occupancy of the night?

Tom Sloan: [00:36:15:22] I believe we were at ten.

Keith Byers: [00:36:18:04] And were they all young men?

Tom Sloan: [00:36:20:27] No, I don't think so. They were, they were. He was closer to his 30s. So I would assume that he said that it was more people that he worked with. So I'm assuming that they were a group that came up and that they're all friends. So they're probably all in that same age range but the, you know, as far as the guests when they come in, you know, we have a pretty tight rental agreement where it says no parties, no bachelor parties, no bachelorette parties, things like that.

DRAFT

Keith Byers: [00:36:58:14] So to me, again, it's what you can't control, but you can influence, you know, because I'm an Uber driver. Yeah. And so I drive a lot of people to VHRs. And so I see a lot of VHRs at 3:00 in the morning. Yeah, and it's a mixed bag. Right, but I would say, you know, and again, you do a lot of these things. So you and you probably are familiar with the other agents who are doing it there are people who screen. And if you've got ten men coming, it's a different thing than if you've got two families of five coming. Right, so there are some influences there, that you can look at to try to screen your guests. I'm not saying you should. I'm just saying that was there. All right.

Tom Sloan: [00:37:41:26] One of the other things that we do that we had implemented a couple of years back was we don't do anything less than three nights, so we don't have the two-night weekend getaway, you know, party groups really that come out. And that really changed quite a bit. I mean, it dropped our numbers down a little bit. But the owners were fine with that because they figured, you know, with three nights you're going to get less rowdier groups that come out than the two-night groups.

Mickie Hempler: [00:38:13:15] And so that's where and what night of their three-plus nights was this incident?

Tom Sloan: [00:38:23:17] I believe it was Saturday night I think.

Mickie Hempler: [00:38:26:18] I mean, did they check in Friday or Saturday? Was it their first night?

Tom Sloan: [00:38:30:25] No, I think it was their second night. And again, the police officer said that he could hear the noise coming from the house. But at what level is that considered a raging party? I mean, we're still underneath a pretty good distance underneath the threshold that we set the level to and our outside monitors didn't pick up anything. And they do work. But, you know, you can hear, like you were saying, you can hear noise at night ten times compared to what you would hear during the day. So it doesn't have to be loud when you pull up to a house to hear that they've got a stereo on inside the house.

DRAFT

Mickie Hempler: [00:39:17:22] But we have to consider the neighbors' quality of life also when we make decisions and that's, I think, something we weigh very heavily as a board.

Tom Sloan: [00:39:31:25] I agree, if this level was spiked way above, I could understand that but I'm looking at seven and eight false complaints here over the past two years from the same neighbor that are documented by your own staff as unfounded, which is false. So and that's the problem that I have, is that we're trying to do everything we can and we're still getting blasted for it.

Keith Byers: [00:40:03:25] And just to let you know where my brain is. And again, I want to hear everybody first. First of all, unfounded does not mean inaccurate. It does not mean true. No, it does not. Unfounded means we could not observe the thing that was causing the complaint. That's. And again, we've had a long conversation about that wording there you know, there's unfounded means we were not able to do a foundation of the, of the complaint. So if I was yelling and screaming for 25 minutes, and I stopped before the police officer got there, it would be unfounded if he didn't hear it. Okay. Now, hopefully, the noise monitor picks it up right. You have set your decibels. Why did you pick that decibel level? Because again at 5:00 in the morning. And I'm very happy to hear that you've air-conditioned the top floor. Made me think about the bottom floor, because I'm sure that's where the stereo is and where the loud music is playing but I do think that Tahoe, being predominantly, more often than not, a un air-conditioned and people having their windows open in August is part of the reason of this, of this issue completely. So you're exactly right. There you can see a spike, but it doesn't go above your threshold. But you've set that threshold. What did you use to determine that threshold? Was that an industry norm or how did you decide that was the right thing?

Tom Sloan: [00:41:29:20] Industry norm I want to say it's somewhere around 70 to 80 on average during the daytime kind of hours. And then that drops down we dropped ours down to at this time, we dropped them down to 60. And since then, we've actually dropped them a little lower than our outside monitors are. Those are really low. Those are down to. And these are not completely the decibel range versus what we're at are a little bit different but our outside monitors are stuck at 20 after 9:00 and it doesn't take much to go over 20 on that. And it's not 20 dB. They have a rating system that is similar to decibels, but very close to it. So it gives. It's just their version of how they put it

DRAFT

together. Okay, I think they did that just because they put their own algorithm in there or how it is put out. But we did lower them down for outside during that nighttime hours after 9:00 and the inside we dropped as well but when you have, you know, 7 or 8, nine people inside, if you have the monitors too low, all you're going to get is false alarms that are going to go off, because it won't take much to spike it. So we don't want to have, you know, it's like if you get too many false calls from your text on, on the noise monitor, you may not take it as seriously as if you get one where it's set at the proper level.

Keith Byers: [00:43:19:00] Yeah, it's a conundrum, right? Yeah. Because if you're a neighbor, the only house playing music at 4:00 in the morning is that one. No, the rest are right there. If people are out and again, it's just the nature of the hours. If you have I mean, because 20 is incredibly low. That's probably us right now from my memory, This conversation where I'm projecting to you and you're projecting back is probably over 20dB. So I'm amazed that anybody out by your hot tub after 9:00 is not triggering an alarm over 20dB, because 20dB, like I said, is probably right now, right? Because I believe it or not, because I some of this committee, I've walked around with a noise monitor looking at what my wife and my is my wife talking to me? Is my wife yelling at me from the other room? What's going on? And I'll tell you, 20 is pretty low. So I'm kind of amazed you're not getting more.

Tom Sloan: [00:44:13:02] That's why I'm saying it's not exact decibels. It's close to it, but it probably would be more around 30dB, I would think. They gave a system of how they put it together to get the most accuracy out of that but yes, it is low and that's why it will pick up any noise that comes through. So it won't pick up the noise of you and me talking for two seconds and then stopping. It has to be a consistent level of noise before it triggers the alarm.

Keith Byers: [00:44:43:01] And that's the other problem. We've had complaints where people are yelling curse words, but they're not yelling curse words for 10 minutes or 5 minutes. But if you're trying to sleep and you've got people on your back, your patio next to you, that every once in a while you get a spike, right? It is still incredibly irritating what was the what was. So if they didn't, does that spike? Well, the thing you showed us. What is that? Spike, if there some units are.

DRAFT

Tom Sloan: [00:45:12:18] At 45 on that on the high spike.

Michelle Turner: [00:45:15:28] I believe at least in Pinewild, their HOA with their decibels. I think 50dB is a hot tub running on your deck. So the loud noise of a hot tub running is 50dB from what they have recorded in their HOA meetings.

Mickie Hempler: [00:45:47:08] Lauren, have you heard everything that's been said?

Lauren Romain: [00:45:51:12] No. I tried to get on to the online web streaming and couldn't get in there either, so no, I have not.

Mickie Hempler: [00:45:57:17] So I guess we lost our internet for a little while here, which is what happened. Yeah we were asking questions of the property manager, Mr. Sloane did you have any questions?

Lauren Romain: [00:46:13:20] I do have questions, but I feel like because I have not heard that and I get disconnected, I shouldn't because I might be repeating my questions and that I, just feel that I haven't heard the discussion so I should not vote on this appeal. I mean, Doug can give me other advice if he feels that way.

Doug Ritchie: [00:46:37:15] Yes. If you feel you weren't able to hear all the evidence, then you're perfectly free to abstain from voting. If you don't feel you've heard all the evidence.

Lauren Romain: [00:46:52:23] Yeah, I don't think I should.

Glenn Wolfson: [00:46:55:08] Can I ask you a question? My understanding is there are two violations. One is the fifth car. And are you, as a property manager and owner, stipulating that that fifth car did belong to somebody in the house and that all five cars were from the renters?

Tom Sloan: [00:47:15:19] I believe that the fifth car was one of the renters. That's the problem. I couldn't determine that there was a fifth car because they parked it in the garage.

DRAFT

Glenn Wolfson: [00:47:27:28] But apparently an officer counted five cars. And the officer's vision is accurate. So unless you said potentially one of those other cars didn't belong to the actual renters that you'd be stipulating to that, that was a violation.

Tom Sloan: [00:47:43:29] Okay.

Glenn Wolfson: [00:47:44:19] So then everything hinges on the second, which is the noise. And to me, from personal experience, having spent most of my life in science and understanding the difference between a subjective person using his own ears and a monitoring device, that leads me to some conflict. For instance, in my professional life, I actually went to Oklahoma City for a week once and became an aviation medical examiner so I could examine pilots, and private pilots, and do the medical checkups for passenger transport pilots. If I was examining a private pilot to give him a two-year certificate to fly, I could ask him a couple of couple questions, maybe do some things with my fingers, or whisper and decide whether it's hearing accurately and good enough that he would be permitted to fly a plane. However, once he became a FedEx pilot, he'd have to get checked every year, and if he was flying passengers, he'd have to get checked every six months. And that would require actual ear testing by an audiologist, where they would have to actually check the person's hearing. Because I'm a subjective person, like this policeman. And you'd be surprised how often aviation medical examiners get the hearing wrong. But the FAA still trusted us. But we have the data that showed one person's subjective opinion isn't as accurate as an audiologist who's actually testing your hearing ability and your ability to hear certain tones and decibels. So I have a problem in knowing whether this second violation was actually a violation. There's some doubt in my mind if you have concrete evidence that says this was below the level of the hot tub, and we already know that the officer was aggrieved because maybe people weren't polite. But I'm not here to judge people's manners. I'm here to make sure that life and safety are preserved, and that the people are paying their taxes and they're basically complying. People do make mistakes and things happen. And that's why I usually wish we would just start with a fine or things like that because most owners will certainly want to comply and that will get their attention. To start with an initial complaint and say there were two. I want to be real sure that there were two complaints that were justified, and you might use the term unsubstantiated. But this is not a country where we count, you know, three strikes because we wonder if this guy got caught for one DUI. That means he drank and drove 50. Other times, I'm not going

DRAFT

to impugn that on him. If he hasn't been convicted, it shouldn't count in the sentencing. So I have an issue with all we have is one officer who was aggrieved saying that it was noisy. And I can tell you because where I live, anything at three in the morning is going to seem noisy and maybe that's not as accurate. There's some doubt in my mind about how noisy it is because you happen to have noise monitors that you weren't required to have. So I don't know. I would be like, Ernie, how are we even sure there's a second validated complaint? The only one I know that we actually have is the parking. And if that's all we have, then that should be a fine and not a revocation in my mind. And I'm also upset that they don't give you discretion with the human brain to determine who is a bad landlord and who has been trying to follow the rules and needs a little help. And we should be asking the county commissioners to add to the statute that the program director has some authority to make decisions based on things, and not just have to cookbook from a set of rules, as Alexander Hamilton would say, and would lead to injustice that can't be cured. So that is my point. I don't know that there have been two violations. I know there's been one and a possible second violation. At this point. I'm not going to take one person's word for it. When we have a history of multiple complaints that have not been documented.

PUBLIC COMMENT

Mickie Hempler: [00:52:10:05] Okay. I would like to take public comment right now. then we can have some more deliberations. I think we've probably heard all of the information we can hear from Mr. Sloan and Mr. Elliott. So public comment. You've got three minutes.

Keith Byers: [00:52:41:04] One second. So it's three minutes, but what I'm going to do is at 30 seconds, I'm going to kind of give you a wave so that you can kind of start wrapping up. Great. And then whenever you start whenever you say your name and start, I will start.

CHIVONNE H: [00:52:59:12] Hello. My family and I live at 146 Granite Springs Drive. My husband and I are both medical doctors. My husband, Mike, is an emergency room doctor who has worked at Barton for more than ten years. Our family first moved into this neighborhood in 2013, in a house on Meadow Drive. On Saturday, August 3rd at 3:47 a.m., I called the Sheriff's office to report a noise complaint at this hour. That

morning, I woke up at 3:45 a.m. because the renters at that hour were playing loud music. I could hear their music from inside my bedroom and it woke me from sleep. After more than an hour, the music did not stop. So I called the police again. At 4:58 a.m., a police officer arrived at the property at 5:21 a.m. A second police officer arrived a few minutes later, and the music finally stopped at 5:27 a.m.. This is not the first time I have called a noise complaint at this party. There are multiple neighbors and I have called about this property multiple times this year. Back in February, I called the Sheriff's office to report a group of men partying in the hot tub and playing loud music on the back deck next to my kitchen and living room. After 9 p.m. on Saturday, February 17th at 9:26 p.m. While I was on the phone with the police dispatch, I saw a man get out of the hot tub and urinate off the second-floor deck in plain sight of my home and other surrounding homes. I told the police dispatcher what I was seeing, and I got off the phone with her and took a video of it. The next morning, I sent multiple videos and photos of the crime, including the man urinating off of the back deck to Michael Felton, the VHR code enforcement officer. But when I followed up with Mr. Felton on April 15th about the incident, he admitted to me that he didn't look at any of the videos or photos I had sent, and it had been determined that this was not a noise violation. The second-floor deck that these men were partying on and urinating off of is very close to my house, which is in close proximity to my living room, kitchen, and bedrooms. There are multiple surrounding homes, including families with children who had direct sight of this man peeing off the back deck. It was also visible from two public streets, Granite Springs Drive and Meadow Drive. Despite my sending in indisputable video evidence of a noisy party with music after 9 p.m., nothing was done and this incident and my complaint were ignored. This is a repeat offender. They've had multiple chances to become better neighbors since the morning that they received after the incident back in February, but they continued to rent to large groups of people who partied in the house during the summer over multiple weekends, disturbing our family and other families who have also complained about them. Not once have I seen anyone from their management company go to the property during these problem party weekends this summer to help manage the situation and stop these loud parties. Instead, they collected their paychecks for renting out this property and let the Douglas County Sheriff's Office handle these disruptive renters. I urge you to do the right thing to protect the families, neighbors, and long-term renters of Granite Springs from this disruptive party. Thank you for your time.

DRAFT

Keith Byers: [00:56:01:22] 20.25 seconds left.

Chivonne H: [00:56:03:25] If I may, I would like to make a quick, two quick statements regarding the questions that you guys had asked. Um, number one, one of you asked in the incident back in February when the police did arrive. And that was three hours. I understand they're very busy. We love our sheriff's office, but it was three hours after the complaint when I sent the videos, so that's why it was unsubstantiated. And I actually registered for the same noise monitors that they have to learn about them. And I'll tell you a few things about them. This was a company that was developed by the air rental company. Okay. And these noise monitors are not like installed by third-party people. They're very small. They're very mobile. They could easily be moved. They could be put in a basement in a soundproof box. And we are relying on this versus the sheriff's office. And if you look at the police video from the incident where this happened, the sheriff said to the other officer that the noise was fucking loud. Okay. So you're taking his word, their word over movable noise monitors noise waking me up from sleep. We are listening to our wonderful sheriff's officers who have really good sight. And y'all were sitting here debating their hearing quality. That's all I have to say. Thanks for your time.

Mickie Hempler: [00:57:25:04] Is there any other public comment? Yes.

Jenell Lobato: [00:57:39:03] Hello. My name is Janelle Lobato. My husband myself and my two children live at 111 Meadow Drive in Granite Springs, directly behind 148 Granite Springs Drive. The majority of the Granite Springs neighborhood is single-family homes and are occupied as such. Sierra Tahoe Realty website. The Rver lists this year as a maxim maxim maxim occupancy of ten people. It's been observed on multiple occasions that occupancy Consistency has been exceeded. Their website also shows the home has nine beds. Assing that all those beds are not single beds, it would make the accommodation for more people. With more people comes more noise, and more disturbances, which I believe is the case with this rental. I've also lived in this neighborhood for seven years, and before you guys were aboard and before you guys were an option for us to call. I've called multiple times. I've called the police. My children go to school, we work. We have to wake up at a certain time when this party house is right behind us. My kids can't go to sleep. They can't get up to go to school. We have since installed air conditioning in the upstairs of our house so that we can keep our

DRAFT

windows closed. That has helped a lot. We've also installed a water feature to drown out some of the noise, but I'm surrounded by dealers that are all managed by the same company in this neighborhood. I also have not witnessed them come here to these homes and maintain and make sure that these things are not being violated. And actually, the one next door to me, I've had multiple renters come over to our home before they start their party weekend and give us their nbers and tell us, please call if you get loud, because there's a note on the door that says this neighborhood is against RVers and is trying to get rid of them. So just call us if there's a problem so that we don't get a fine. Siobhan is not the only one that has put up with this. I've been putting up with it for a long time also, and I also pay a lot in property [01:00:00:00] taxes for my home, I feel that we should be able to enjoy the peaceful enjoyment of our home.

Mickie Hempler: [01:00:08:24] Thank you. Thank you. Is there any other public comment?

Doug Ritchie: [01:00:20:21] First finish public comment.

Mickie Hempler: [01:00:24:24] So we're going to close public comment. And you can come up speak.

Lloyd Elliott: [01:00:29:04] And yeah I want to say that I am the property owner. That's two times I've been up here. And I want to say that our neighbor down below all the time, the noise from her property is interesting. It comes up the hill, so we're up above her and it seems to come up. But I always hear a bunch of kids and people out there playing and also in the summertime now, I mean, I don't have anything against it. I'm happy to hear everybody. It reminds me of when I was a kid, but I do hear a lot of noise coming from her place. And I don't, you know, I I'm happy everybody's out there having fun.

Keith Byers: [01:01:18:26] Can we ask questions since that was not public comment? This was at 3:00 in the morning?

Lloyd Elliott: [01:01:30:11] At 3:00 in the morning.

Keith Byers: [01:01:31:08] Yeah. Were her kids making noise at 3:00 in the morning.

Lloyd Elliott: [01:01:33:09] He shuts it down. We were there twice. I just happened to notice when they shut it down. I sleep very lightly once he actually shut it down at 945. The next time it went to 945, about to almost 11. So that's when you shut it down. I mean, they're not, they're not. It's a bunch of kids and they're, you know, a few people out there enjoying themselves, got a nice backyard.

Mickie Hempler: [01:02:01:26] And I do think for Doug again, not with our ordinance, but I think Douglas County's is at 10:00 where you can if you have a neighbor and you have a noise issue again, not a VHR, is it 10:00 that you can call the police for a disturbance at 11:00 or something like that?

Doug Ritchie: [01:02:25:22] You can call it any time, although again later in the evening, they're more likely to respond because there's more of a disturbance later in the evening. The same amount of noise later in the night creates more of a problem.

Mickie Hempler: [01:02:52:18] 9:00 PM quiet time. It keeps ringing in my head because this was happening at 3:00 in the morning and five in the morning it just seems very over the top and very unfair to the residents whether they work or not to have to endure. And now I think we've been told by our public speaker that there were two officers there, which doesn't it doesn't say that in our police report.

Unknown: [01:03:29:20] The second officer arrived a few minutes later because they didn't open the door. And so the first officer pounded for several minutes and that it's in his report, and it's on the body camera footage as well.

Mickie Hempler: [01:03:39:07] Yeah. I just didn't see in there where they talk about a second officer. Comments? Deliberations?

MOTION ON STANDING

Doug Ritchie: [01:03:48:00] Sure. Chairman, if I may, there are actually three things you need to do. First is to determine or confirm by a vote that the appellant has standing, that they are, in fact, the owner and they have standing to appeal. And then there's two. As you pointed out, there are two violations. And you need to make a

DRAFT

separate factual finding for both of those alleged violations. Okay. I will say one other thing. There was talk about jury nullification. The government doesn't have that luxury. We must follow the law. We must enforce the law. I will note that the law used to be, it was changed in June. Ordinance 20.22. 1617 changed this ordinance. It used to be three violations. Instead of saying "shall" it was "may" which did give staff the option. The discretion of this.

Glenn Wolfson: [01:04:42:25] What year did this get changed?

Doug Ritchie: [01:04:43:29] This year in June.

Glenn Wolfson: [01:04:45:19] I mean, I've been on longer than that, and I don't recall us discussing this ever in my presence.

Doug Ritchie: [01:04:52:05] June 2023. I misspoke. So to be clear, there are three votes. Basically the board needs to do they have standing for the appeal? Was there a violation of the noise complaint? Was there evidence to sustain the violation of five vehicles when they're showing four?

Mickie Hempler: [01:05:19:08] So do we need to vote on the noise and the parking separately that there is a violation and then a vote on whether to uphold or overturn the appeal?

Doug Ritchie: [01:05:30:09] I would recommend yes.

Keith Byers: [01:05:32:13] Madam Chair, I move that we affirm that the appellant, Elliott Revocable Trust, has standing to bring an appeal and is aggrieved by the revocation of their VHR permit.

Mickie Hempler: [01:05:46:07] Do I have a second?

Glenn Wolfson: [01:05:47:26] Second.

Mickie Hempler: [01:05:48:07] I have a second from Glenn all those in favor?

DRAFT

RESULT	**APPROVED [4-0]**
MOVER:	**KEITH BYERS**
SECONDER:	**GLENN WOLFSON**

MOTION ON PARKING

Mickie Hempler: [01:05:52:19] So you have standing now we can move on to I guess this would be findings as to whether we let's start with parking, because we've kind of affirmed from the property manager, I believe. I don't have to do any more public comment, though, right?

Doug Ritchie: [01:06:20:06] No.

Mickie Hempler: [01:06:20:20] Okay so let's have a motion on whether or not there was a parking violation.

Keith Byers: [01:06:34:14] Madam chair, I move that we affirm the county's determination that Elliott Revocable Trust, owner of 148 Granite Springs Drive, Stateline, Nevada VHR permit DSR0762P did, in fact, commit a parking violation.

Mickie Hempler: [01:06:56:16] Okay. Thank you. Do I have a second on that? If you don't want to second it, I'll second the parking violation and any further discussion on that? And all those in favor?

Mickie Hempler: So you're recusing yourself. Lauren. On the parking.

Lauren Romain: [01:07:28:11] Yes. I don't feel like I heard sufficient conversation.

RESULT:	**APPROVED [3-0]**
MOVER:	**KEITH BYERS**
SECONDER:	**MICKIE HEMPLER**
ABSTAINING:	**LAUREN ROMAIN**

MOTION ON NOISE

DRAFT

Mickie Hempler: [01:07:32:06] Okay, so that would be a three with one abstention on the parking.

Mickie Hempler: [01:07:39:26] Now, let's move on to the noise violation.

Mickie Hempler: [01:07:59:17] So on the noise do I have a motion on whether the noise violation was indeed a violation?

Keith Byers: [01:08:16:19] I'd like to just say, you know, I fully agree with the county did. We've had so many problems with people trying to prove. Because, again, it's the burden of proof. That is why I believe the county commissioners lowered it from 3 to 2. So I would prefer if it was two separate incidents instead of one incident with two violations. However, I also think that there's a record here. And again, while I don't want to impugn a noise detector. I also don't want to impugn an officer. I believe officers are treated poorly all the time and come to a rational decision. Is it possible this officer thought the noise was louder because he was upset that he didn't come to the door? Perhaps, but perhaps not. I'm not willing to make that. I'm willing to take his evidence as probably the most objective person there, with no financial incentive to rule one way or the other. So I move that we affirm the noise violation for Elliott Revocable Trust, owner of 148 Granite Springs, Stateline, Nevada. APN 131826515002 VHR Permit D0762P and we affirm the violation for noise.

Mickie Hempler: [01:09:50:05] And before I second that, because I know where you're coming from, I just want to say that I think, in the spirit of the ordinance, probably wasn't all to be in one incident, but the way it's written in our job is to follow code so I guess what I'm saying is, I agree with you that it's unfortunate that it's one incident versus two separate incidents over the course of 12 months but I will second your motion. Any discussion?

Glenn Wolfson: [01:10:29:12] Well, he's saying that the officers the lease objective. I'm like, the least objective is actually the noise monitor, not the human. And I'm a very pro officer, and I think that they have a hard job, and people are frequently rude to them and stuff, and it's nothing against the officer. But I do think that we don't have an objective measurement in my mind that it was loud and he was obviously upset enough, even

though he was supposedly objective, that he decided to look into other things, like the number of cars parked. So my feeling is he's not objective, like a noise monitor, and I feel like there's not proof that that there was a second violation that night.

Mickie Hempler: [01:11:15:07] Okay. Well, we have a motion and a second. So all those in favor signify by saying I. That would be I and I, you would be a nay, Glenn.

Doug Ritchie: [01:11:33:07] It's still good.

Mickie Hempler: [01:11:35:13] Well, then it's a 2 to 1 with one abstention. Permit revocation.

RESULT:	**APPROVED [2-1]**
MOVER:	**KEITH BYERS**
SECONDER:	**MICKIE HEMPLER**
ABSTAINER	**LAUREN ROMAIN**

Glenn Wolfson: [01:11:44:20] The district attorney, right?

Doug Ritchie: [01:11:46:06] I'm the chief civil deputy DA.

Glenn Wolfson: [01:11:49:24] I'm on a GID board, which doesn't run like it should anyway, right? But I read something because somebody accused me once of abstaining, that I couldn't abstain. And this and that. But I read some of the statutes that said, if there's less than five, we also have five, and it was 2 to 1. You can't pass things there.

Doug Ritchie: [01:12:12:12] That is true. There are separate provisions under NRS regarding a quorum, and a majority has to do with land use planning. This is not. I don't know as much about GIDS as I know about the county. You probably have the same sort of provision when certain types of topics are on voted on. It changes the conversation.

Glenn Wolfson: [01:12:38:04] And I read that you needed to have three even if it was short. But you know the law.

DRAFT

Doug Ritchie: [01:12:52:13] So just so we have a clean record, I would recommend that you go ahead and have a vote on sustaining or denying the fine, the penalty that was assessed, the order.

MOTION TO AFFIRM PERMIT REVOCATION

Keith Byers: [01:13:06:08] Madam chair, I move that we affirm the fine and revocation of. Elliott Global Trust, owner of 148 Granite Springs Drive, Stateline, Nevada, for permit DSR0762P, Code Enforcement case 24 000291.

Mickie Hempler: [01:13:30:05] Thank you. Keith, I will second that motion. And is there any more discussion on the actual vote on the revocation? Seeing none. All those in favor I? Opposed?

Glenn Wolfson: [01:13:46:27] Nay.

Mickie Hempler: [01:13:49:23] All right. The revocation is upheld. Ernie will talk with you after. Well, why don't we take a break? Let's take a ten-minute break.

RESULT:	**APPROVED [2-1]**
MOVER:	**KEITH BYERS**
SECONDER:	**MICKIE HEMPLER**
ABSTAINER:	**LAUREN ROMAIN**

DRAFT

AGENDA ITEM NO. 8.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on five trustee appointments to the Sierra Estates General Improvement District for a a two-year term of office from January 16, 2025 through January 3, 2027, in accordance with NRS Chapter 318. (Amy Burgans)

RECOMMENDED MOTION:
Appoint the following persons to serve as Trustees for the Sierra Estates General Improvement District for a two-year term of office from January 16, 2025 through January 3, 2027:
1._____
2._____
3._____
4._____
5._____

FINANCIAL IMPACT:
None

BACKGROUND:
Applicants must live and be a registered voter in the Sierra Estates General Improvement District (SEGID) in Douglas County. Sierra Estates General Improvement District Trustees oversee the Sierra Estates water system. The water system provides potable residential water to approximately 70 residents/customers. Meetings are typically held quarterly. Trustees do not receive any compensation.

The appointment of a full (five) board of trustees for SEGID is requested as an election of trustees was not held by the general improvement district in November 2024 for the upcoming terms. It appears there was some confusion on when appointments by SEGID Trustees may occur and when elections must be held. NRS 318.090 allows the District to make appointments to fill an unexpired term. However, each of the SEGID Trustees terms expired on December 31, 2024, per the SEGID Board Member List kept by the Douglas County Clerk.

Since no candidates filed for 2024 General Election, there are no duly elected SEGID Trustees at this time. Therefore, it is necessary for the Board of County Commissioners to appoint the Trustees, to allow SEGID to continue to provide services until the next general election can be held in November 2026 and the SEGID Trustees are elected pursuant to Nevada law.

The County Manager's Office mailed requests for applications to property owners within SEGID and six applications were submitted.

Trustees holding office as of December 31, 2024:

Michael Collie: 2017(partial)-2024, total 7.28 yrs.
Steven Davis: 2017-2024, 8 yrs.
Roy Golightly: 2017-2024, 8 yrs.
Norma Davis: 2019-2024, 6 yrs.
Steven Gregory: 2020(partial)-2024, 4.79 yrs.

ATTACHMENTS:
Norma Davis App.pdf
Robert Pifer App.pdf
Roy Golightly App.pdf
Steven Davis App.pdf
Steven Gregory App.pdf
Michael Collie App.pdf

Application Form

Profile

Norma (First Name) | H (Middle Initial) | Davis (Last Name)

3648 shawnee drive
Home Address

carson (City) | NY (State) | 89705 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

35

Home: (775) 220-3433 (Primary Phone) | (Alternate Phone)

davishr@me.com
Email Address

Which Boards would you like to apply for?

Sierra Estates General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Sierra Estates General Improvement District

Do you reside in the Sierra Estates GID?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

Are you registered to vote in Douglas County? *

[x] Yes

Question applies to Sierra Estates General Improvement District

The Sierra Estates GID meets on a regular and ongoing basis. Currently, the GID meets quarterly, on Wednesday's at 5 p.m. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Sierra Estates GID?

I live in the Sierra estates area and volunteer for the board

Question applies to Sierra Estates General Improvement District

What do you know about the services provided by the Sierra Estates GID?

Sierra Estates oversees and provides clean water for residents of Sierra Estates

Question applies to Sierra Estates General Improvement District

Why do you want to be a member of the Sierra Estates GID?

to observe and oversee how the water is provided to residents

Norma H Davis

Background and Education:

Occupation:

Retired

Qualifications:

previous board experience

Experience in Community Service:

Have previously volunteered to be on this board

Affiliation with Technical / Professional Societies:

none

Education Background and Degrees held, if any:

High School and experience as a personnel officer with the state of Nevada

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Norma Hutchison Davis

Application Form

Profile

Robert (First Name) | G (Middle Initial) | Pifer (Last Name)

3661 Shawnee Drive
Home Address

Carson City (City) | NV (State) | 89705 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

4 years

Mobile: (916) 990-3764 (Primary Phone) | (Alternate Phone)

rpifer62@outlook.com
Email Address

Which Boards would you like to apply for?

Sierra Estates General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Sierra Estates General Improvement District

Do you reside in the Sierra Estates GID?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

Are you registered to vote in Douglas County? *

[x] Yes

Question applies to Sierra Estates General Improvement District

The Sierra Estates GID meets on a regular and ongoing basis. Currently, the GID meets quarterly, on Wednesday's at 5 p.m. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Sierra Estates GID?

I have attended most of the quarterly meetings for the past two years. I'm a past volunteer fireman, Firefighter 1. I have volunteered on two occasions to assist the water manager, inspect, service and pressure test all Sierra Estates GID fire hydrants. I also volunteered to assist the water manager hand expose all GID customer services to comply with the Federal mandate to identify any "lead" services. None found. 51 years in the telecommunications industry. Contractor for 15 years. 27 years in management with large telecommunications company, seven years as the "contract administration area manager" for oversight of outside aerial and underground construction.

Question applies to Sierra Estates General Improvement District

What do you know about the services provided by the Sierra Estates GID?

Sierra Estates owns it's own well and storage tank. The GID provides and maintains residential water services to 68 customers. I believe there a total of 71 lots.

Question applies to Sierra Estates General Improvement District

Why do you want to be a member of the Sierra Estates GID?

I purchased my home in late 2020. I met the water manager, Larry English. I was interested in the structure and the management of Sierra Estates GID. I started attending most of the board meetings for the past two years. I also volunteered to help the water manager with hydrant servicing and testing on two occasions. I attended a hydrant maintenance refresher course with the water manager held by Western Nevada Supply Company. We were assisted by a member of the Western Rural Water Agency.I feel my past experience would benefit the board and it's customers.

Background and Education:

Occupation:

retired. Telecom Outside Plant

Qualifications:

Retired Outside Plant Construction Area Manager for AT&T. 51 years in the telecommunications industry. Past Firefighter 1, volunteer for five years in Tahoe City. Inactive California licensed contractor.

Experience in Community Service:

Volunteer fireman, Tahoe City Fire Department. Treasurer for the Tahoe City Volunteer Fire Department. 4 yrs. President for the Placerville Active 20-30 Club. Volunteered to assist Sierra Estates Water Manager with various testing responsibilities.

Affiliation with Technical / Professional Societies:

Inactive California Contractor License, # 465521, C-7 HIC, Multiple telecommunication certifications.

Education Background and Degrees held, if any:

High school education. Some college, no degrees.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

none

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

- (•) Yes
- ( ) No

e-signature

Robert G. Pifer, 12/9/2024

Application Form

Profile

Roy
First Name

Golightly
Last Name

3621 Shawnee dr
Home Address

Carson city
City

NV
State

89705
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

10

Mobile: (562) 857-9172
Primary Phone

Alternate Phone

royg467@gmail.com
Email Address

Which Boards would you like to apply for?

Sierra Estates General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Sierra Estates General Improvement District

Do you reside in the Sierra Estates GID?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

Are you registered to vote in Douglas County? *

[x] Yes

Question applies to Sierra Estates General Improvement District

The Sierra Estates GID meets on a regular and ongoing basis. Currently, the GID meets quarterly, on Wednesday's at 5 p.m. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Sierra Estates GID?

Current GID Chairman 7 yrs

Question applies to Sierra Estates General Improvement District

What do you know about the services provided by the Sierra Estates GID?

To provide residence of the Sierra Estates GID with water service and address any concerns they may have.

Question applies to Sierra Estates General Improvement District

Why do you want to be a member of the Sierra Estates GID?

To ensure our water quality stays at the highest level possible.

Roy Golightly

Background and Education:

Occupation:

Retired

Qualifications:

32 years working for the city of Long Beach, California. 14 years of those in management.

Experience in Community Service:

Lake Elsinore, Marine, search and rescue, Long Beach fire department support services, current Tahoe/Douglas Elks Lodge.

Affiliation with Technical / Professional Societies:

None at this time.

Education Background and Degrees held, if any:

California fire mechanics level III technician

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Roy Golightly

Application Form

Profile

Steven
First Name

D
Middle Initial

Davis
Last Name

3648 shawnee drive
Home Address

Carson City
City

NV
State

89705
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

36

Home: (775) 430-3066
Primary Phone

Alternate Phone

davis.family@mac.com
Email Address

Which Boards would you like to apply for?

Sierra Estates General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Sierra Estates General Improvement District

Do you reside in the Sierra Estates GID?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

Are you registered to vote in Douglas County? *

[x] Yes

Question applies to Sierra Estates General Improvement District

The Sierra Estates GID meets on a regular and ongoing basis. Currently, the GID meets quarterly, on Wednesday's at 5 p.m. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Sierra Estates GID?

As a resident of the water district I am committed to overseeing the how the GID functions

Question applies to Sierra Estates General Improvement District

What do you know about the services provided by the Sierra Estates GID?

The GID provides and monitors clean water to its residents, maintains the water system and ensures fair billing for water usage

Question applies to Sierra Estates General Improvement District

Why do you want to be a member of the Sierra Estates GID?

I have been a volunteer for many years and want to continue to serve our GID.

Steven D Davis

Background and Education:

Occupation:

Retired

Qualifications:

Bachelors degree from UNR in renewable natural resources

Experience in Community Service:

Serving as a volunteer board member since 2017

Affiliation with Technical / Professional Societies:

na

Education Background and Degrees held, if any:

Bachelor of Science in renewable natural resources

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Steven Darrel Davis December 10 2024

Application Form

Profile

Steven (First Name) | T (Middle Initial) | Gregory (Last Name)

3632 Shawnee Dr. (Home Address)

Carson City (City) | NV (State) | 89705 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

7

Mobile: (530) 386-1132 (Primary Phone) | (Alternate Phone)

gregoryconst@sbcglobal.net (Email Address)

Which Boards would you like to apply for?

Sierra Estates General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Sierra Estates General Improvement District

Do you reside in the Sierra Estates GID?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

Are you registered to vote in Douglas County? *

[x] Yes

Question applies to Sierra Estates General Improvement District

The Sierra Estates GID meets on a regular and ongoing basis. Currently, the GID meets quarterly, on Wednesday's at 5 p.m. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Sierra Estates GID?

Current board member serving my second two year term.

Question applies to Sierra Estates General Improvement District

What do you know about the services provided by the Sierra Estates GID?

Very familiar with the operation and water service provided to the customers of the district.

Question applies to Sierra Estates General Improvement District

Why do you want to be a member of the Sierra Estates GID?

Concerned resident of the district.

Steven T Gregory

Background and Education:

Occupation:

Semi-retired contractor

Qualifications:

45 years in the construction industry. Licensed general contractor since 1990.

Experience in Community Service:

Board member of Sierra Estates GID for four years. Youth sports coach for 15 years elementary through varsity high school.

Affiliation with Technical / Professional Societies:

None.

Education Background and Degrees held, if any:

High school and 2 years junior college. Minor Civil Engineering studies.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

○ Yes ◉ No

If you selected no please list what you would like to be redacted prior to public release:

Home address

e-signature

Steven T Gregory 12/10/2024

Application Form

Profile

Michael (First Name) | R. (Middle Initial) | Collie (Last Name)

3603 Shawnee Drive
Home Address

Carson City (City) | NV (State) | 89706 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

35 years

Home: (775) 267-2776
Primary Phone

Home: (775) 790-7280
Alternate Phone

mcollie10@yahoo.com
Email Address

Which Boards would you like to apply for?

Sierra Estates General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

○ Yes ◉ No

Question applies to Sierra Estates General Improvement District

Do you reside in the Sierra Estates GID?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

Are you registered to vote in Douglas County? *

[x] Yes

Question applies to Sierra Estates General Improvement District

The Sierra Estates GID meets on a regular and ongoing basis. Currently, the GID meets quarterly, on Wednesday's at 5 p.m. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

(•) Yes ( ) No

Question applies to Sierra Estates General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Sierra Estates GID?

I have been a board member of Sierra Estates GID since 2018.

Question applies to Sierra Estates General Improvement District

What do you know about the services provided by the Sierra Estates GID?

The Sierra Estates GID main duty is to provide water and maintain the water system in the Sierra Estates (approx. 70 homes.)

Question applies to Sierra Estates General Improvement District

Why do you want to be a member of the Sierra Estates GID?

Since I live and own a home in Sierra Estates I would like to have a voice in how the water system is operated.

Background and Education:

Occupation:

Retired land surveyor

Qualifications:

Six years experience as a board member of a GID.

Experience in Community Service:

As I stated six years as a board member of a GID.

Affiliation with Technical / Professional Societies:

A retired licensed land surveyor of the state of Alaska.

Education Background and Degrees held, if any:

Bachelor’s degree from Oregon Institute of Technology.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Michael R. Collie 12/6/2024

AGENDA ITEM NO. 9.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on five trustee appointments to the Zephyr Knolls General Improvement District for a a two-year term of office from January 16, 2025 through January 3, 2027, in accordance with NRS Chapter 318. (Amy Burgans)

RECOMMENDED MOTION:
Appoint the following persons to serve as Trustees for the Zephyr Knolls General Improvement District for a two-year term of office from January 16, 2025 through January 3, 2027:
1._____
2._____
3._____
4._____
5._____

FINANCIAL IMPACT:
None.

BACKGROUND:

Applicants must live and be a registered voter in the Zephyr Knolls General Improvement District (GID) in Douglas County. The District serves approximately 75 properties. Currently Trustees are responsible to oversee and manage the maintenance of roads, including snow plowing, within the GID boundaries. Meetings are held three to four times per year; typically in April, May, November. Each board member receives $100 for each meeting attended.

The appointment of a full (five) board of trustees for the District is being requested as an election of trustees was not held by the general improvement district in November 2024 for the upcoming terms. It appears there was some confusion on when appointments by District Trustees may occur and when

elections must be held. NRS 318.090 allows the District to make appointments to fill an unexpired term. However, each of the Zephyr Knolls GID Trustees terms expired on December 31, 2024, per Zephyr Knolls GID's Board Member List kept by the Douglas County Clerk.
Since no candidates filed for 2024 General Election, there are no duly elected Zephyr Knolls GID Trustees at this time. Therefore it is necessary for the Board to appoint the Trustees, to allow the GID to continue to provide services until the next general election can be held in November 2026. The County Manager's Office mailed requests for applications to property owners within the Zephyr Knolls GID.

Trustees holding office as of December 31, 2024:
Ross Rittiman, Chairperson- 2017(partial)-2024, total 7.74 years
Rich Kline- 2022-2024, total 3 years
Shiralee Batten-2020(partial)-2024, total 4.6 years
Rollie Rohnow- 2023-2024, total 2 years
Shervin Nadjafi- 2023(partial)-2024, total 1.10 years

ATTACHMENTS:
Richard Kline App.pdf
Ross Ritman App.pdf
Shiralee Batten App.pdf
Teresa Chaves APp.pdf
Amir Najafi App.pdf
Marit Monsos App.pdf
Mary Davidson App.pdf

Application Form

Profile

Richard
First Name

Kline
Last Name

691 Lakeview Dr
Home Address

Zephyr Cove
City

NV
State

89448
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

4

Mobile: (925) 451-2200
Primary Phone

Alternate Phone

richkline@gmail.com
Email Address

Which Boards would you like to apply for?

Zephyr Knolls General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Zephyr Knolls General Improvement District

Do you reside in the Zephyr Knolls GID?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

Are you registered to vote in Douglas County? *

- [x] Yes

Question applies to Zephyr Knolls General Improvement District

The Zephyr Knolls GID meets on an regular and ongoing basis. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Zephyr Knolls GID?

Current board member and permanent resident

Question applies to Zephyr Knolls General Improvement District

What do you know about the services provided by the Zephyr Knolls GID?

Understand the needs of the GID

Question applies to Zephyr Knolls General Improvement District

Why do you want to be a member of the Zephyr Knolls GID?

Current member looking to extend my commitment.

Richard Kline

Background and Education:

Occupation:

Retired

Qualifications:

Current board member

Experience in Community Service:

2 years

Affiliation with Technical / Professional Societies:

none

Education Background and Degrees held, if any:

BS in Information Systems

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Rich_Kline_-_2019-05.docx
Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Richard Kline 12/8/2024

Richard A. Kline

(925) 451-2200 • richkline@gmail.com
www.linkedin.com/in/richkline/

Professional Experience

Salesforce – *San Francisco, California*
Group Vice President, Solution Engineering 2008 – 2019

- Starting as an SE, I was promoted five times (Manager, Director, Sr. Director, VP, and Group VP), where I took on increased responsibility for larger teams, larger revenue goals, and more complex go-to-market strategies
- Strategically, I think about my five R's – Recruiting, Ramping, Revenue, Retainment, and Relationships
- Led a team of 70 solution engineers and people leaders
- Hired more than 200 SEs over the last ten years with only one regretted attrition
- Drove many critical go-to-market projects to scale our sales efforts. i.e., using video and webinars
- Frequent speaker at Salesforce events, Dreamforce and 3rd party industry events
- Technically proficient on the Salesforce platform and met with customers and prospects regularly
- Strong relationships with our product executives as someone who shares the "voice of the customer"
- Selected for six sales incentive trips and two CEO awards – Leading for Growth & Top Customer Presentation

Macrovision – *Santa Clara, California*
Sales Engineering Manager 2007

- Managed a staff of six sales engineers located across North America

Senior Sales Engineer 2005 – 2006

- Presented Macrovision's product strategy and technical capabilities to prospects and customers
- Macrovision's Sales Engineer of the Year for 2006

Strategy Consultant 2002 –2004

- Provided strategy consulting to more than 20 different Macrovision customers. Engagements ranged from one-week ROI analysis to multi-month business transformation projects.

Intraware – *Orinda, California*
Account Executive 2000 –2002

- Responsible for sales of Intraware's SubscribeNet™ software delivery service with an average selling price of $150K/year with more substantial sales growing to seven figures. Exceeded quota targets of $1.6M and was named salesperson of the year in 2001

BITSource – *Sunnyvale, California* (acquired by Intraware in October 1999)
Founder and Director of Business Development 1996 - 1999

- Developed the original BITSource business plan to provide software sales and distribution over the Internet for enterprise software publishers
- Recognized as an industry expert and frequently spoke at electronic commerce and industry events
- Signed electronic software distribution agreements with over 40 software publishers including Symantec, Qualcomm, and Microsoft
- Participated in the sale of the company to Intraware, including preparing documents during the due diligence phase and writing transition plans for the combined company

Synopsys – *Mountain View, California*
Product Manager 1993 - 1996

- Created early web applications

Apple Computer – *Cupertino, California*
Product Manager 1991 - 1992

- Developed the first CD-ROM for Apple employees to use in customer sales demonstrations

Education

Drexel University – *Philadelphia, Pennsylvania*
B.S. Computer Information Studies 1992

Interests

Hiking, skiing, woodworking, and volunteering for the Michael j. Fox Foundation, where I raised more than $200,000 in support of Parkinson's research

References

Strong recommendations are available on Linkedin, references available on request

Application Form

Profile

Ross
First Name

A
Middle Initial

Rittiman
Last Name

697 Lakeview Drive
Home Address

Zephyr Cove
City

NV
State

89448
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

14

Mobile: (408) 529-5904
Primary Phone

Alternate Phone

rrittiman@gmail.com
Email Address

Which Boards would you like to apply for?

Zephyr Knolls General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Zephyr Knolls General Improvement District

Do you reside in the Zephyr Knolls GID?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

Are you registered to vote in Douglas County? *

- [x] Yes

Question applies to Zephyr Knolls General Improvement District

The Zephyr Knolls GID meets on an regular and ongoing basis. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Zephyr Knolls GID?

I have been on the Zephyr Knolls GID board for about 10 years. I am the current chairperson.

Question applies to Zephyr Knolls General Improvement District

What do you know about the services provided by the Zephyr Knolls GID?

Zephyr Knolls GID provides snow removal and road maintenance for our neighborhood.

Question applies to Zephyr Knolls General Improvement District

Why do you want to be a member of the Zephyr Knolls GID?

To ensure that we have a snow removal service for our neighborhood and that the allocated funding for our GID is spent wisely.

Background and Education:

Occupation:

Retired

Qualifications:

I was president of a 300 person corporation for over 10 years prior to retirement located in Santa Clara Ca.

Experience in Community Service:

Zephyr Knolls GID for 10 years and a board member of Zephyr Cove Tennis Club for about 14 years.

Affiliation with Technical / Professional Societies:

None

Education Background and Degrees held, if any:

BS degree in Management Science, San Jose State University

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Ross A Rittiman

Application Form

Profile

Shiralee
First Name

Batten
Last Name

640 Inspiration Drive
Home Address

Zephyr Cove
City

NV
State

89448
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

10 years 7months

Home: (775) 346-2322
Primary Phone

Mobile: (925) 286-6441
Alternate Phone

battenshiralee@gmail.com
Email Address

Which Boards would you like to apply for?

Zephyr Knolls General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Zephyr Knolls General Improvement District

Do you reside in the Zephyr Knolls GID?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

Are you registered to vote in Douglas County? *

- [x] Yes

Question applies to Zephyr Knolls General Improvement District

The Zephyr Knolls GID meets on an regular and ongoing basis. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Zephyr Knolls GID?

This would be my third term on the GID. I live on the Zephyr Heights side with only two roads this side, Inspiration being one and Sleepy Hollow Glen the other. For years we had no representation and services such as snow clearing and road repair were overlooked. Since being on the GID and representing the residents this side, services have greatly improved.

Question applies to Zephyr Knolls General Improvement District

What do you know about the services provided by the Zephyr Knolls GID?

Primarily, our services are to oversea a budget that mainly goes towards the cost of upkeep and safety on our roads, this being road repair and snow clearing in the winter. Summer, we do a road sweep. Other duties are keeping up with what is happening in Douglas County, as far as codes etc should a resident request assistance we can point them in the right direction to have their issue/s addressed.

Question applies to Zephyr Knolls General Improvement District

Why do you want to be a member of the Zephyr Knolls GID?

My main interest in being a member is to make sure the two roads that are part of Zephyr Knolls but are situated in Zephyr Heights receive equal representation. Not many residents are prepared to stand and while I have the opportunity to represent our residents residing within another GID, I am only too happy to represent.

Background and Education:

Occupation:

Retired

Qualifications:

Business Para Legal

Experience in Community Service:

I have represented Zephyr Knolls for the last four years and was an active volunteer for a charity organization, Bread and Broth, for seven years.

Affiliation with Technical / Professional Societies:

None

Education Background and Degrees held, if any:

All my education and degrees were achieved outside of the USA.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Please explain:

As reflected in my answer above this is a non Partisan position.

Additional Comments:

Without my participation on the Zephyr Knolls GID there will be no direct representation for households in the geographically separated portion of Zephyr Knolls.

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

○ Yes ◉ No

If you selected no please list what you would like to be redacted prior to public release:

mobile number

e-signature

Shiralee Batten

Application Form

Profile

Teresa
First Name

Chavez
Last Name

709 Lakeview Drive
Home Address

Zephyr Cove
City

NV
State

89448
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

12

Mobile: (714) 893-8308
Primary Phone

Alternate Phone

mbatc2018@gmail.com
Email Address

Which Boards would you like to apply for?

Zephyr Knolls General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Zephyr Knolls General Improvement District

Do you reside in the Zephyr Knolls GID?

(•) Yes ( ) No

Question applies to Zephyr Knolls General Improvement District

Are you registered to vote in Douglas County? *

[x] Yes

Question applies to Zephyr Knolls General Improvement District

The Zephyr Knolls GID meets on an regular and ongoing basis. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

(•) Yes ( ) No

Question applies to Zephyr Knolls General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Zephyr Knolls GID?

I am the current treasurer and have signature authority on the GID bank accounts.

Question applies to Zephyr Knolls General Improvement District

What do you know about the services provided by the Zephyr Knolls GID?

Street repair and Snow Removal

Question applies to Zephyr Knolls General Improvement District

Why do you want to be a member of the Zephyr Knolls GID?

Because I want to be of community service and want our streets maintained

Background and Education:

Occupation:

Retired

Qualifications:

Masters in Organizational Management from Azuza Pacific University

Experience in Community Service:

Currently on Zephyr Knolls GID.

Affiliation with Technical / Professional Societies:

none

Education Background and Degrees held, if any:

Master Degree and Bachelors Degree in Organizational Management

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Teresa Chavez

Application Form

Profile

Amir (First Name) | S (Middle Initial) | Najafi (Last Name)

733 Lakeview Dr
Home Address

Zephyr Cove (City) | NV (State) | 89448 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

4

Home: (415) 583-5618
Primary Phone

Alternate Phone

snadjafi@gmail.com
Email Address

Which Boards would you like to apply for?

Zephyr Knolls General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

yes

Question applies to Zephyr Knolls General Improvement District

Do you reside in the Zephyr Knolls GID?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

Are you registered to vote in Douglas County? *

- [x] Yes

Question applies to Zephyr Knolls General Improvement District

The Zephyr Knolls GID meets on an regular and ongoing basis. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

- (•) Yes
- ( ) No

Amir S Najafi

Question applies to Zephyr Knolls General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Zephyr Knolls GID?

1. Leadership and Strategic Decision-Making 2. Active participation in community initiatives, local programs, or civic activities.

Question applies to Zephyr Knolls General Improvement District

What do you know about the services provided by the Zephyr Knolls GID?

no

Question applies to Zephyr Knolls General Improvement District

Why do you want to be a member of the Zephyr Knolls GID?

yes

Background and Education:

Occupation:

Software Engineer

Qualifications:

1. Leadership and Strategic Decision-Making 2. Active participation in community initiatives, local programs, or civic activities.

Experience in Community Service:

No

Affiliation with Technical / Professional Societies:

no

Education Background and Degrees held, if any:

BS from UCSB

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Shervin_Najafi_s_Resume.docx

Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

- (•) Yes
- ( ) No

If you selected no please list what you would like to be redacted prior to public release:

email, phone number and address

e-signature

Amir Najafi

SHERVIN NAJAFI

5760 Owensmouth Ave #16 | Woodland Hills, CA 91367 | 415.583.5618 | snadjafi@gmail.com

SENIOR SOFTWARE ENGINEER

- 3+ years of Android development from inception to delivery, including design, architecture & implementation.
- 4+ years of hands-on software development experience using .NET and Java technologies.
- Passionate about software design patterns and architecture.
- Functional programming based on RxJava.
- Strong communication skills, and the ability to translate ideas from users into products.

TECHNICAL COMPETENCIES

Languages:

Java, .NET C#, C++, C
JavaScript, SQL, PowerShell

Tools:

Android Studio, IntelliJ, Eclipse, Git, Sketch, BizTalk

PROFESSIONAL EXPERIENCE

SPRUCE | San Francisco, CA **2014 – 2015**

I was responsible in building the primary customer facing Android mobile application from the ground up.

Lead Android Developer | **2014 - 2015**

- Design and architecture of the Spruce Android mobile application, to manage patient history & doctor visits.
- Follow material design guidelines extensively with multiple theming including many animations.
- Built a client side platform which allows the server to dynamically create user-interfaces (no WebViews). This is handled by dynamically adding pages to the ViewPager while each view (screen) manages it own state.
- In order to support various complex disconnected scenarios and performance, data is persisted locally.
- Working very closely with the lead designer to improve the overall user experience

SHOPSAVVY | San Francisco, CA **2013 – 2014**

Played a key role in re-building Shopsavvy's Android application making it both more functional and delightful for users.

Senior Android Developer | **2013 - 2014**

- Designing and architecting the Shopsavvy android application.
- Featured on the Google Play Store.
- Redesigned the entire experience using Android design patterns, instead of aligning to iOS.
- Redesigned the application to support Android mobile phones, as well as tablets
- Redesigned the networking layer to use Retrofit, & Otto to decouple tight dependencies within the application.
- Improved image processing, and performance, while reducing memory consumption
- Streamlined the entire build infrastructure from Maven to Gradle – reducing the build times from 2-3 minutes to just few seconds.
- Consistently user rated above 4.2/5, while consistently growing user engagement and downloads.

KUAPAY | Santa Monica, CA **2012 – 2013**

Operated in a startup environment responsible for delivery of the Android mobile applications.

Senior Android Developer | **2012 - 2013**

Responsible for designing Kuapay's Android mobile application

- Designing and architecting the Kuapay android application.
- Led a team of four to deliver the mobile client for Kuapay.
- Created separate module for saving data from API in memory, SharedPreferences, files and database. Communicating it to the entire application using android message passing (Looper, callbacks). This allowed us to create a library, which we can share with other applications and other developers. Also using this pattern allowed us to separate the UI from back end which makes the development (specially task assigning) and testing much faster and more efficient plus it's easier to write units test for the application and have more code coverage.
- Moved from Activities to mostly Fragment, move to themes and styles and lot of includes increasing code reusability as much as possible.

- Using flatting the layout on the list rows and doing the lazy Loading load on the images to improve the user experience.

- Using google map V2, introducing view pagers and tabs to improve navigation and user expertise for the application.
- Supporting Android 2.2 and above.

AMGEN | Thousand Oaks, CA **2008 – 2012**

Operated in multiple software development and systems analyst roles over 3.5-year career period for $15B global, Fortune 500 pharmaceutical company. Earned rapid promotions based on high performance in each position.

Senior Associate Information Systems Analyst | **2011 - 2012**

Administer content management system and engineer system infrastructure and website architecture. Design and develop software applications for 100+ corporate websites with global user group of 1,000+. Partner with internal stakeholders in Marketing, R&D and Communications to identify business needs, define requirements and design solutions.

- Led application migration for 65+ websites from Verizon to IBM infrastructure, orchestrating all software related activities with 50+ global business partners and vendors.
- Currently serving as integral member of 5-person team on $10MM capital project for second technology platform transition from IBM to Savvis. Participated in RFP process to select new vendor and managed both system infrastructure and application design.
- Reengineered business data flow from multiple websites into single component utilizing RESTful architecture. Leveraged BizTalk and Informatica to map and integrate data across multiple systems. New centralized system streamlined processes, improved user service levels, resulting in significant cost and timesavings.
- Designed and implemented new engagement model to enhance service levels, expedite issue resolution, educate user groups and improve interactions between software development team and clients. Created greater structure and discipline around communications and response times documented key processes and developed comprehensive FAQ guides.

Associate Information Systems Developer | **2010 – 2011**

As lead member of application development team, worked to create, document, test, and deploy various software solutions.

- Managed $10MM Microsoft SharePoint implementation. Facilitated stakeholder meetings to understand business needs and customization requirements. Partnered with vendor to design both aesthetic and functionality requirements for new web application platform.
- Created new corporate directory in SharePoint and developed user best practices training manual to leverage new technology.

Associate Information Systems Owner/System Support Associate | **2008 - 2010**

Provided comprehensive technical support, interfacing with users to identify system bugs and resolve issues for software applications. Tracked and managed all changes and collaborated with external vendors to assess problems and determine appropriate solutions. Created full documentation to ensure compliance with regulatory requirements.

EDUCATION

Bachelor of Science in Computer Science, 2007
University of California – Santa Barbara, California

Application Form

Profile

Marit (First Name) | E (Middle Initial) | Monsos (Last Name)

675 Inspiration Drive
Home Address

Zephyr Cove (City) | NV (State) | 89448 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

17

Mobile: (775) 452-9062
Primary Phone

Home: (775) 580-7832
Alternate Phone

artbyseasons@yahoo.com
Email Address

Which Boards would you like to apply for?

Zephyr Knolls General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to Zephyr Knolls General Improvement District

Do you reside in the Zephyr Knolls GID?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

Are you registered to vote in Douglas County? *

- [x] Yes

Question applies to Zephyr Knolls General Improvement District

The Zephyr Knolls GID meets on an regular and ongoing basis. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Zephyr Knolls GID?

I have had an ongoing interest in the ZKGID and neighborhood concerns since moving here in 2007. My father built this house from the rock up and I added on to his work. While doing so I have worked with Engineers, the TRPA, an asphalt company, contractors and County Offices with success. I have studied and worked in the fields of architecture and engineering myself and am aware that members of the board have too.

Question applies to Zephyr Knolls General Improvement District

What do you know about the services provided by the Zephyr Knolls GID?

From having attended meetings in the past I am aware of soil stability problems such as mud slides, drainage, manhole cover leveling problems, road settling and repaving, snowplowing, shoring up the road edges, water supply, holiday parking and signage.

Question applies to Zephyr Knolls General Improvement District

Why do you want to be a member of the Zephyr Knolls GID?

I would like to be on the Zephyr Knolls GID Board because I am interested in being part of the decision making and resource management where I live and for the people in my neighborhood. I believe in handling our joint resources with integrity and accountability. I believe as a group we have the ability and means to achieve and maintain a high standard of quality of life here in mountain living.

Background and Education:

Occupation:

Retired Designer

Qualifications:

I feel qualified in that I live here, in that m father built this house, that I studied architecture and have worked in property improvement and have studied and handled human issues in decision making. I have also had experience with the TRPA and Building and Permits from the County. I have concerns with quality management issues and have had discussions regarding the sewer district, the water system and utilities district.

Experience in Community Service:

I have gotten to know the area having been part of the Census twice. I am also an Election worker in which we receive training and work the polls in different parts of Douglas County. I have been part of the American Association of University Women during which association I held various offices, I worked as a substitute teacher for the local Head Start Program. In my retirement run the Gallery for the Tahoe Art League which serves the community in various ways as well as maintaining the building and lands around it.

Affiliation with Technical / Professional Societies:

Teaching Credential, I am retired.

Education Background and Degrees held, if any:

University of Colorado, Boulder 2 years, Chemistry, UCLA Bachelor's Degree in Theater, University of London, Luton, M.Sc. in Software Engineering Management, sponsored by the European Social Fund. U of C Northridge for teaching credential

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

- (•) Yes
- ( ) No

e-signature

Marit E Monsos

Application Form

Profile

Mary
First Name

K
Middle Initial

Davidson
Last Name

222 Sleepy Hollow Glen
Home Address

Zephyr Cove
City

NV
State

89448
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

1.5

Home: (563) 940-6257
Primary Phone

Alternate Phone

mary@stlfgives.org
Email Address

Which Boards would you like to apply for?

Zephyr Knolls General Improvement District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

no

Question applies to Zephyr Knolls General Improvement District

Do you reside in the Zephyr Knolls GID?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

Are you registered to vote in Douglas County? *

- [x] Yes

Question applies to Zephyr Knolls General Improvement District

The Zephyr Knolls GID meets on an regular and ongoing basis. Each member is expected to become familiar with agenda items and topics before the meeting. Can you make this commitment?

- (•) Yes
- ( ) No

Question applies to Zephyr Knolls General Improvement District

What qualifications do you have that makes you the best candidate to sit on the Zephyr Knolls GID?

I care about the area and general improvements and maintenance. I am relatively new and have a new perspective and fresh set of eyes. I have sat on many boards in the past and understands the dynamics of working together as a group, with a common goal in mind.

Question applies to Zephyr Knolls General Improvement District

What do you know about the services provided by the Zephyr Knolls GID?

Not much. Which is why I would like to be on ZKGID. Communication seems to be hard to come by and my public relations background would be able to assist with engaging the community as whole, getting appropriate feedback and working together as a community.

Question applies to Zephyr Knolls General Improvement District

Why do you want to be a member of the Zephyr Knolls GID?

Reasons stated above and to be engaged in the community here I live.

Background and Education:

Occupation:

Executive Director

Qualifications:

Many years in Strategic planning, Public Relations, development and budgeting.

Experience in Community Service:

Sat on multiple grant making boards.

Affiliation with Technical / Professional Societies:

Association of FundraisingProfessionals, Governance committee for NATSAP

Education Background and Degrees held, if any:

B.A. in Marketing Communication

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

- [x] Yes
- [ ] No

e-signature

Mary Davidson

AGENDA ITEM NO. 10.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on one appointment to the Regional Transportation Commission by the Board of County Commissioners for a two-year term of office from January 2025 through December 31, 2026. The applicant is required to reside in the Town of Gardnerville in accordance with NRS Chapter 277A. (Jenifer Davidson)

RECOMMENDED MOTION:
Appoint _____ to the Regional Transportation Commission for a two-year term of office from January 2025 through December 31, 2026.

FINANCIAL IMPACT:
None

BACKGROUND:
There is one vacancy for the Regional Transportation Commission.

The vacancy was announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. One application was received by 5:00 p.m. on Friday, December 6, 2024.

In accordance with NRS 277A.180, the Regional Transportation Commission must be composed of two County Commissioners and one representative of the public who is a resident of the largest town in the County. Gardnerville is Douglas County's larges town.

ATTACHMENTS:
Regional Transportation Commission - Title 2.32.pdf
Regional Transportation Commission Coversheet.docx
Kenneth Miller - RTC App_Redacted.pdf

CHAPTER 2.32. - REGIONAL TRANSPORTATION COMMISSION

2.32.010 - Created.

The board of county commissioners creates the transportation commission of Douglas County.

(Ord. 1579, 2022; Ord. 178 § 3(A), 1970)

2.32.020 - Composition—Representative selection.

The commission shall be composed of representatives to be selected by the board as follows:

A. Two members of the board; and

B. One representative of the public who shall be a resident of the largest town in the county.

(Ord. 1579, 2022; Ord. 178 § 3(B), 1970)

2.32.030 - Terms of representatives—Rules and regulations.

A. The first representatives shall be selected within 30 days after April 6, 1970, and shall serve until December 31 of the next even-numbered year. The successors of the first appointed representatives shall serve for terms of two years and any vacancies shall be filled for the unexpired term.

B. The commission shall adopt such rules and regulations as are not in conflict with this chapter and NRS Chapter 277A or any other law of the state for the organization of the commission and the conduct of its business.

(Ord. 1579, 2022; Ord. 178 § 3(C), 1970)

2.32.040 - Meetings

2.32.040 - Meetings.

The commission will meet at least annually and at any other times or places the members of the commission determine are necessary and proper to transact its business.

(Ord. 1579, 2022; Ord. 1003, 2002; Ord. 178 § 3(D), 1970)

2.32.050 - Powers and duties.

The commission shall exercise or perform only those powers and duties specifically granted to them and enumerated in NRS Chapter 277A and shall exercise or perform the powers and duties in the mode and manner set forth in the aforementioned chapter.

(Ord. 1579, 2022; Ord. 178 § 3(E), 1970)

2.32.060 - Voting procedure.

All decisions, acts and resolutions of the commission shall be by majority vote of its membership. A tie vote shall have the effect of no decision and no action shall be taken.

(Ord. 178 § 3(F), 1970)

Regional Transportation Commission Vacancy

Regional Transportation Commission Term Expired
Kenneth Miller

Regional Transportation Commission Application Received		Applicant Availability for BOCC Meeting
Kenneth Miller	Town of Gardnerville Resident	Yes

Application Form

Profile

Kenneth
First Name

W
Middle Initial

Miller
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89410
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

41

Home: (775) 530-3345
Primary Phone

Alternate Phone

ken72miller@gmail.com
Email Address

Which Boards would you like to apply for?

Regional Transportation Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

no

Question applies to Regional Transportation Commission

What qualifications do you have that make you the best candidate to sit on the Regional Transportation Committee?

Past experience on Gardnerville town board and very familiar with entire county. I have two terms on the Regional Transportation Commission. I am now retired and have the time and inclination to continue to serve on this board.

Question applies to Regional Transportation Commission

The Regional Transportation Committee meets as needed (approximately 6 times per year). Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Regional Transportation Commission

Please tell us about your knowledge of Douglas County's 5 Year Transportation Plan.

After serving two terms on the Commission I am very familiar with the 5 year plan and the future of ongoing projects.

Background and Education:

Kenneth W Miller

Occupation:

Retired

Qualifications:

Well versed in plans for the future of Douglas County

Experience in Community Service:

12 years Gardnerville Town Board Twice as Chairman. Active member of Trinity Lutheran Church

Affiliation with Technical / Professional Societies:

I have worked as a Personal Representative on ten estates in the last 3 years.

Education Background and Degrees held, if any:

Bachelor's degree from University of Nevada Reno. Formerly licensed insurance agent for over 30 years.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I have enjoyed two terms on the Commission and look forward to serving again.

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

If you selected no please list what you would like to be redacted prior to public release:

none

e-signature

Kenneth W Miller 11/25/2024

AGENDA ITEM NO. 11.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on two appointments to the Water Conveyance Advisory Committee by the Board of County Commissioners for a four-year term of office from January 2025 through December 31, 2028, in adherence with Douglas County Code 2.56. (Jenifer Davidson)

RECOMMENDED MOTION:
Appoint _____ and _____ to the Water Conveyance Advisory Committee for a four-year term of office from January 2025 through December 31, 2028.

FINANCIAL IMPACT:
None

BACKGROUND:
There are two vacancies on the Water Conveyance Advisory Committee.

The vacancies were announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. Applications were received by 5:00 p.m. on Friday, December 6, 2024.

2.56.010 Established-Membership
There is established the water conveyance advisory committee (committee). The committee will consist of five members.

A. Members of the committee must be current or past water conveyance users or have experience in soil conservation or other related fields.

B. Members will serve without compensation.

C. Members will be selected at large by the Board of County Commissioners (Commissioners) at their discretion. Preference will be given to persons who are representatives from the individual irrigation associations or major ditch organizations and preference will be given so that two members to represent the West Fork of the Carson River and three members to represent the East Fork of the Carson River.

D. The Commissioners must appoint members for a term of two years, except for the initial term, and may reappoint any member to subsequent terms of two years. Any vacancy occurring during a member's term shall be filled by the Commissioners. A person appointed to fill a vacancy occurring during a term shall serve out the unexpired term of the member replaced. On the effective date of this ordinance, the Commissioners must set the initial appointed members' terms to provide for the terms of three of the appointed members to end on December 31, 1992, and for the terms of two of the appointed members terms to end on December 31, 1991.

ATTACHMENTS:
Water Conveyance Advisory Committee - Title 2.56.pdf
Water Conveyance Advisory Committee Coversheet.docx
Frank Godecke WCAC App_Redacted.pdf
David Hussman WCAC App_Redacted.pdf

CHAPTER 2.56. - WATER CONVEYANCE ADVISORY COMMITTEE

2.56.010 - Established—Membership.

There is established the water conveyance advisory committee (committee). The committee will consist of five members.

A. Members of the committee must be current or past water conveyance users or have experience in soil conservation or other related fields.

B. Members will serve without compensation.

C. Members will be selected at large by the board of commissioners (commissioners) at their discretion. Preference will be given to persons who are representatives from the individual irrigation associations or major ditch organizations and preference will be given so that two members to represent the West Fork of the Carson River and three members to represent the East Fork of the Carson River.

D. The commissioners must appoint members for a term of two years, except for the initial term, and may reappoint any member to subsequent terms of two years. Any vacancy occurring during a member's term shall be filled by the commissioners. A person appointed to fill a vacancy occurring during a term shall serve out the unexpired term of the member replaced. On the effective date of the ordinance codified in this chapter, the commissioners must set the initial appointed members' terms to provide for the terms of three of the appointed members to end on December 31, 1992, and for the terms of two of the appointed members terms to end on December 31, 1991.

(Ord. 537, 1991)

2.56.020 - Chairman, election, and duties.

A. The committee must elect from its membership a chairman and vice-chairman.

B. the chairman will preside at meetings and be the signatory of any correspondence necessitated by operation of the committee.

(Ord. 537, 1991)

2.56.030 - Rules and regulations.

The committee may adopt rules and regulations regarding its meetings and procedures.

(Ord. 537, 1991)

2.56.040 - Quorum.

Three members of the committee will constitute a quorum. The approval of a majority of all members present to vote is necessary on any action the committee desires to take.

(Ord. 537, 1991)

2.56.050 - Meetings.

The committee must hold a public meeting on a regular day each month unless a rule changing the meeting is adopted by the committee. At least three working days prior to any meeting, copies of the proposed agenda must be available to the public in the county clerk's office and shall, additionally, be mailed to each member of the committee. Notice of the meetings and the conduct of the meetings of the committee, including the taking of minutes and their transcription and retention, must comply with the provisions of NRS Chapter 241, Nevada Open Meeting Law.

(Ord. 537, 1991)

2.56.060 - Duties.

The committee will advise the commissioners regarding the effects of development on the water conveyance systems in Douglas County and carry out the duties of reviewing subdivision, parcel and land division maps and other land development proposals in accordance with the requirements of this Code.

A. The committee must meet as soon as practicable following the enactment of this ordinance [chapter] to adopt procedures for reviewing maps.

B. The committee shall hold public meetings with affected water conveyance users if necessary to gather evidence for its determination whether maps comply with the code.

C. The committee may request technical support from the county when necessary to carry out its duties.

D. The committee may also request the commissioners to adopt by resolution additional fees for maps to pay for any necessary expenses of the committee.

(Ord. 537, 1991)

Water Conveyance Advisory Committee Vacancies

Water Conveyance Advisory Committee Term Expired
Frank Godecke
David Hussman

Water Conveyance Advisory Committee Applications Received	Applicant Availability for BOCC Meeting
Frank Godecke	Yes
David Hussman	Yes
Charles D Robbins	Yes

Application Form

Profile

Frank
First Name

Godecke
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89410
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

64

Mobile: (775) 790-0163
Primary Phone

Home: (775) 782-7943
Alternate Phone

frankgodecke@yahoo.com
Email Address

Which Boards would you like to apply for?

Water Conveyance Advisory Committee: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

no

Question applies to Water Conveyance Advisory Committee

What qualifications do you have that make you the best candidate to sit on the Water Conveyance Advisory Committee?

In addition to having served three two year terms on the water conveyance advisory committee, I am familiar with irrigation systems particularly on the East Fork of the Carson River. I currently sit on the board of directors of the Allerman Upper Virginia Irrigation Company which oversees one of the largest irrigation systems in Douglas County, with 130 shareholder-irrigators on 10,600 acres.

Question applies to Water Conveyance Advisory Committee

The Water Conveyance Advisory Committee meets the first Monday of the month at 4 PM. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to Water Conveyance Advisory Committee

Do you know the names of the current East Valley Deputy Water Master and the current West Valley Deputy Water Master?

Yes. East Fork, Mike Rippee; West Fork, Steve Wilcox.

Background and Education:

Frank Godecke

Occupation:

Farmer/Rancher

Qualifications:

I currently co-own a 372 acre ranch. As a lifelong farmer I am familiar with the importance of water in the Carson Valley and the Carson River system. I have a working knowledge of the Alpine Decree and the priority based system of water allocation. As a board member of the Allerman Upper Virginia Irrigation Company I have had the opportunity to work with various state and federal agencies with regard to work on our grade elevation structures in the East Fork of the Carson River.

Experience in Community Service:

Currently serving my third 2 year term on the Water Conveyance Advisory Committee 2009-2010, 2019 to present. Served on the Douglas County Planning Commission for two terms 2011- 2018.

Affiliation with Technical / Professional Societies:

Board member of the USDA farm service agency 1980s, board member of Douglas Dairy Herd Improvement Association 1980 - 1990s, board member Allerman Upper Virginia Irrigation Company, Inc. 1994- present, member of Farm Bureau.

Education Background and Degrees held, if any:

1978 Douglas High School graduate.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Frank Godecke 11/11/2024

Application Form

Profile

David
First Name

Hussman
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89410
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

68

Home: (775) 782-2349
Primary Phone

Alternate Phone

hay_man@juno.com
Email Address

Which Boards would you like to apply for?

Water Conveyance Advisory Committee: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

○ Yes ◉ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Water Conveyance Advisory Committee

What qualifications do you have that make you the best candidate to sit on the Water Conveyance Advisory Committee?

I am a long time member of this committee and have served as chair several times. I have enjoyed my time serving and would like to continue.

Question applies to Water Conveyance Advisory Committee

The Water Conveyance Advisory Committee meets the first Monday of the month at 4 PM. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Water Conveyance Advisory Committee

Do you know the names of the current East Valley Deputy Water Master and the current West Valley Deputy Water Master?

Mike Rippee and Steve Wilcox

Background and Education:

Occupation:

Rancher

David Hussman

Qualifications:

Decades of experience in irrigation and water use. Desire to see the irrigation and drainage system to continue to do its job of keeping agriculture viable in Carson Valley.

Experience in Community Service:

WCAC, Alpine Land & Reservoir Co., FSA county committee

Affiliation with Technical / Professional Societies:

National and Nevada Cattlemen's

Education Background and Degrees held, if any:

Douglas High School

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

David Hussman 11/27/2024

AGENDA ITEM NO. 12.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on two appointments to the Douglas County Law Library Board for two-year terms. One appointment should be a member of the Nevada State Bar admitted to practice before the Ninth Judicial District Court and one appointment should not be an attorney in adherence with NRS 380.020. (Jenifer Davidson)

RECOMMENDED MOTION:
Reappoint Peter Handy (member of the Nevada State Bar admitted to practice before the Ninth Judicial District Court representative); and
Reappoint Cynthia Mohiuddin (non-attorney representative) to the Law Library Board for a two-year term of office from January 2025 through December 31, 2026.

FINANCIAL IMPACT:
None

BACKGROUND:
There are two vacancies on the Law Library Board.

The vacancies were announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. Two applications were received by 5:00 p.m. on Friday, December 6, 2024.

2.50.010 Law library trustees-Appointments-Terms.

A. Pursuant to the provisions of NRS 380.010 (Law Libraries), there is established a board of law library trustees consisting of five members. The district court judges of the Ninth Judicial District in and for Douglas County, State of Nevada, are appointed as ex-officio trustees for the law library and the board of county commissioners shall appoint three additional trustees to complete the board, including at least one member of the Nevada State Bar admitted to practice before the Ninth Judicial District Bar, at least two members who are not attorneys at law, and at least one member of the board of county commissioners.

B. Appointed members of the board must be appointed by the board of county commissioners at the first meeting of the board in January of each year, to serve for terms of two years, with half of the terms expiring each year.

ATTACHMENTS:

Law Library Board - Title 2.50.pdf
Law Library Board Vacancies Coversheet.docx
Peter Handy App_Redacted.pdf
Cynthia Mohiuddin App_Redacted.pdf

CHAPTER 2.50. - DOUGLAS COUNTY LAW LIBRARY

2.50.010 - Law library trustees—Appointments—Terms.

A. Pursuant to the provisions of NRS 380.010 (law libraries), there is established a board of law library trustees consisting of five members. The district court judges of the Ninth Judicial District in and for Douglas County, State of Nevada, are appointed as ex-officio trustees for the law library and the board of county commissioners shall appoint three additional trustees to complete the board, including at least one member of the Nevada State Bar admitted to practice before the Ninth Judicial District Bar, at least two members who are not attorneys at law, and at least one member of the board of county commissioners.

B. Appointed members of the board must be appointed by the board of county commissioners at the first meeting of the board in January of each year, to serve for terms of two years, with half of the terms expiring each year.

(Ord. 1435, 2015; Ord. 401 § 1(part), 1982)

2.50.020 - Removal of trustee—Vacancies.

The board of law library trustees, by majority vote of all members recorded in the minutes with ayes and noes at length, may:

A. Remove any trustee who neglects to attend the meetings of the board or who absents himself from such meetings; such removal to be approved by the board of county commissioners;

B. Fill all vacancies that occur in the board from time to time for whatever reason. The board of law library trustees must at all times include at least two persons who are not attorneys at law but are members of the

board of county commissioners, subject to approval by the board of county commissioners.

(Ord. 401 § 1(part), 1982)

2.50.030 - Officers and assistants—Elections—Duties—Salaries.

A. The members of the board of law library trustees shall appoint one of their number as president.

B. They shall elect a secretary who shall:

1. Keep a full statement and account of all property, money, receipts and expenditures of the board;

2. Keep a record and full minutes in writing and an audio recording or transcript of all proceedings of the board. The secretary may certify to such proceedings, or any part or portion thereof, under his hand, verified by the board in a manner adopted by the board.

C. The board of law library trustees, by a majority vote of all the members recorded in the minutes with ayes and noes at length, shall have the power:

1. To define the powers and describe the duties of any and all officers, determine number, and elect all necessary subordinate officers and assistants;

2. To remove, at its pleasure, any officer or assistant as provided in this chapter.

(Ord. 1435, 2015; Ord. 401 § 1(part), 1982)

2.50.040 - Meetings of the board—Quorum.

A. The board of law library trustees shall meet at least once each calendar quarter and at such other time as the board may appoint, at a place to be appointed for that purpose by the board.

B. A majority of all the members shall constitute a quorum for business.

C. On or before the first Monday in December of each year, the board of law library trustees shall make an annual report to the board of county commissioners giving:

1. The condition of the board's trust;
2. A full statement of the board's property and money received, whence derived, how used and how expended;
3. The number of books, periodicals and other publications contained within the law library;
4. The number of books, periodicals and other publications added by purchase, gift or otherwise during the year;
5. The number of books, periodicals and other publications lost or missing;
6. Such other interest as may be required by the board of county commissioners or as might be of interest.

D. At the same time, a financial report showing all receipts and disbursements of money shall also be made by the secretary. The report shall be duly verified by the oath of the secretary.

(Ord. 1435, 2015; Ord. 401 § 1(part), 1982)

2.50.050 - Powers of the board.

The board of law library trustees, by a majority vote of all of its members, to be recorded in the minutes with ayes and noes at length, with the approval of the board of county commissioners, shall have the power:

A. To make and enforce all rules, regulations and bylaws necessary for the administration, government and protection of the library and all property belonging thereto, or which may be loaned, devised, bequeathed or donated to the same;

B. To purchase books, journals, publications and other personal property;

C. To contract with any existing law library association to make use of its library for the purpose of a public law library, under proper rules and regulations to be prescribed by the board, either by lease or such other contract as may best carry the purposes of this chapter into effect;

D. To do all that may be necessary to carry into effect the provisions of this chapter.

(Ord. 401 § 1(part), 1982)

2.50.060 - Law library fund—Creation—Use—Source.

A. Pursuant to this chapter, and the provisions of NRS 380.110, the board of county commissioners shall require that from the fees received by the county clerk or clerk of the court pursuant to NRS 19.013, a sum not to exceed $30.00, which sum shall be established by resolution of the board of county commissioners, shall be paid to a fund designated as the law library fund. These allocations shall be made from the fees collected by the county clerk or clerk of the court for the commencement in or removal to the district court of the county, of any civil action, proceeding or appeal, on filing the first paper therein, or from the fees collected by the county clerk or clerk of the court for the appearance of any defendant, or any number of defendants answering jointly or separately, or from both of such sources as may be determined by the board of county commissioners.

B. All money so set aside must be paid by the county clerk or clerk of the court to the county-treasurer, who shall keep it separate in the law library fund.

C. The board of county commissioners may transfer from the county general fund to the law library fund such amounts as it determines are necessary for the purposes of the law library.

D. Money in the law library fund must be:

1. Expended for the purchase of law books, journals, periodicals and other publications;
2. Expended for the establishment and maintenance of the law library;
3. Drawn therefrom and used and applied only as provided in this chapter.

(Ord. 1566, 2020; Ord. 1435, 2015; Ord. 1025, 2002; Ord. 401 § 1(part), 1982)

2.50.070 - Payment from law library fund.

A. The board of law library trustees, by majority vote of all its members, to be recorded in the minutes with ayes and noes at length, shall have the power, to order the drawing and payment, upon properly authenticated vouchers duly verified and certified by the president and the secretary, of money from the law library fund, for any liability or expenditure authorized by law.
B. The orders and demands of the trustees, when duly made and authenticated as provided in subsection A of this section, must be verified and audited by the county auditor and paid by the county treasurer from the law library fund, full entries and records being kept thereof as in any other case.

(Ord. 1566, 2020; Ord. 401 § 1(part), 1982)

2.50.080 - Library room to be furnished by county commissioners.

The board of county commissioners shall provide a library room in the Douglas County Public Library for the use of a law library established under the provisions of this chapter.

(Ord. 1566, 2020; Ord. 401 § 1(part), 1982)

2.50.090 - Accessibility of law library to general public.

The law library must be free to all inhabitants of the county. The board of law library trustees may prescribe regulations and impose restrictions on the privilege of borrowing books and materials from the law library, but may not restrict the accessibility of the library to the general public during normal business hours.

(Ord. 401 § 1(part), 1982)

Law Library Board Vacancies

Law Library Board Term Expired
Peter Handy – Attorney
Cynthia Mohiuddin – Non-Attorney

Law Library Board Applications Received		Applicant Availability for BOCC Meeting
Peter Handy	Attorney	Yes
Cynthia Mohiuddin	Non-Attorney	Yes

Application Form

Profile

Peter
First Name

P
Middle Initial

Handy
Last Name

[redacted]
Home Address

Minden
City

NV
State

89423
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

9

Mobile: (925) 759-7137
Primary Phone

Alternate Phone

peter.p.handy@gmail.com
Email Address

Which Boards would you like to apply for?

Law Library Board: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Law Library Board

What qualifications do you have that make you a candidate to sit on the Law Library Board?

I have been a Nevada-licensed attorney since 2014 and I have served as a member of the Law Library Board since 2017. At my day job, I work to ensure that people get the legal resources they are constitutionally entitled to receive. I have previously worked with the Nevada Attorney General's Office and the Douglas County District Attorney's Office and am acutely aware of the need for greater accessibility of information about our legal system and legal processes.

Question applies to Law Library Board

The Law Library Board meets on an as needed basis (approximately 3-5 times per year). Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Law Library Board

Given what you know about the Law Library Board, what is the most important thing we do for the community?

The most important thing the Law Library does is provide legal resources to all members of our community so they can better advocate for their rights., or just learn more about our system of justice.

Background and Education:

Occupation:

Acting Executive Director, Nevada Department of Indigent Defense Services

Qualifications:

I have been a Nevada-licensed attorney since 2014 and I have served as a member of the Law Library Board since 2017. At my day job, I work to ensure that people get the legal resources they are constitutionally entitled to receive. I have previously worked with the Nevada Attorney General's Office and the Douglas County District Attorney's Office and am acutely aware of the need for greater accessibility of information about our legal system and legal processes.

Experience in Community Service:

Douglas County Law Library Board Member since 2017 ● Secretary 2021–Present Kappa Sigma Fraternity, Theta-Iota Chapter, San José State University Member since 2006 ● President 2009–10 ● Vice President of Administration 2009 Free & Accepted Masons, Antioch-Brentwood Lodge #175 Member since 2005

Affiliation with Technical / Professional Societies:

Fellow of the American Bar Foundation Since 2021 American Bar Association (ABA) Member since 2014 ● Council Member at Large of the Government & Public Sector Lawyers Division 2023–Present o Resolution Committee Member 2024–Present ● State Bar of Nevada Delegate to the ABA House of Delegates 2023–Present o Resolution and Impact Review Committee Member 2024–Present ● President's Standing Committee on Delivery of Legal Services Member 2023–26 ● Young Lawyers Division (YLD) 2013–23 o YLD Liaison to the Government & Public Sector Lawyers Division 2021–23 o Chair, Young Lawyers Division, Criminal Justice Committee 2020–21 o Vice Chair, Young Lawyers Division, Criminal Justice Committee 2019–20 o District Representative to the Young Lawyers Division, District 27 (NV & UT) 2018–20 o Associate Editor, TYL, Volume 20 2015–16 State Bar of Nevada 2014–Present ● Delegate to the ABA House of Delegates 2023–Present ● Northern Nevada Disciplinary Panel Member 2022–Present ● Young Lawyers Section (YLS) 2014–22 o Chair 2020–21 o Chair-Elect 2019–20 o Secretary 2018–19 o Member at Large for Northern Nevada, Executive Committee 2015–22

Education Background and Degrees held, if any:

J.D. with Distinction, University of the Pacific, McGeorge School of Law, 2013. B.S. Aerospace Engineering (minor in economics), San Jose State University, 2010.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Peter_Handy_Resume__1_.pdf
Upload a Resume

Review and Acknowledgement

Peter P Handy

I authorize the release and do not request redaction of any information.

- ○ Yes
- ◉ No

If you selected no please list what you would like to be redacted prior to public release:

home address and telephone number

e-signature

Peter Handy 11/15/2024

Peter P Handy

PETER P. HANDY

[redacted]

LinkedIn

BAR MEMBERSHIPS

State Bar of Nevada, Member No. 13499 — Admitted October 30, 2014
State Bar of California, Member No. 292657 (Inactive) — Admitted December 03, 2013

EXPERIENCE

Nevada Department of Indigent Defense Service Carson City, NV

- Acting Executive Director — Aug. 2024–Present
  - Ensuring continuous operation of the Department, including programmatic continuity, personnel management, and addressing compliance obligations.
  - Revising internal policies and procedures to account for staffing changes and to maximize efficiency and reduce the likelihood of errors or delays.
  - Facilitating Board on Indigent Defense Services meetings and other needs as requested.
  - Appearing before legislative bodies to obtain funding and provide testimony.
  - Continuing to perform many of the functions of the Deputy Director position, as included below, when not being performed by the other Deputy Director.

- Deputy Director — Sept. 2021–Aug. 2024
  - Providing direction to the Department's outreach advisors, reviewing reports from the advisors, and following up to address issues raised by the advisors.
  - Reviewing quarterly fiscal reports from Nevada's 15 rural counties to ensure expenditures are appropriate and supported by sufficient backup and annual fiscal reports from all 17 counties; working with county personnel to correct any identified issues with such reports or backup materials.
  - Collaborating with and providing advice, counsel, and support to the Executive Director to best meet the mission, vision, and goals of the Department and ensuring the protection of the public's constitutional liberties.
  - Reviewing requests for payment of fees for indigent defense counsel for reasonableness and necessity on a task-by-task basis.
  - Reviewing requests for pre-authorization of funds from indigent defense counsel for reasonableness and necessity on a case-by-case basis.
  - Obtaining and managing grant funds from various sources, including Federal grants, subgrants, and private grants.
  - Providing oversight of the provision of indigent defense services for Nevada's 15 rural counties, including the Nevada State Public Defender's Office.
  - Providing training, resources, and best practices information to indigent defense attorneys across the State, including hosting an annual conference.
  - Reviewing applications for qualification to practice as an indigent defense attorney in rural counties, determining qualification level of applicants, and issuing determinations as to attorney qualifications.
  - Administering the Department's internship and externship program, generally consisting of students from the University of Nevada, Las Vegas, Boyd School of Law.
  - Drafting and revising proposed legislation and regulations for consideration by the Nevada Legislature and the Board on Indigent Defense Services.
  - Producing the biennial budgets for the Department and for the Nevada State Public Defender's Office for the Governor's review and submission to the Legislature.

/ / /

Nevada Office of the Attorney General, Carson City, NV

- Deputy Attorney General, Government and Natural Resources Division — May 2019–Sept. 2021
  - Provided legal advice and acted as counsel for a variety of State government clients, including the Nevada Division of Environmental Protection (NDEP), the Nevada Department of Wildlife (NDOW), the Nevada Board of Wildlife Commissioners, the Nevada Board to Review Claims, and the Second Judicial District Court.
  - Argued before a panel of the Supreme Court of Nevada regarding a Petition for Writ of Prohibition.
  - Provided legal analysis and strategy advice to NDEP resulting in successful negotiated resolutions between NDEP, the U.S. Environmental Protection Agency, and the U.S. Department of Energy regarding potentially unlawful hazardous waste disposal.
  - Served on the Attorney General's award-winning Policy Research Team, which developed proposals to modify Nevada law to improve the criminal justice system and to review legislative proposals regarding criminal justice reform for substance, and which did in fact cause meaningful modifications to Nevada law.

Douglas County District Attorney's Office, Minden, NV

- Deputy District Attorney, Criminal Division — April 2015–May 2019
  - Prosecuted a variety of misdemeanor and felony charges from case evaluation and charging through sentencing and post-conviction proceedings, including settlement negotiations, pre-trial practice, bench and jury trials, appeals, and writ petitions.
  - Represented the District Attorney's Office in the Douglas County Justice Courts and District Courts for bail reviews, arraignments, status hearings, preliminary hearings, motion hearings, bench and jury trials, and sentencing hearings.
  - Represented the District Attorney's Office at the Nevada Supreme Court and Nevada Court of Appeals in appeals and writ petitions.
  - Worked with appointed and private defense counsel to obtain optimal negotiated settlements for victims, defendants, and the public, when possible.

Handelin Law, Ltd., Carson City, NV

- Associate Attorney — Jan. 2014–April 2015
  - Practiced in a variety of legal fields, including workers' compensation law, civil litigation, business formation, landlord/tenant law, real property law, intellectual property law, and trusts & estates, including inheritance/transfers of royalty and mineral deeds in Nevada and Texas.
  - Drafted a wide variety of legal documents and filings, including legal memoranda, demand letters, complaints, answers, motions, oppositions, replies, proposed orders, a notice of appeal, a settlement brief, deeds, wills, trusts, purchase agreements, and judicial review briefs.
  - Appeared on behalf of Handelin Law, Ltd. in law and motion hearings, depositions, and settlement conferences in Nevada and California.

EDUCATION

University of the Pacific, McGeorge School of Law, Sacramento, CA

Juris Doctor with Distinction, May 2013

- Concentration in Intellectual Property

McGeorge Law Review — 2011–13

- Managing Editor & Legislation Editor, Volume 44 — 2012–13
- Staff Writer, Volume 43 — 2011–12
  - Article, *Chapter 153: Jailhouse Informants' Testimony Gets Scrutiny Commensurate with its Reliability*, 43 MCGEORGE L. REV. 755 (2012).

Moot Court Honors Board — 2012–13

- Third Place in the West, Saul Lefkowitz Moot Court Competition — February 2013
  - Second Best Brief in the West (of 24 teams); Seventh Best in the Nation (of 87 teams)

San José State University, San José, CA
Bachelor of Science, Aerospace Engineering, May 2010
- Minor in Economics

ACTIVITIES & ORGANIZATIONS

Fellow of the American Bar Foundation Since 2021

Douglas County Law Library Board Member since 2017
- Secretary 2021–Present

American Bar Association (ABA) Member since 2014
- Council Member at Large of the Government & Public Sector Lawyers Division 2023–Present
  - Resolution Committee Member 2024–Present
- State Bar of Nevada Delegate to the ABA House of Delegates 2023–Present
  - Resolution and Impact Review Committee Member 2024–Present
- President's Standing Committee on Delivery of Legal Services Member 2023–26
- Young Lawyers Division (YLD) 2013–23
  - YLD Liaison to the Government & Public Sector Lawyers Division 2021–23
  - Chair, Young Lawyers Division, Criminal Justice Committee 2020–21
  - Vice Chair, Young Lawyers Division, Criminal Justice Committee 2019–20
  - District Representative to the Young Lawyers Division, District 27 (NV & UT) 2018–20
  - Associate Editor, *TYL*, Volume 20 2015–16

State Bar of Nevada 2014–Present
- Delegate to the ABA House of Delegates 2023–Present
- Northern Nevada Disciplinary Panel Member 2022–Present
- Young Lawyers Section (YLS) 2014–22
  - Chair 2020–21
  - Chair-Elect 2019–20
  - Secretary 2018–19
  - Member at Large for Northern Nevada, Executive Committee 2015–22

Kappa Sigma Fraternity, Theta-Iota Chapter, San José State University Member since 2006
- President 2009–10
- Vice President of Administration 2009

Free & Accepted Masons, Antioch-Brentwood Lodge #175 Member since 2005

Application Form

Profile

Cynthia
First Name

Mohiuddin
Last Name

[redacted]
Home Address

PO Box 4453
Suite or Apt

Stateline
City

NV
State

89449
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

5

Mobile: (503) 553-9593
Primary Phone

Alternate Phone

wflcynthia@gmail.com
Email Address

Which Boards would you like to apply for?

Law Library Board: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

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NO

Question applies to Law Library Board

What qualifications do you have that make you a candidate to sit on the Law Library Board?

I practiced family law in the Portland Metro Area for over 25 years. I was also a mediator, court appointed arbitrator, and Impartial Hearings Officer (IHO). I have been on the law library board in Douglas County for almost two years.

Question applies to Law Library Board

The Law Library Board meets on an as needed basis (approximately 3-5 times per year). Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to Law Library Board

Given what you know about the Law Library Board, what is the most important thing we do for the community?

Providing legal research resources to the community so they can better access the judiciary.

Background and Education:

Occupation:

Attorney

Qualifications:

I practiced family law in the Portland Metro Area for over 25 years. I was also a mediator, court appointed arbitrator, and Impartial Hearings Officer (IHO). I have been on the law library board in Douglas County for almost four years.

Experience in Community Service:

Douglas County Law Library Board Trustee 2021- present Chair, Clackamas County Commission on Children and Families, 2002 - 2012 Fellow, Oregon State Bar Leadership College, 2008 Member, Clackamas Board of County Commissioners, Five Member Task Force, March 2007 - June 2007 Board of Directors, Resolutions Northwest, February 2002 – July 2003 Foster and Adoptive Parent Training, DHS Clackamas County, January, 2002 Speakers Bureau, Life for a Life Campaign, 2001

Affiliation with Technical / Professional Societies:

Active Member of the Oregon State Bar since 1993. I am a former member of the Washington State Bar, 1994-2019.

Education Background and Degrees held, if any:

Lewis and Clark, Northwestern School of Law Portland, Oregon J.D. May, 1993 University of California at Santa Barbara Santa Barbara, California B. A. Law and Society, honors distinction, June 1990 Certificate in the Global Peace and Security Program

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I would like to continue serving on the law library board.

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

○ Yes ◉ No

If you selected no please list what you would like to be redacted prior to public release:

Physical Address

e-signature

Cynthia Mohiuddin 11/14/2024

AGENDA ITEM NO. 13.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on three community-at-large appointments to the Senior Services and Public Transit Advisory Board by the Board of County Commissioners to serve a two-year term from January 2025 through December 31, 2026. (Jenifer Davidson)

RECOMMENDED MOTION:
Appoint _____and _____ as a community-at-large members each to serve a two-year term from January 2025, through December 31, 2026.

FINANCIAL IMPACT:
None

BACKGROUND:
There are three community-at-large vacancy on the Senior Services and Public Transit Advisory Board whose terms will expire on December 31, 2026.

The vacancies were announced using the County's website, social media, *The Record-Courier.* Two applications were received by 5:00 p.m. on Friday, December 6, 2024.

Douglas County Code Chapter 2.57 provides that the Advisory Board will consist of seven total members: one (1) appointed by the Young-At-Heart Senior Citizen's Club, one (1) Douglas County resident living in the Lake Tahoe Township and five (5) members residing within Douglas County. All members shall serve without compensation and must be residents of Douglas County.

Members will be appointed for two years with a term limit pursuant to the Douglas County Policies and Procedures for Boards, Committees and Commissions.

ATTACHMENTS:
Senior Services and Public Transit Advisory Board - Title 2.57.pdf

Senior Services and Public Transit Advisory Board Coversheet.docx
Andrea Rajeski App_Redacted.pdf
Douglas Sonnemann App_Redacted.pdf

CHAPTER 2.57. - SENIOR SERVICES AND PUBLIC TRANSIT ADVISORY BOARD

2.57.010 - Established—Membership.

There is established the Douglas County Senior Services and Public Transit Advisory Board (board).

A. The board consists of seven total members. One member of the board shall be appointed by the young-at-heart senior citizen's club. The board of county commissioners must choose six members qualified to fulfill the duties of the board from the following groups:
    1. One Douglas County resident living in the Lake Tahoe Township.
    2. Five Douglas County residents at large.
B. All members shall serve without compensation and must be residents of Douglas County.
C. Members will be appointed for two years with a term limit pursuant to the Policies and Procedures for Douglas County, Nevada, Boards, Committees and Commissions.
    1. Member's terms expire on December 31, three members on even numbered years and three members on odd numbered years. The member appointed by the young-at-heart (YAH) senior citizen's club is an ongoing member who serves at the will of the YAH Club.
    2. The board of county commissioners shall appoint new members to fill any vacancies and the appointed member will serve out the unexpired term of the member replaced.

(Ord. 1585, 2021)

2.57.020 - Chairperson—Election and duties.

A. The board shall elect from its membership a chairperson and vice-chairperson annually in the month of February.

B. Duties of the chairperson shall be to preside over meetings, provide leadership to the board, and be the signatory of any correspondence necessitated by action of the board.

(Ord. 1585, 2021)

2.57.030 - Rules and regulations.

The board may adopt rules and regulations regarding procedures consistent with this chapter and with the Douglas County, Nevada, Boards, Committees, and Commissioners Policies and Procedures.

(Ord. 1585, 2021)

2.57.040 - Quorum.

Four members of the board shall constitute a quorum, and it shall be necessary for the concurrence of a majority of all members present to vote on any action the board desires to take.

(Ord. 1585, 2021)

2.57.050 - Meetings.

A. The board shall hold a public meeting on a regular day each month. The chairperson or community services director may dispense with any monthly meeting due to lack of a quorum or business.

B. Meeting site shall be in Douglas County, Nevada.

C. The board shall conduct all meetings and keep a record of all board business in accordance with Nevada Open Meeting Law.

(Ord. 1585, 2021)

2.57.060 - Advisory duties.

A. The board shall act in an advisory capacity to the board of commissioners and staff in promoting, aiding, and encouraging senior services and public transit, including the development of senior facilities and programs.

B. The board shall act in an advisory capacity to the board of commissioners on the coordinated routes and modes of the Douglas Area Rural Transit (DART), on the performance of DART transit services, and review and recommend policies regarding the operation of DART and other federally funded transit programs.

C. The board shall assist and recommend local fares, fees and rates, bus stop locations and park and ride locations within Douglas County for transit services.

(Ord. 1585, 2021)

Senior Services and Public Transit Advisory Board Vacancies

Senior Services and Public Transit Advisory Board Resignation	
Ann Carroll	December 31, 2024
Andrea Rajeski	December 31, 2024
Doug Sonneman	December 31, 2024

Senior Services and Public Transit Advisory Board Applications Received		Applicant Availability for BOCC Meeting
Andrea Rajeski	Carson Valley Resident	Yes
Doug Sonneman	Member-at-Large	Yes

Application Form

Profile

Andrea
First Name

E
Middle Initial

Rajeski
Last Name

[redacted]
Home Address

Minden
City

NV
State

89423
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

18

Home: (775) 392-1204
Primary Phone

Mobile: (408) 515-4055
Alternate Phone

arrajeski@charter.net
Email Address

Which Boards would you like to apply for?

Senior Services and Public Transit Advisory Board: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

○ Yes ◉ No

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no

Question applies to Senior Services and Public Transit Advisory Board

What qualifications do you have that make you the best candidate to sit on the Senior Services and Public Transit Advisory Board?

I have been a Young at Heart member for 18 yrs. I was a past President for YAH and served on this board when I was President. I volunteer at the Douglas County Senior Center at the front desk. I also am a volunteer Dart driver for seniors going to appointments

Question applies to Senior Services and Public Transit Advisory Board

The Senior Services and Public Transit Advisory Board meets on the second Monday of the month at 8:15 AM. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Senior Services and Public Transit Advisory Board

If you had to prioritize 3 major issues concerning the seniors of Douglas County, what would they be, and in what order would you prioritize them and why?

1I making sure our seniors are cared for and given the info they need to make a wise decision. 2) getting transportation to those that are not close to the center and have no transportation. 3) Listening to their needs so we can help them when coming to the center. Life is tough enough without knowing what to do

Background and Education:

Occupation:

Retired Operations Manager for Sears. Worked 37 years

Qualifications:

Well organized. Hunts for answers. Try to motivate people to think out of the box.

Experience in Community Service:

YAH past President (6 yrs), Been volunteering for 18yrs. Was a senior companion when Douglas County started the program. Volunteered with AARP and the State of Nevada, driving seniors to appointments. Also received the Jefferson Award for volunteering.

Affiliation with Technical / Professional Societies:

na

Education Background and Degrees held, if any:

na. Hard work

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Andrea_Rajeski.docx
Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Andrea E. Rajeski

Andrea Rajeski

Current info:

Safe Volunteer

Volunteer for Dart

Volunteer at the Douglass County Senior Center

Senior Advisory and Dart Transportation Board

Work with YAH to promote and support their events (social media)

In the past I have:

Senior Companion for the State of Nv out of Sparks.

Senior Companion for Douglas County

Volunteered with AARP

President for the Young at Heart (six years)

Work life:

Worked for Sears 37 yrs:

Operations manager in four different stores

Appliance manger

Worked part time while in high school

Application Form

Profile

Douglas (First Name) | W (Middle Initial) | Sonnemann (Last Name)

[redacted] (Home Address)

Gardnerville (City) | NV (State) | 89410 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

42

Mobile: (775) 230-1334 (Primary Phone) | Home: (775) 782-8598 (Alternate Phone)

assessor56@gmail.com (Email Address)

Which Boards would you like to apply for?

Senior Services and Public Transit Advisory Board: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Senior Services and Public Transit Advisory Board

What qualifications do you have that make you the best candidate to sit on the Senior Services and Public Transit Advisory Board?

I have been a member of this board since 2016. I am well versed in its function and can provide good and effective participation in fulfilling its needs. I have participated in senior functions for many years. Being a senior myself I understand the issues we face.

Question applies to Senior Services and Public Transit Advisory Board

The Senior Services and Public Transit Advisory Board meets on the second Monday of the month at 8:15 AM. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Senior Services and Public Transit Advisory Board

If you had to prioritize 3 major issues concerning the seniors of Douglas County, what would they be, and in what order would you prioritize them and why?

Provide services to the senior population to allow them to continue to stay in the comfort of their homes at less expense to Douglas County. Provide a social network for seniors to enhance their quality of life. Provide transportation to those in need to meet the necessities of life.

Background and Education:

Occupation:

Retired Douglas County Assessor

Qualifications:

I have participated on the board since 2016 providing input in departmental decisions. I have participated in the senior health fair for many years. I attend the senior lunches on a regular basis so that I can interact and communicate with the people we serve.

Experience in Community Service:

Douglas County Engine Company, Volunteer Fire Department, Minden 1984 - 2014 Gardnerville Town Board 1991 - 1998 Gardnerville Water Company 2019 to Present Douglas County TRIAD board 2018 to Present

Affiliation with Technical / Professional Societies:

International Association of Assessing Officers 2003 - 2018 Nevada Assessor's Association 2003 - 2018, President 2006/07, 2011/12

Education Background and Degrees held, if any:

BS Agricultural and Resource Economics, University of Nevada, Reno 1979 MS Agricultural and Resource Economics, Minor in Economics, University of Nevada, Reno 1982

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I have been a member of the Young at Heart senior group since 2014. I served 20 years on the ambulance as a volunteer and have a good knowledge of the medical issues of our community. As assessor, I dealt with programs that provided exemptions to seniors and veterans which provided interaction and help with our senior residents.

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Douglas W Sonnemann 11/18/24

AGENDA ITEM NO. 14.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on three appointments to the Douglas County Airport Advisory Committee for a two-year term from January 2025 through December 31, 2026 in adherence with County Code 2.58. One representative is appointed from the community-at-large, one appointed from the business community, and one appointed from the Airport Commercial Community. (Jenifer Davidson)

RECOMMENDED MOTION:
Approve the appointment of:

_____ Community-at-Large representative;
_____ Business Community representative; and
_____ Airport Commercial Community

to the Airport Advisory Committee for two-year term from January 2025 through December 31, 2026.

FINANCIAL IMPACT:
None

BACKGROUND:
There are three vacancies on the Airport Advisory Committee.

The vacancies were announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. Four applications were received by 5:00 p.m. on Friday, December 6, 2024.

2.58.010 Established-Membership
There is established the Douglas County Airport Advisory Committee (committee).

A. The committee consists of seven members. The board must choose one member qualified to fulfill the duties of the committee from each of the following groups:

1. The airport commercial community.
2. The airport soaring community.
3. The airport powered aircraft community.

The board must choose two members qualified to fulfill the duties of the committee from each of the following groups:

4. The business community.
5. The community at large.

If the board finds no person available from a group the board may appoint a member at their discretion.

B. All members shall serve without compensation and must be residents of Douglas County.

C. Members will be appointed for two years with a two consecutive term limit.

1. Members' terms expire on December 31, three members on even numbered years and four members on odd numbered years.

2. The board shall appoint new members to fill any vacancies and the appointed member will serve out the unexpired term of the member replaced. (Ord. 756, 1996; Ord. 611, 1993)

ATTACHMENTS:

Airport Advisory Committee - Title 2.58.pdf
Airport Advisory Committee Coversheet.docx
J Jim Lee Jr Airport App_Redacted.pdf
Richard Chapman Airport App_Redacted.pdf
Linda Hivert Airport App_Redacted.pdf
Vernon Pelz Jr Airport App_Redacted.pdf

CHAPTER 2.58. - DOUGLAS COUNTY AIRPORT ADVISORY COMMITTEE

2.58.010 - Established—Membership.

There is established the Douglas County Airport Advisory Committee (committee).

A. The committee consists of seven members. The board must choose one member qualified to fulfill the duties of the committee from each of the following groups:
   1. The airport commercial community.
   2. The airport soaring community.
   3. The airport powered aircraft community.

      The board must choose two members qualified to fulfill the duties of the committee from each of the following groups:

   4. The business community.
   5. The community at large.

If the board finds no person available from a group, the board may appoint a member at their discretion.

B. All members shall serve without compensation and must be residents of Douglas County.

C. Members will be appointed for two years with a two consecutive term limit.
   1. Members' terms expire on December 31, three members on even numbered years and four members on odd-numbered years.
   2. The board shall appoint new members to fill any vacancies and the appointed member will serve out the unexpired term of the member replaced.

(Ord. 756, 1996; Ord. 611, 1993)

2.58.020 - Chairman—Election and duties.

A. The committee must select from its membership a chairman and vice chairman annually in the month of March.
B. The chairman will preside at meetings and be the signatory of any correspondence necessitated by action of the committee.

(Ord. 756, 1996; Ord. 611, 1993)

2.58.030 - Rules and regulations.

The committee may adopt rules and regulations regarding procedures and meetings.

(Ord. 611, 1993)

2.58.040 - Quorum.

Four members of the committee will constitute a quorum. The approval of a majority of all members present to vote is necessary on any action the committee is to recommend to the commissioners.

(Ord. 756, 1996; Ord. 611, 1993)

2.58.050 - Meetings.

The committee shall meet at least once every quarter. The chair or a majority of the members may call special meetings if issues warrant. Attendance is required, and failure to attend three scheduled consecutive meetings or three meetings in any 12-month period shall be considered as a voluntary resignation. Notice of the meetings and the conduct of the meetings of the committee must comply with the provisions of NRS Chapter 241, Nevada Open Meeting Law.

(Ord. 756, 1996; Ord. 611, 1993)

2.58.060 - Advisory duties.

A. The duties of the committee is to provide recommendations to the county commissioners on the general subject of aviation issues related to the airport. Specifically, the committee shall assist in promoting community compatibility regarding issues including, but not limited to, as noise management and public relations, shall review proposed master plan changes, and shall assist staff in the development and execution of an airport marketing plan. Generally, the committee shall make recommendations on airport policy to the county commissioners.

B. The committee may hear comments on airport and aviation matters from the public or other agencies for consideration and possible recommendations to the county commissioners.

C. The committee shall advance and promote the interests of aviation and protect the general welfare of the people living and working at or near the airport, and in the county.

(Ord. 756, 1996; Ord. 611, 1993)

Airport Advisory Committee Vacancies

Airport Advisory Committee Term Expired
Alfred Browne – Community at large
Jim Lee Jr. – Business Community
Richard Chapman – Airport Commercial Community

Airport Advisory Committee Applications Received		Applicant Availability for BOCC Meeting
Jim Lee Jr.	Business Community	Yes
Richard Chapman	Airport Commercial Community	Yes
Linda Mae Hivert	Community at large	Yes
V Dale Pelz Jr.	Community at Large	Yes

Application Form

Profile

James (jim) — First Name
G — Middle Initial
Lee Jr, — Last Name

[redacted] — Home Address
[redacted] — Suite or Apt

Genoa — City
NV — State
89411 — Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

8

Mobile: (352) 250-5644 — Primary Phone
Alternate Phone

leejim17@yahoo.com — Email Address

Which Boards would you like to apply for?

Airport Advisory Committee: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to multiple boards

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Airport Advisory Committee

The current vacancies are for the Business Community, Airport Commercial Community and a Community at Large member, which of these three categories do you represent? Please explain.

Business Community. As a member of the Airport Advisory Committee for the last 2 years I have interacted with most of the businesses at the airport to understand their needs and concerns. When in Minden or Gardnerville I enjoy talking with people about the airport.

Question applies to Airport Advisory Committee

What qualifications do you have that make you a candidate to sit on the Airport Advisory Committee?

Current member of the AAC. Active pilot based at the Minden-Tahoe Airport. Hangar owner at MEV, owner of 3 aircraft. Past Airport Manager at 6FL0 airport in Florida. Board member of the Sports Aviation Foundation which provides aviation scholarships to youth. President of the Minden Soaring Club which provides services to pilots and scholarships to youth.

Question applies to Airport Advisory Committee

The Airport Advisory Committee meets monthly at 6:00 PM. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Airport Advisory Committee

How much do you know about the airport, and what is your vision of the airport regarding growth and future developments?

As a member of the AAC, I have been involved in all aspects of the airport. We recommended to the BOCC that the airport be operated by the County which has been a tremendous positive change. I look forward to working with airport management, the BOCC, the FAA, airport stakeholders, and the general public to create new pathways to rural airport excellence.

Background and Education:

Occupation:

Aircraft sales, retired.

Qualifications:

2 years of service on the AAC.

Experience in Community Service:

Member of the Genoa Community Church. Secretary and board member of the Sports Aviation Foundation in Minden. Minden Soaring Club president. Member of the Civil Air Patrol, but not currently active.

Affiliation with Technical / Professional Societies:

Member of the Aircraft Owners and Pilots Association, Soaring Society of America, Experimental Aircraft Association, National Aeronautic Association, Federation Aeronautique Internationale, United States Hangglíding and Paragliding Association, Civil Air Patrol, National Association of Flight Instructors.

Education Background and Degrees held, if any:

High School diploma 3.5 years of college, no degree

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Jim_Lee_AAC_Resume.pdf
Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

(•) Yes ( ) No

e-signature

James G Lee, Jr. 12/03/2024

James G. Lee, Jr.
Resume for Airport Advisory Committee

[redacted]
Genoa, NV 89411
352-250-5644
leejim17@yahoo.com

PERSONAL

Born Jacksonville, Florida	*1953*
Married Kathy Lee	*1978*
Daughter Rachel born	*1994*
The 3 of us lived on a 45 foot sailboat and Kathy and I are still married!	*2006-2008*
Rachel graduated from Johns Hopkins University with a degree in neuroscience	*2017*
Rachel is the laboratory manager for the neuroscience lab at Johns Hopkins University	*2022*

EDUCATION

Wilton High School, Wilton CT *1971*
University of Colorado, Aeronautical Engineering (98 credits completed, no degree) *1971-1974*

FLYING BACKGROUND

Solo Single Engine Land: August 4, 1969
Completed at the youngest age allowed by the FAA—sixteen years old
Private SEL rating: August 4, 1970
Completed at the youngest age allowed by the FAA—on seventeenth birthday
Current ratings: Commercial SEL, Instrument, Glider, Flight Instructor in airplanes and gliders
Experience as Captain, Civil Air Patrol, Instructor Pilot
Total time: 8,900 hours
Current Second Class Medical Certificate

WORK HISTORY (overlapping dates indicate concurrent work experience)

- **Mechanic** *1973-1975*
  JC Penny Auto Center, Boulder, Colorado
- **Ski Area Lift Operator** *1975-1976*
  Crested Butte Ski Area, Crested Butte, Colorado
- **Ski Area Mechanic** *1976-1977*
  Grand Targhee Ski Area, Alta, Wyoming
- **Snow Plow Driver, Snowcat Driver, Snowmaker** *1977-1978*
  Taos Ski Area, Taos, New Mexico
- **Ski Patrol** *1978-1989*
  Taos Ski Area, Taos, New Mexico
- **Engineer**—constructed experimental stealth aircraft *1985*
  Raspet Flight Lab, Mississippi State University, Starkville, Mississippi
- **Owner**—became adept at directing aviation composite design and construction *1981-1984*
  Zia Composites Inc., Albuquerque, New Mexico
- **Ski Patrol Director** *1989-2002*
  Taos Ski Area, Taos, New Mexico

- **Owner**—mastered direction of aviation composite design and construction *1987-2000*
  Wingover Composites Inc., Taos, New Mexico
- **Airport Manager** *2004-2006*
  Seminole Lake Gliderport (6FL0), Clermont, Florida
- **Owner**—sales agent for aircraft manufacturers located in the Czech Republic and South Africa
  Lee Aviation LLC, Minden, NV *2008-2022*

HIGHLIGHTS OF FLYING COMPETITION RECORD

- 7 time US National Soaring Champion
- 9 time member US National Soaring Teams
- 5 time US Team Captain
- 2 FAI World Soaring Records
- 5 National Aeronautic Association National Soaring Records
- Winner of 1991 Otto Lilienthal Award by German Aero Club
- **5th place individual, 1991 World Championships,** Governador Valadares, Brazil
- **1st place team, 1993 World Championships,** Bishop, CA
- **9th place individual, 1993 World Championships,** Bishop, CA
- **10th place individual, 1995 World Championships,** Ager Spain
- **9th place individual, 2018 World Championships,** Ostrow Wielkopolski, Poland
- 2020 NAA Most Memorable Aviation Record
- 2021 OLC Speed World Champion
- 2022 OLC Speed World Vice-Champion

COUNTRIES FLOWN AS PILOT IN COMMAND

United States, Australia, Austria, Belize, Borneo, Canada, Columbia, Costa Rica, Czech Republic, France, Germany, Honduras, Hungary, Italy, Japan, Mexico, Nicaragua, Panama, Slovenia

ACHIEVEMENTS

FAA licensed aircraft mechanic
Emergency Medical Technician
Wilderness First Aid Responder
Search dog handler and trainer
Lead gunner, 105mm Howitzer for avalanche mitigation
Licensed explosive handler
Licensed explosive storage at airport
Licensed Coast Guard Captain
Licensed Scuba diver
Mountain climber with ski descents of most major US peaks

COMMUNITY ENGAGEMENT

Active member of the Genoa Community Church
Active skier and pass holder at Heavenly Valley, Kirkwood, and Northstar
Birder and photographer with 45 bird species photos in the Carson Valley

Application Form

Profile

Richard
First Name

A
Middle Initial

Chapman
Last Name

[redacted]
Home Address

Minden
City

NV
State

89423
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

52

Mobile: (775) 721-0440
Primary Phone

Alternate Phone

richard.chapman1@me.com
Email Address

Which Boards would you like to apply for?

Airport Advisory Committee: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Airport Advisory Committee

The current vacancies are for the Business Community, Airport Commercial Community and a Community at Large member, which of these three categories do you represent? Please explain.

I am currently retired. I was appointed by the BOCC in February this year to fill a vacancy when Kieth Richter resigned. His term was up the end of 2024 which is why my Airport Commercial AAC position is terming out 31 December 2024. I would like to continue as there is always considerable work yet to accomplish. I have committed considerable time helping our airport commercial businesses grow by considering their unique needs going forward. I am not an airport commercial business operator which I believe is an advantage. I have determined from Heather MacDonnell and she has given me a list of all of the commercial businesses at MEV. Additionally, I have included all of the businesses that are placarded on the roadside billboard as you enter the airport on Airport Road that weren't on her official list. I have met with every business owner and interviewed each of them and do so from time to time as well as on an ad hoc basis. Also, having been employed since 1973 at Bently Nevada Corporationn for 28 years, ultimately as Executive Vice President and General Manager, followed by the General Electric Company and Bently Nevada LLC as Product General Manager/President of Bently Nevada LLC for 7 years prior to retirement in 2009, I believe that I am fully qualified to represent, without bias, the commercial businesses at the airport.

Question applies to Airport Advisory Committee

What qualifications do you have that make you a candidate to sit on the Airport Advisory Committee?

I have been very active as a current member of the AAC. I have maintained and improved upon a very good relationship with the county folks who have taken over as well as all AAC members, and all of the business owners at the airport. I have spent considerable time and am active on airport issues concerning users and every business residing on our airport. I am very active in our group, the Friends of MEV, which is now mostly regarding airport safety at MEV.

Question applies to Airport Advisory Committee

The Airport Advisory Committee meets monthly at 6:00 PM. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Richard A Chapman

Question applies to Airport Advisory Committee

How much do you know about the airport, and what is your vision of the airport regarding growth and future developments?

I am a tenant and own an airplane that I built. I am at the airport most every day and meet often with the current airport staff. I believe that our airport should remain primarily a rural general aviation airport supporting the gliders, parachute jumping, and piston powered light aircraft with only occasional light jet traffic and only as a part of general aviation FAA part 91 and part 135 rules. I also believe there are several initiatives we can implement to help our limited commercial businesses to succeed and for more businesses to consider MEV. I have educated myself regarding how FAA grant funding is acquired and about grant assurances. I am aware of our current Airport Master Plan and how it relates to the shorter term airport improvement plan. Our current Airport Master Plan does not represent what our users or our community want out of our airport. I believe we need to support development on the west side of the airport and I would like to see the County support the addition of new hangar space building plots with infrastructure development to accommodate growth and to provide hangar space to a significant hangar lease waiting list. Continued East side development should only support glider staging, a turf runway, a cross wind shorter landing area for safety, and some construction for safety and bathroom facilities. A new Airport Master Plan is needed to stop the direction toward massive east side development that it currently envisions. All of these issues are currently making progress. For example, now that Heather has contracted with J-U-B, we have gotten agreement that we don't need to spend our taxpayers money on creating an entirely new Airport Master Plan in order to move our improvements from the east side to the west side. I would like to be involved in the development process of the revised AMP and be an advocate of the current and future commercial businesses at MEV. It's my understanding from Doug Ritchie that originally the AAC was formed for the purpose of assisting in the evolution of the master plan. I will be involved whether I am appointed again or not, but I believe I am more effective if I continue as an AAC member.

Richard A Chapman

Background and Education:

Occupation:

Retired

Qualifications:

I've been an AAC member in good standing Since February 2024. 1967-1972, US Naval Officer in charge of my squadron's ordnance, maintenance and legal matters while onboard the USS Ranger in S. E. Asia 1970 and 1971. US Naval Aviator with significant jet aircraft combat experience aboard the USS Ranger attack squadron VA-113 1970/1971, Gulf of Tonkin/Yankee Station. Vietnam. 1973-2002, Employed by Bently Nevada Corp., Minden, NV. Executive Vice President and General Manager of Bently Nevada Corporation with broad experience representing the entire global workforce. Represented Bently Nevada as a major employer in Douglas County. During my tenure at Bently Nevada Corporation I lived and worked abroad between 1982 and 1986 in Saudi Arabia and the UK setting up our subsidiaries in the Middle East and Europe. Each subsidiary was run as a small business and I was their advocate as I will be for our small businesses at MEV, I was a member of the board of directors at Bently Nevada between 1999 and 2002. 2002-2009, President, Bently Nevada, LLC under the General Electric Company as Product General Manager with experience integrating private company employees in to a publicly traded company organization as well as interfacing with our community regarding any impact and perceptions of growth in the Carson Valley.

Experience in Community Service:

None, however there's a first time for everything.

Affiliation with Technical / Professional Societies:

IEEE, ASME. Received the FAA's Wright Brothers Master Pilot Award in 2020.

Education Background and Degrees held, if any:

Batchelor of Science degree in Electrical Engineering

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

Please consider me as a new member of the AAC advisory committee.

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

(•) Yes ( ) No

e-signature

Richard Chapman

Application Form

Profile

Linda Mae
First Name

Hivert
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89410
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

52

Mobile: (775) 225-4951
Primary Phone

Alternate Phone

info@nifti.com
Email Address

Which Boards would you like to apply for?

Airport Advisory Committee: Submitted

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◉ Yes ○ No

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no

Question applies to Airport Advisory Committee

The current vacancies are for the Business Community, Airport Commercial Community and a Community at Large member, which of these three categories do you represent? Please explain.

I can represent the Business Community or the Community a Large Airport Business Community due to having previously co-founded and operated 2 separate businesses on the Airport. I can represent the local Business community as Chamber Ambassador for the last year and previously as a Chamber business member continually while operating Airport businesses. Also as Sports Aviation Foundation Director and Minden Soaring Club Vice President. Both non-profit organizations. Community at Large due to my 52 year sas resident of Douglas County and continuously active in the local Community

Question applies to Airport Advisory Committee

What qualifications do you have that make you a candidate to sit on the Airport Advisory Committee?

I have been active at the Minden-Tahoe Airport for 43years. I co-founded and operated 2 commercial, and 1 non-profit operations, starting with Soar Minden, the 1st commercial glider operation on the Airport. I also co-found and operated NIFTI (Nevada International Flight & Transportation Industries), a power FAA approved Part 141 Flight School. I also helped create, and was the 1st President of the Sports Aviation Foundation a 501 (c) 3 public charity. I have flown the gamut of aviation equipment, professionally, that operates at Minden. I am Vice-President of the New Minden Soaring Club, attend most of the MSC Meetings, and am helping to develop an active Club.

Question applies to Airport Advisory Committee

The Airport Advisory Committee meets monthly at 6:00 PM. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to Airport Advisory Committee

How much do you know about the airport, and what is your vision of the airport regarding growth and future developments?

In the course of my my very active 43 years at the MTA, I was part of the name change from Douglas County Airport to Minden-Tahoe Airport. I initiated the CTAF frequency change that separates us from the rest of the airports in the area. Having co-owned, founded, and operated 2 successful businesses, and 1 non-profit, I and have become very familiar with operations at MTA. I was appointed the Economic Vitality Champion for MTA over 10 years ago, which evolved into form the Sports Aviation Foundation. SAF began promoting the economic vitality of the Airport including development of the East Side. As it became obvious the such development was premature, SAF has been concentrating on numerous youth programs. In 2022 our Sports Aviation Complex was awarded 2 non-profit Douglas County Community grants, starting with a restroomroom/Pavilion design, then "SAF Complex" site work. I wrote the grants, one was completed, and the second only partially completd. I want to see MTA with more soaring activity to match it's world renowned reputation for soaring conditions. And again, find 4 to 5 countries represented on the Airport as back in the 1980s when I was operating Soar Minden. I previously co-founded and operated 2 businesses on the Airport and am curently on the Board of Directors of 2 non-profit organizations. I have flown, professionally, all types of equipment that operates on the Airport except helicopters.

Background and Education:

Occupation:

Retired Pilot, Aviation Business Owner/Operator

Qualifications:

My aviation back ground is well rounded and consistent with operations at the MTA. My extensive soaring/glider experince started with the founding and operating of Soar Minden for 10 years. I previously held several Nevada Soaring Records. I have flown sailplanes in 7 countries and visited most of the soaring operations in France. Also spent a week flying at the French National Soaring Academy. I flew 3 seasons in Alaska. On season as Bush Pilot, one summer flying Fire-fighting Tankers (also out of MEV), and one season Fish Spotting. I have an Airline Transport Pilot Certificate and flew a Corporate jet out of Minden. I flew 7 years for the Nevada Department of Wildlife.

Experience in Community Service:

I previously served two, 2 year terms on the MTA Airport Land Use Committe, and another two, 2 year terms on the Airport Advisiory Committee, and served as Chair. I am the Minden-Tahoe Airport AOPA Airport Support Network Representative. I have also been serving on the Douglas County Economic Vitality Program as the MTA Champion for the past 12 years with Lisa Granahan. I have been active with the Ninety-Nines, Org (International Organization of Women Pilots) since 1980. I served as International Nominating Committee Chair, Southwest Section Governor, and Reno Area Chapter Chair as well as numerous other commites and offices. More recently, 2019-2020, I served on the Amelia Earhart Memorial Scholarship Trust, a 6 million dollar Trust which awards scholarships to women pilots. With the Civil Air Patrol, I am Captain, and flew cadets with the CAP Glider Academy. I am a Life Member of the Douglas County Historical Society and served 9 years as Secretary. Recently, I became an Ambassador for the Carson Valley Chamber of Commerce and was a member for many years when I was running aviation businesses.

Affiliation with Technical / Professional Societies:

AOPA, Aircraft Owners and Pilots Association; EAA, Experimental Aircraft Association; 99s, International Organization of Women Pilots; NvAA, Nevada Aviation Association (Vice - President);SSA Soaring Societyof America; and CAP, Civil Air Patrol; NAFI, National Association of Flight Instructors(Master Flight Instructor); Douglas County Hisorical Society (Received Women's History Award), Received Wright Brothers Master Pilot Award in 2017, Held several several Nevada Soaring Records and sered 2 years on the soaring society of America's Board of dirctors.

Education Background and Degrees held, if any:

FAA Wright Brothers Master Pilot Award; Private, Instrument, Commercial, and Airline Transport Pilot Ratings; Commercial Priviledges: Airplrane, Single and Multiengine Land and Sea; Glider and Seaplane ratings Excellence In Non-Profit Management , UNR Extension Program; Amelia Earhart Scholarship Foundation Scholarships Awarded Twice University of Missouri - major in Social Work

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I am Instrumental in reactivating the Minden Soaring Club, a 501 (c) 3 formed in 1999 and now serving as Vice-President. MTA recently bought a high performance glider for visitors to rent, train, or do check outs and tows. We are to reactivating the MSC to offer such services. We plan to have gliders to rent and eventually create a youth program for local students to learn to fly. This will help to bring back national and international soaring clientele and upscale tourist activity to our Community. As a world famous soaring venue we need to provide opportunities for soaring pilots to proudly claim that have been soaring at world famous MINDEN.

Attachments

HIVERT_Resume_11.2024.docx
Upload a Resume

Review and Acknowledgement

Linda Mae Hivert

I authorize the release and do not request redaction of any information.

- ○ Yes
- ◉ No

e-signature

Linda Mae HIVERT 11/06/2024

LINDA MAE HIVERT

November 8, 2024

[redacted]
Gardnerville, NV 89410
775-225-4951

OBJECTIVE Minden-Tahoe Airport Advisory Committee
Community at Large or Airport Business Community

FLIGHT TIMES

Total Time:	**8440**	
Pilot in Command	**7215**	
Multi-Engine	**1715**	
Instruction Given	**4127**	
Turbine	**756**	including 213 hrs PC-12
Instrument	**297**	41 hrs Citation
Night	**413**	
Glider	**1250**	

RATINGS/ CERTIFICATES

Airline Transport Pilot, AMEL, Citation 500 Series

Commercial Privileges: ASEL & Sea, AMEL & Sea, & Glider
Certified Flight Instructor: Single-Engine, Multi-Engine, Instrument & Glider
FAA Basic Med 05/16/22

2024 Other Recent Community Activities

-Attended all Airport Advisory Committee meetings except 2
- Published 5 monthly articles in the Record Courier
-Special Assistant to Competition Director during US National Open Class Soaring Championships in Minden, May 31-June 11, 2024
- Attended weekly Minden Soaring Club Meetings
-Helped Organize Minden Tahoe Airport Display in Douglas County Historical Society Museum
-Attended FAA Safety Meetings

10/23-Present	Carson Valley Chamber of Commerce Ambassador	
07/23- Present	Minden Soaring Club	Vice President
2019 -2022	Ninety-Nines, Int'l Organization of Women Pilots Amelia Earhart Memorial Scholarship Foundation Trustee	
2013 – 2014	Minden Tahoe Airport Advisory Committee Soaring Community Representative	
2008-Present	Nevada Aviation Association	Member
2009- Present	AOPA Airport Support Network	Minden-Tahoe Airport Rep

EXPERIENCE

Nov 2005	Sierra Sierra Enterprises 2321 P-51 Court Minden, NV 89423	Citation II Back-up Co-Pilot
2004 to 2011	Nevada Division of Wildlife 2295 Firebrand Court Minden, NV 89423	Contract Survey Pilot Cessna T206
1993 to 2008	NIFTI 2207 Bellanca Ste. A-2 Minden, NV 89423	President/Chief Instructor Flight School, Co-founder/Owner Instructing & Managing CATS Testing Center Supervisor
1992 to 1995	Hivert, Inc. P.O. Box 2815 Minden, NV 89423	Flight Instructor Planning Flight School Operation
7/90 to 10/91	Hawkins & Powers P.O. Box 391 Greybull, Wyoming 82426	Co-Pilot, Fire-fighting tankers Boeing KC-97 Consolidated PB-4Y
10/88 to 10/99	Trans World Express/ Virgin Island Seaplane Shuttle Seaplane Ramp Christiansted, USVI 00820	First Officer DeHaviland DHC-6 FAR Part 135
1988	Larry's Flying Service P.O. Box 2348 Fairbanks, Alaska 00707	Bush Pilot FAR Part 135
1978 to 1988	Soar Minden Minden, NV 89423	First President, Co-Founder Owner/Operator Sailplane Towing & Instructing
EDUCATION	University of Missouri Columbia, MO	Social Work, Spanish

PROFESSIONAL TRAINING

03/31-04/02/06	SimCom	Attended CE II Recurrent Training
02/04	SimCom International, Inc 7860 East McClain Drive Ste 1 Scottsdale, AZ 85260	Captain Initial Citation CE-500 Series Type Rating
10/97 - 2001	SimCom International, Inc. 7500 Municipal Drive Orlando, FL 32819 5 years to present	Pilatus PC-12 Initial & Annual recurrent training

7/97 SimCom International Cessna 340A Initial training
7860 East McClain Drive Ste. 1
Scottsdale, AZ 85260

June 2017 Awarded Wright Brothers Master Pilot Award
2012-2014 – Minden-Tahoe Airport Advisory Committee, Soaring Community Representative
October 2011 Perlan Project Member
October 2010-present Douglas County Economic Vitality Program Minden-Tahoe Airport Champion
July 2010-2012 Ninety-Nines International Nominating Committee
July 2008-2101 Ninety-Nines Southwest Section **Governor**
May 2006-2008 Ninety-Nines Southwest Section Vice-Governor
October, 2004 **Professional Woman Pilot of the Year**, Ninety-Nines, Inc., Southwest Section
July 2004-2006 International Organization of Women Pilots, Committee Chair
May 2004-2006 Ninety-Nines, Southwest Section, Director
July 2003 **Amelia Earhart Memorial Scholarship Winner, Citation Rating**
November, 2002 FAA Aviation Safety Counselor, Reno FSDO
April 30, 2002-2006 **MASTER CFI** (Certified Flight Instructor)
2002-2004 Chairman, Nominating Committee, Southwest Section, Ninety-Nines
2000-2001 Chairman, Public Relations Committee, Southwest Section, Ninety-Nines
1996-1998 Chairman, Minden-Tahoe Airport Advisory Committee
1996 Graduate, Leadership Douglas County, Community Program
1995 Amelia Earhart Memorial Scholarship Winner, Multiengine Instructor Rating
1997-2000 Chairman, Reno Area Ninety-Nines
1985 Full Pressure Suit Training to 80,000ft, NASA, Johnson Space Center, Houston, Texas
"FL500" Project to break world soaring altitude record, 50,000ft

Application Form

Profile

Vernon
First Name

Dale
Middle Initial

Pelz Jr
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89460
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

1

Mobile: (925) 667-7138
Primary Phone

Alternate Phone

vdp42@yahoo.com
Email Address

Which Boards would you like to apply for?

Airport Advisory Committee: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

Election Worker - Feb-Nov 2024

Question applies to Airport Advisory Committee

The current vacancies are for the Business Community, Airport Commercial Community and a Community at Large member, which of these three categories do you represent? Please explain.

My primary focus would be for a Community-at-Large member, though I could support Business and Commercial business activity. My experience as a FAA Private Pilot SEL was awarded in 1977 and I had maintained it for only two years after. I am an employee of Raytheon Applied Signal Technology. I have participated in public discussions of Long Beach and Livermore airports. Airports add to commercial economic resources of the community.

Question applies to Airport Advisory Committee

What qualifications do you have that make you a candidate to sit on the Airport Advisory Committee?

FAA Private Pilot SEL, An Aerospace worker for Raytheon Applied Signal Technology 25+ years as an Aerospace Buyer in Prototype Development and Production

Question applies to Airport Advisory Committee

The Airport Advisory Committee meets monthly at 6:00 PM. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Airport Advisory Committee

How much do you know about the airport, and what is your vision of the airport regarding growth and future developments?

I am relatively new to Douglas County. I have prior experience using airports as well as supporting their economic development capabilities in my local community. I am very interested in learning and assisting with economic growth in Douglas County.

Background and Education:

Occupation:

Principal Specialist Procurement at Raytheon Applied Signal Technology

Qualifications:

BS Agricultural Economics, University of Illinois 1977 FAA Private Pilot SEL, University of Illinois Institute of Aviation, 1977 NV Farm Bureau Member Above average Computer proficient.

Experience in Community Service:

Current Communication Chair for the Douglas County Republican Central Committee Past Farm Bureau Board Secretary on Greene County Illinois Hillview Drainage and Levee District Commissioner along the Il River at Hillview, IL. Elder at the Christ Presbyterian Church in Gardnerville

Affiliation with Technical / Professional Societies:

Close to my 50th anniversary as a Master Mason

Education Background and Degrees held, if any:

BS Agricultural Economics, University of Illinois 1977

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Please explain:

Relatively new in the area so I have not developed any entangling relationships that would conflict with this position.

Additional Comments:

Figures do not lie, but damn liar figure. This was a saying from a High School teacher that I've always taken to heart.

Attachments

res170904Pdpa_7187_.docx
Upload a Resume

Review and Acknowledgement

Vernon Dale Pelz Jr

I authorize the release and do not request redaction of any information.

○ Yes ◉ No

If you selected no please list what you would like to be redacted prior to public release:

My Resume

e-signature

Vernon Dale Pelz Jr dated Nov 13, 2024

Approved for Public Release

V DALE PELZ JR.

[redacted].

(925) 667-7138
vdp42@yahoo.com

SENIOR BUYER / SUBCONTRACTS SPECIALIST

More than 18 years supply chain management procurement experience in various industries (including Aerospace, Defense) in companies from medium to Fortune 500. Excellent interpersonal skills; customer oriented with focus on results. A team player with a distinct sense of urgency to maintain customer schedule requirements.

PROFESSIONAL SKILLS

- Compiled and distributed Direct purchase and Indirect purchase RFQ's to suppliers in accordance with FAR and DFAR rules from Engineering Order (EO) or Enterprise Resource Planning (ERP) requirements.
- Evaluated proposals using best value or total cost models and risk analysis
- Negotiated Direct purchase and Indirect purchase Terms and Conditions including price and delivery
- Awarded PO and LTA Subcontracts to selected suppliers for pre-production prototype, R & D new product development, NPI development, LRIP production, repairs, parts, tooling, services including SLA's, lab testing, capital equipment, and other component parts exceeding $2.6M while coordinating transportation / logistics.
- Contract and PO requirements using Prism, SAP, SRM, Oracle, JD Edwards, PeopleSoft, Cincom Control, and other MRP (Material Resource Planning)/ ERP (Enterprise Resource Planning) business systems.
- Developed and implemented sourcing strategies to leverage spend, reduce total cost of Supply, consolidate suppliers, and mitigate risk, while improving fulfillment of customer requirements.
- Resolved data discrepancies with QA and receiving paperwork, and other system maintenance.
- Was responsible for expediting shortages and coordinating transportation and logistics.
- Worked closely with suppliers and internal customers such as design engineers and manufacturing engineers to ensure timely technical information exchange, engineering change orders, drawing revision changes to facilitate and maintain on-time deliveries for various fabricated parts and services.
- Collaborated with QE and Inspectors on Non-Conforming Reports (NCR's) with suppliers, determined root causes and suggested corrective action to ensure permanent resolution.
- Participated in supplier selection, evaluation/assessment of performance, and supplier development. Regularly conducted supplier surveys and assessed supplier health and business plans. Worked with internal and external customers and/or DCMA.
- Worked with foreign suppliers with ITAR and EAR purchasing and repairs.
- Created Blanket and LTA PO's/Subcontracts with outside process suppliers including paint, chem-film, anodize, electroless nickel, rubber, and many other industrial coatings.
- Possesses thorough knowledge of Lean Manufacturing and 6 sigma processes including material planning and inventory management.
- Understands a wide range of technical specifications and standards for a vast array of raw material and production consumables used in production and/or MRO and Facilities Maintenance.
- Highly proficient with Microsoft Office, especially Outlook, Excel, Word, Access, Project, and Powerpoint.
- Experienced with the trading of commodity/currency contracts on CBOT and CME commodity exchanges.

PROFESSIONAL EXPERIENCE

RAYTHEON APPLIED SIGNAL TECHNOLOGY. Sunnyvale, CA — May 2014 – Present

Senior Procurement Specialist

Direct Employee of Raytheon AST, Production Procurement Team.

- Production procurement for various Commercial and Government programs using Raytheon AST's CostPoint MRP system and now Raytheon's Prism MRP System.
- Was part of the Procurement Team that turned around a disastrous CPSR before 2014 and passed 3 years of increasing DCMA review and oversight.
- Purchasing Passives, and IC components and other electronic parts to populate CCA's and electronic assemblies used in space and defense related contracts.
- Production Purchasing team in Sunnyvale buys over $14 million of production components annually.

Approved for Public Release

PROFESSIONAL EXPERIENCE (continued)

PARKER AEROSPACE, Fluid Systems Division (FSD). Irvine, CA Dec 2013 – March 2014
Purchasing Specialist (Contractor through CDI Corp)
Contract member of Parker Aerospace, Production Procurement Team.

- Production procurement for various Commercial and Government programs using Parker's MRP.
- Projects include Joint Strike Fighter (JSF-F35) and other U.S. Military programs, OnBoard Inerting Gas Generator Systems (OBIGGS) for various commercial aircraft, and various electronic controlled systems.
- Production Purchasing team in Irvine buys over 250 million of production components annually.

LOCKHEED MARITIN, INC, Aeronautics Division, Fort Worth, TX March 2013 - Nov 2013
Contract/Subcontract Administrator, (Contractor through the Aspire Group)
Contract member of the Team Furnished Equipment F-35 Team working with our Northrop Grumman teammate.

- Production Repairs including Return To Supplier (Vendor): status tracking, RFQ creation and processing, shipping, PO modification and processing, invoice processing.
- Subcontract Management team member working with Northrop Grumman Aeronautic Systems.
- Invoice review and verification with budget and Contract/Release PO.

Bell Helicopter Textron Inc. Aug 2010 – March 2012
Subcontract Specialist, (Contractor through the Aspire Group)
Contract member of the Advanced Systems and Programs Team working with LTA contracts in excess of $50M.

- Procurement team member on a company proprietary commercial prototype project named 525 Relentless.
- Responsible for prototype manufacturing (NPI) suppliers and negotiating Non-Disclosure Agreements (NDA).
- Working closely with engineering teammates to review suppliers and begin Request for Information (RFI) contact which led to Request for Proposal (RFP) competition for helicopter systems and down-selection for a Long Term Agreement (LTA), or occasional Request For Quote (RFQ) for print and off the shelf components
- Determining pre-negotiation strategies, supplier compliance and supplier selection, using SAP/SRM ERP.
- Contracted with construction companies to build a $20 million regenerative test cell for drive-train testing.

BAE SYSTEMS, US Combat Systems Division, Santa Clara, CA Jan 2007 – Apr 2010
Lead, Senior Buyer
Primary responsibility is buying gears, weldments, fabricated sheet metal assemblies, and complex machined structural parts for various prototype NPI programs using JD Edwards/Oracle ERP. Training and HR functions using PeopleSoft.

- Led BAE Systems USCS Structures Pre-production Prototype Procurement Team with 6 sigma experience.
- Go-to person for processes and procedures used in Prime Contractor's prototype manufacturing plant
- Resolved daily multiple technical data questions and clarifications between suppliers and engineering.
- Expedited critical prototype systems including pre-production procurement for first four Mine Resistant Ambush Protected (MRAP) vehicles and Heat Abatement Kits (HAK) which added air-conditioning to Bradley Fighting Vehicle to reduce crew fatigue in Iraq desert.
- Purchased various pre-production tools, systems, and subcomponents for the Manned Ground Vehicle of Future Combat Systems (FCS).

RAYTHEON (NCS) / THALES-RAYTHEON LLC (TRS) Fullerton, CA Apr 2005 – Dec 2006
Supply Chain Specialist (Contractor through Axis Technologies)
Contract member of Network Centric Systems (NCS) and TRS Supply Chain Management-Procurement Team.

- Primary responsibility was repair PO's for WAAS and HTMS network and network component (FAA navigation network systems and Regional Toll Road collection network systems) using Hughes ERP.
- Worked with engineering in developing advanced IP networks including portable and mobile multiband radios in systems such as Battlefield Radar and other war-fighter programs.
- Negotiated price / cost analysis, conducted analytical assessments of supplier financials.
- Duties included nondisclosure agreements, supplier management, proposal support, documentation.
- Conducted foreign supplier network component repair, ITAR shipments to international suppliers.
- Expedited late deliveries and updated delivery schedules for manufacturing schedules, resolved data discrepancies, QA and receiving paperwork problems, and expedited shortages.

Approved for Public Release

PROFESSIONAL EXPERIENCE (continued)

RAYTHEON Space and Airborne Systems (SAS), El Segundo, CA Oct 2004 - Jan 2005
Supply Chain Specialist, Capital (Contractor through Volt Technical Resources LLC)
Contract member of Space and Airborne Systems (SAS) Supply Chain Management-Capital Team for Capital Purchases in El Segundo

- Purchased lab test equipment and other capital purchases due to remaining end of year budget using SAP ERP for MRO and Facilities Maintenance procurement.
- Worked with Quality Engineers whenever Quality Clauses were attached.
- Assisted with migration to SAP and Lean Manufacturing environments in a manufacturing plant

PARKER AEROSPACE, Air and Fuel Division Oct 2003 - Jul 2004
Senior Buyer (Contractor through CDI Corp)
Contract member of Parker Aerospace, Integrated Product Development (IPD) Team.

- Gained knowledge in successful seasoned Lean Manufacturing plant environment using Parker's MRP.
- Worked with foreign suppliers following rules of Parker Aerospace's ITAR license.
- Major IPD Team involvement included Joint Strike Fighter (JSF-F35) for U.S. Military, Fuel Tank Inerting (OBIGGS) for FAA, and internal Parker required Low Cost Alternative, Motor Operated Valve (LCA MOV).
- Established future production costs for IPD items to be considered for LTA Network Procurement Contracts.

GKN AEROSPACE. St. Louis, MO Nov 2002 - Jun 2003
Senior Buyer (Contractor through TechTalent Inc)
Contracted for F15K program. Responsible for Purchasing Planning for Boeing F15K program.

- Used pull system material requirements using Cincon Control MRP for Metal Structures (machine shop), Sheet Metal fabrication, and Composites. Programs supported included F15K, C17, F/A18, F22, and AV8.
- SME purchasing New and Rework tooling for metal and sheet metal shops.
- Organized and maintained Controlled Data files for Tooling Vendors.
- Worked with Business Unit Managers to ensure external customers had authorized tooling expense with a PO line item before tool purchase or repair was authorized.

GENERAL DYNAMICS-OTS (frmrly Primex Technologies, Aerojet Ordnance) Downey, CA Dec 1999-Aug 2001
Buyer, Facilities

- Procurement for facility maintenance/construction contracts and other overhead expenses, including MRO supplies, using Oracle MRP at the Downey manufacturing plant.
- Negotiating and administrating multiple year blanket PO's with all facility (indirect) vendors
- Purchasing components for production manufacturing using an Oracle MRP system.

SHEPHERD MACHINERY COMPANY, Whittier, CA Jan 1999 - Jul 1999
Service Coordinator

- Estimated repair cost for large CAT Machinery. Suggested additional service and accessories upsell to enhance customer's machine.
- Personally achieved in excess of $110K monthly invoiced service labor.

KUBOTA TRACTOR CORPORATION, US Corporate Parts Dept, Torrance, CA Mar 1990 - Jan 1999
Materials and Pricing Supervisor

- This is Subcontracts position in Aerospace, negotiated terms and conditions, and selected suppliers.
- Maintained US wholesale and retail market prices for 130,000 unique Japan and US automotive parts SKU's.
- Developed and implemented marketing promotions resulting in $55M in Corporate Parts Sales of automotive type parts and accessories.
- Outsourced Japan Parts from domestic vendors. $126K reduction in annual costs by consolidating and standardizing duplicate parts such as SAE fasteners purchased from multiple suppliers.

EDUCATION

B.S. Agricultural Economics, Commodity Hedging. University of Illinois, Champaign-Urbana, IL
Initial emphasis in Engineering

AGENDA ITEM NO. 15.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on three appointments to the Parks and Recreation Advisory Board for a two-year term from January 2025 through December 31, 2026. Two representatives are appointed from the Tahoe Township and one representative is appointed from the Carson Valley. (Jenifer Davidson)

RECOMMENDED MOTION:
Appoint
_____: Tahoe Township Resident;
_____: Tahoe Township Resident; and
_____: Carson Valley Resident

for a two-year term from January 2025 through December 31, 2026.

FINANCIAL IMPACT:
None

BACKGROUND:
There are three vancies on the Parks and Recreation Advisory Board.

The vacancies were announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. Applications were received by 5:00 p.m. on Friday, December 6, 2024.

ATTACHMENTS:
Parks and Recreation Advisory Board - Title 2.59.pdf
Parks and Recreation Advisory Board Coversheet.docx
Kelly Gardner App_Redacted.pdf
Elisabeth Lernhardt App_Redacted.pdf
Melissa Lynn Ward App_Redacted.pdf
Staci Baker App_Redacted.pdf

Brenda Robertson App_Redacted.pdf

CHAPTER 2.59. - DOUGLAS COUNTY PARKS AND RECREATION ADVISORY BOARD

2.59.010 - Established—Membership.

There is established the Douglas County Parks and Recreation Advisory Board (board).

A. The Douglas County Parks and Recreation Advisory Board shall consist of seven members.
    1. Six of whom shall be appointed by the board of county commissioners.
        a. Three members appointed shall be residents of the East Fork Township.
        b. Three members shall be residents of the Tahoe Township.
    2. The remaining member shall be one representative from the Douglas County School District Board of Trustees, appointed by the school board.
    3. A Douglas County Board of Commissioner may serve as ex-officio member as determined by the board, and in the event of appointment shall have all the powers and duties of the other members except to vote on any recommendation made by the commission to the board.
B. All members shall serve without compensation and must be residents of Douglas County.
C. Members will be appointed for two years with a term limit pursuant to the Policies and Procedures for Douglas County, Nevada, Boards, Committees and Commissions.
    1. Member's terms expire on December 31, three members on even numbered years and three members on odd numbered years.

2. The board of county commissioners shall appoint new members to fill any vacancies and the appointed member will serve out the unexpired term of the member replaced.

(Ord. 1584, 2021)

2.59.020 - Chairperson—Election and duties.

A. The advisory board must select from its membership a chairperson and vice-chairperson annually in the month of February.

B. The chairperson will preside at meetings and be the signatory of any correspondence necessitated by action of the advisory board.

(Ord. 1584, 2021)

2.59.030 - Rules and regulations.

The advisory board may adopt rules and regulations consistent with this chapter and with the Douglas County, Nevada, Boards, Committees, and Commissioners Policies and Procedures.

(Ord. 1584, 2021)

2.59.040 - Quorum.

A. A quorum of four members must be present for business to be conducted at a meeting of the advisory board.

B. A majority vote of the quorum present of the Douglas County Parks and Recreation Advisory Board shall be necessary for any act of the board. A quorum shall consist of a simple majority of the members of the board.

(Ord. 1584, 2021)

2.59.050 - Meetings.

A. Regular meetings. Regular meetings of the Douglas County Parks and Recreation Advisory Board shall be held the first Tuesday of each month at 6:00 p.m.

B. Regularly scheduled meetings will have a three-hour time limit on the meeting.

C. Any change in date, place, or time of meeting shall be sent to all members in writing in accordance with the Nevada Open Meeting Law.

D. Special meetings. Special meetings of the Douglas County Parks and Recreation Advisory Board may be called by the chairperson or by a quorum of the board members or by the Douglas County Director of Parks and Recreation Departments. Notice of the special meeting must be made in accordance with the Nevada Open Meeting Law.

E. Meeting sites will be in the Carson Valley or Lake Tahoe as determined by the board.

(Ord. 1584, 2021)

2.59.060 - Advisory duties.

A. To act in an advisory capacity to the board in promoting, aiding and encouraging public recreation, including the development of parks and recreation facilities.

B. To act in an advisory capacity to the Douglas County Director of Parks and Recreation on such issues as maintenance, development and operation of all county-owned or operated recreation areas and facilities.

C. To cooperate with other government agencies and civic groups in the advancement of sound parks and recreation planning and programming.

D. To review the programs of the parks and recreation departments.

E.

To promote recreation programs to public officials and to the general public to encourage adequate support from public and private sources for Douglas County Parks and Recreation programs.

F. To provide initiative in developing plans for future parks and recreation areas and facilities.

(Ord. 1584, 2021)

Parks and Recreation Advisory Board Vacancies

Parks and Recreation Advisory Board Term Expired
Kelly Gardner – Tahoe Township
Nanette Hansel – Tahoe Township
Brenda Robertson – Carson Valley

Parks and Recreation Advisory Board Applications Received		Applicant Availability for BOCC Meeting
Kelly A Gardner	Tahoe Township	Yes
Elisabeth Lernhardt	Tahoe Township	Yes
Melissa Lynn Ward	Tahoe Township	Yes
Staci Baker	Tahoe Township	Yes
Brenda Robertson	Carson Valley	Yes

Application Form

Profile

Kelly
First Name

A
Middle Initial

Gardner
Last Name

[redacted]
Home Address

[redacted], N
Suite or Apt

Zephyr Cove
City

NV
State

89449
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

30+ years

Mobile: (775) 690-5731
Primary Phone

Business: (775) 588-2262
Alternate Phone

richard.gardner5561@gmail.com
Email Address

Which Boards would you like to apply for?

Parks and Recreation Advisory Board: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to multiple boards

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

no

Question applies to Parks and Recreation Advisory Board

What qualifications do you have that make you a candidate to sit on the Parks and Recreation Advisory Board?

I have been on the Park and Rec advisory Board for many years. I am involved in Douglas county using the parks and recreation programs. I interact with many people at the lake and the valley. I listen to the needs of people from different ages and interests, and try to give their needs a voice.

Question applies to Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board meets on the first Tuesday of each month at 6 PM on alternating months at a lake location and a valley location. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment with alternating monthly meeting locations?

(•) Yes ( ) No

Question applies to Parks and Recreation Advisory Board

What do you believe should be the top three projects that the Parks and Recreation Advisory Board should review and make a priority for the this year and why?

#1Maintenance and enhancement #2Trails, #3River access, #1We currently have amazing parks, to be so proud of. To maintain them to the level that residence of Douglas County have come to expect and to improve them with additional lights amenities, such as pickle ball for one shows our commitment to what we have while always trying to enhance and do better. to stay current with trends and needs of the community. #2 Trails are still needed to get people moving from areas in our great outdoors. #3 The river is a wonderful resource, with special qualities and is an underutilized treasure in our county.

Background and Education:

Occupation:

Business owner

Qualifications:

Teacher, Parent, Business owner, long time Douglas County resident (30+ years) 3rd generation Proud Nevadan, Park and Rec User and lover, involved "Doer!" Experienced with Douglas County and the Park and Rec Department and its History.

Experience in Community Service:

Youth sports, Churches, schools, service organizations, animal support services, You name it we help, with Fundraisers, financial support and gifts in kind. Burger nights, food donations, raffle prices. As a small business owner to say we are asked many times week for donations and support would be an understatement. w ado al that we can as often as we can.

Affiliation with Technical / Professional Societies:

Council for exceptional children CEC, Council for Hearing Impaired.

Education Background and Degrees held, if any:

Graduate degree in Special Education specifically in but not limited to learning handicap and Hearing Impaired, deaf hard of hearing. Serve Safe and restaurant quality certified.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

It has my pleasure to serve on this board. I am hopeful to continue to do so. Thank you for your consideration. *This form would not accept my email, so I used my husbands. mine is: kel4ag@aol.com mobile phone via text or call is the best way to reach me. 775 690 5731

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

- (•) Yes
- ( ) No

e-signature

Katheen "Kelly" Anderson Gardner Nov 22 2022

Application Form

Profile

Elisabeth
First Name

Lernhardt
Last Name

[redacted]
Home Address

Zephyr Cove
City

CA
State

89448
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

8

Mobile: (530) 210-6007
Primary Phone

Home: (530) 210-6007
Alternate Phone

elernhardt@yahoo.com
Email Address

Which Boards would you like to apply for?

Parks and Recreation Advisory Board: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to multiple boards

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

no

Question applies to Parks and Recreation Advisory Board

What qualifications do you have that make you a candidate to sit on the Parks and Recreation Advisory Board?

---

8 year resident at the Tahoe Douglas Township

Question applies to Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board meets on the first Tuesday of each month at 6 PM on alternating months at a lake location and a valley location. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment with alternating monthly meeting locations?

◉ Yes ○ No

Question applies to Parks and Recreation Advisory Board

What do you believe should be the top three projects that the Parks and Recreation Advisory Board should review and make a priority for the this year and why?

Dog parks particularly in Tahoe Douglas District Applying technology to the recreation access like Sand Harbor A wild horse viewing trail in the Pine Nuts

Background and Education:

Occupation:

retired physician

Qualifications:

As a member of the community living full-time near our beautiful Lake Tahoe resort, I have a personal interest in preserving the access as well as the beauty of this treasure. I have owned property in this area since 2004, and participated in various activities in Washoe County and Douglas County. I enjoy bird watching, hiking and a game of frisbee.

Experience in Community Service:

3 years of Furry Friends at the Zephyr Cove Library with my Therapy dog many years of therapy dog visits to nursing homes 3 year service at the Douglas County Senior Advisory Board

Affiliation with Technical / Professional Societies:

multiple medical associations and hospitals

Education Background and Degrees held, if any:

professional degree MD

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

Application for Douglas County Parks and Recreation Advisory Board As a 20-year resident of Tahoe, I have developed a profound appreciation for the diverse recreational opportunities available in our area and the need to balance these activities with preserving our fragile environment. With time, recreational needs and preferences evolve, and so should our approach to managing and enhancing these opportunities in harmony with the natural world. I support taking a fresh look at how we can enjoy this extraordinary landscape while fostering an updated approach to engage the public in recreation that preserves its beauty. Leveraging technology, we can adapt to changing preferences and expectations, offering tools to better plan and manage recreational activities while emphasizing stewardship and sustainability. A critical need is raising public awareness about responsible use at the point of recreation. Without this, it is unrealistic to expect the Tahoe Basin to retain its pristine beauty. The issue of littering and misuse has been increasingly evident, as seen in the public outcry over the trash situation at Zephyr Cove in 2023. This is not solely a tourist problem—it affects locals, too, as evidenced by similar issues on private beaches. Beachfront access, a highly desired but limited commodity, requires thoughtful management to avoid overcrowding and visitor frustration. Sand Harbor has pioneered effective solutions by redirecting visitors after reaching capacity to less crowded areas, and advanced planning tools can further enhance this process. By managing expectations and guiding visitors to underutilized areas, we can improve the overall recreational experience. Douglas County offers other equally beautiful yet lesser-known locations that deserve greater attention. The Pine Nuts, with their wild horses, and the various trails in the valley and along the Carson River, are prime examples. Topaz Lake also provides a wealth of opportunities for water sports, camping, and hiking. Highlighting these options can help distribute visitor traffic and promote unique experiences throughout the county. Sustainable tourism depends on attracting quality, responsible visitors seeking unique recreational experiences rather than generic amusement park-style attractions. The surge in visitors following the COVID-19 lockdown demonstrated this, but numbers declined once other resorts reopened. Our goal should not be to replicate artificial attractions but to celebrate the natural and cultural uniqueness of Douglas County. I believe in advancing a vision for our parks and recreational spaces that emphasizes preservation, thoughtful management, and innovation. It would be an honor to serve on the Parks and Recreation Advisory Board and contribute to protecting and enhancing the recreational opportunities in Douglas County for both residents and visitors. Thank you for considering my application.

Attachments

Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

(•) Yes ( ) No

e-signature

Elisabeth Lernhardt

Application Form

Profile

Melissa Lynn
First Name

Ward
Last Name

[redacted]
Home Address

Stateline
City

NV
State

89449
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

3

Mobile: (661) 586-1854
Primary Phone

Alternate Phone

melissajulian3@gmail.com
Email Address

Which Boards would you like to apply for?

Parks and Recreation Advisory Board: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to multiple boards

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Parks and Recreation Advisory Board

What qualifications do you have that make you a candidate to sit on the Parks and Recreation Advisory Board?

I'm a local business owner and full-time resident of Douglas County, and I'm passionate about giving back to the community through meaningful work on the Parks and Recreation Advisory Board. My husband grew up in Tahoe, my in-laws live here, and my best friends were raised in Tahoe and the valley, so I'm deeply connected to the community and invested in its future. As the owner of Sierra Sauna Club, I've gained practical experience in running a business, engaging with the community, and providing customer-focused services—skills that help create a sense of connection and wellbeing, which I believe is important for the Parks and Rec Board as well. With over 10 years of experience in corporate sales, I've learned how to navigate complex situations, manage multiple projects, and think strategically. These skills are essential for tackling the challenges we may face with park maintenance, usage, and developing new community programs. I'm excited to apply my experience and passion to help create sustainable recreation opportunities and ensure our county continues to thrive for years to come.

Question applies to Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board meets on the first Tuesday of each month at 6 PM on alternating months at a lake location and a valley location. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment with alternating monthly meeting locations?

◉ Yes ○ No

Question applies to Parks and Recreation Advisory Board

What do you believe should be the top three projects that the Parks and Recreation Advisory Board should review and make a priority for the this year and why?

- Improving and Expanding Trail Systems: Trails are a key part of what makes our region so special, offering locals and visitors alike a chance to connect with nature. Expanding and enhancing our trail systems will not only make it easier to access beautiful outdoor spaces, but it will also encourage healthy recreation and support eco-tourism. Focusing on maintaining and adding new trails—especially those that link parks, neighborhoods, and scenic spots—will help strengthen our community and preserve our region's stunning beauty for future generations. - Enhancing River Access and Waterway Recreation: Douglas County's rivers and lakes are some of its most valuable resources. Making sure there’s safe, easy access to these waterways for activities like kayaking, paddle boarding, and fishing is important for both residents and visitors. By improving infrastructure—such as better launch sites, clearer signage, and protecting surrounding habitats—we can enhance the outdoor experience while making sure our waterways are preserved for future generations. - Maintaining and Expanding Park Spaces for Community Enjoyment: Parks are the heart of any community, offering places for recreation, relaxation, and events that bring people together. Keeping our existing parks well-maintained and expanding them in areas where the community is growing will provide more opportunities for outdoor activities. Adding amenities like playgrounds, picnic areas, and sports facilities will also improve life in our county, making it an even better place to live, work, and visit.

Background and Education:

Occupation:

Business Owner

Qualifications:

I'm a local business owner and full-time resident of Douglas County, and I'm passionate about giving back to the community through meaningful work on the Parks and Recreation Advisory Board. My husband grew up in Tahoe, my in-laws live here, and my best friends were raised in Tahoe and the valley, so I'm deeply connected to the community and invested in its future. As the owner of Sierra Sauna Club, I've gained practical experience in running a business, engaging with the community, and providing customer-focused services—skills that help create a sense of connection and wellbeing, which I believe is important for the Parks and Rec Board as well. With over 10 years of experience in corporate sales, I've learned how to navigate complex situations, manage multiple projects, and think strategically. These skills are essential for tackling the challenges we may face with park maintenance, usage, and developing new community programs. I'm excited to apply my experience and passion to help create sustainable recreation opportunities and ensure our county continues to thrive for years to come.

Experience in Community Service:

- Marketing intern for Options Family of Services (social services organization) - Volunteer at Episcopal Community Services (homeless and low-come assistance organization) - Volunteer at Giving Angels (low-come, senior citizen assistance organization)

Affiliation with Technical / Professional Societies:

NA

Education Background and Degrees held, if any:

I earned my Bachelor of Science in Business Administration, with a concentration in Marketing Management, from California Polytechnic State University, San Luis Obispo.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Melissa Lynn Omandam Ward 12/5/24

Application Form

Profile

Staci (First Name) | S (Middle Initial) | Baker (Last Name)

[redacted] (Home Address)

Stateline (City) | NV (State) | 89449 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

30

Mobile: (530) 318-5026 (Primary Phone) | Mobile: (530) 318-5026 (Alternate Phone)

tahoestaci@aol.com (Email Address)

Which Boards would you like to apply for?

Parks and Recreation Advisory Board: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to multiple boards

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Parks and Recreation Advisory Board

What qualifications do you have that make you a candidate to sit on the Parks and Recreation Advisory Board?

---

36 years of daily outdoor activities, 15 year local 5k/10k race director. USSA ski official, high school track and volleyball coach.Spinning instructor locally for 10 years.

Question applies to Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board meets on the first Tuesday of each month at 6 PM on alternating months at a lake location and a valley location. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment with alternating monthly meeting locations?

◉ Yes ○ No

Question applies to Parks and Recreation Advisory Board

What do you believe should be the top three projects that the Parks and Recreation Advisory Board should review and make a priority for the this year and why?

Program for forest bathing for economically challenged inner city youth. Create trails for hiking/ running Create short distance excursions for families to explore the environment and view wildlife areas with a guided trail application on their mobile phones

Background and Education:

Occupation:

Veterinarian

Qualifications:

Doctorate of Veterinary Medicine One of the first one thousand Veterinarians ever licensed in the state of Nevada. I have assisted the Nevada Veterinary Medical board in two investigations. I am a licensed Veterinarian in California as well and I was a consultant for the Californian Vet. Med. board as well. I have never had a disciplinary action in my entire career.

Experience in Community Service:

I have volunteered for multiple organizations, such as the Humane Society, Sierra club, ASPCA to name a few. I had high school students volunteer at my Veterinary Clinic to help motivate them to study and achieve good grades and go on to persue college degrees. I provided support and care for homeless people's pets, as well as persons that were victims of domestic violence. Volunteer at Heavenly Ski and Snowboarding Foundation

Affiliation with Technical / Professional Societies:

AVMA California Veterinary Medical Association

Education Background and Degrees held, if any:

Doctorate

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I relish the opportunity to help my community and share

Attachments

Upload a Resume

Review and Acknowledgement

Staci S Baker

I authorize the release and do not request redaction of any information.

(•) Yes ( ) No

e-signature

S Baker

Application Form

Profile

Brenda
First Name

Robertson
Last Name

[redacted]
Home Address

Carson City
City

NV
State

89705
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

34

Home: (775) 267-2300
Primary Phone

Mobile: (775) 721-2469
Alternate Phone

bjr463@charter.net
Email Address

Which Boards would you like to apply for?

Parks and Recreation Advisory Board: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to multiple boards

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Parks and Recreation Advisory Board

What qualifications do you have that make you a candidate to sit on the Parks and Recreation Advisory Board?

I have been on the board for 8 years and we have accomplished many great projects for Douglas County and would love to help accomplish more of those. So new projects in the works.

Question applies to Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board meets on the first Tuesday of each month at 6 PM on alternating months at a lake location and a valley location. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment with alternating monthly meeting locations?

◉ Yes ○ No

Question applies to Parks and Recreation Advisory Board

What do you believe should be the top three projects that the Parks and Recreation Advisory Board should review and make a priority for the this year and why?

We haven't finalized our list yet, but the ones at the top of the list are: feasibility study for a Cultural and Performing Arts Center. Herbig Park Pickleball lighting. Kahle Park generator. The reason I chose these is because they encompass different areas and not specific to just our area.

Brenda Robertson

Background and Education:

Occupation:

Retired

Qualifications:

I have always been involved in my community and feel like I am a good listener and able to work in a board setting.

Experience in Community Service:

I have been in this community for 34 years and feel that I have the right knowledge and experience to help the growing projects in our area. I enjoy giving back to the community.

Affiliation with Technical / Professional Societies:

University Women Boys and Girls Clubs of Western NV Douglas County Foundation

Education Background and Degrees held, if any:

I have a BA in liberal arts Teaching credential San Jose State

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Brenda Robertson

AGENDA ITEM NO. 16.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on two appointments to the Planning Commission by the Board of County Commissioners each to fill partial terms due to member resignations. One appointment is from January 2025 through December 31, 2025, and another is from January 2025 through December 31, 2026. (Jenifer Davidson)

RECOMMENDED MOTION:
Appoint _____ to the Planning Commission to a fill partial term from January 2025 through December 31, 2025, and appoint _____ to the Planning Commission for a partial term from January 2025 through December 31, 2026.

FINANCIAL IMPACT:
None

BACKGROUND:
There are two vacancies on the Planning Commission.

The vacancies were announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. Five applications were received by 5:00 p.m. on Friday, December 6, 2024.

2.06.020 Appointment--Term--Vacancies--Removal--Compensation

A. The members of the Planning Commission shall be appointed by the chairman of the Board of County Commissioners (Board), with the approval of the Board.

B. The members of the Planning Commission shall hold no other public office except that one such member may be a member of the zoning board of adjustment.

C. The term of each member shall be four years.

D. Vacancies occurring other than through the expiration of term shall be filled for the unexpired term in the same manner as set forth above for appointments.

E. Members may be removed, after public hearing, by a majority vote of the Board of County

Commissioners for inefficiency, neglect of duty or malfeasance of office.

F. Members of the Planning Commission shall serve with compensation fixed by resolution of the board, within statutory limits, and reasonable travel expenses made necessary in the fulfillment of their duties as members. (Ord. 1000, 2002; Ord. 259 §1(part), 1977)

ATTACHMENTS:

Planning Commission - Title 2.06.pdf
Planning Commission Coversheet.docx
Brian Dempsey App_Redacted.pdf
Daniel St John App_Redacted.pdf
Don Morelli App_Redacted.pdf
Grant Leonard App_Redacted.pdf
James McKalip APp_Redacted.pdf

CHAPTER 2.06. - PLANNING COMMISSION

2.06.010 - Created.

A. There is created a seven-member planning commission of Douglas County.

B. The board of county commissioners specifically ratifies, confirms and approves of all prior acts of the planning commission in establishing and creating the seven-member planning commission.

(Ord. 259 § 1(part), 1977)

2.06.020 - Appointment—Term—Vacancies—Removal—Compensation.

A. The members of the planning commission shall be appointed by the chairman of the board of county commissioners, with the approval of the board of county commissioners.

B. The members of the planning commission shall hold no other public office except that one such member may be a member of the zoning board of adjustment.

C. The term of each member shall be four years.

D. Vacancies occurring other than through the expiration of term shall be filled for the unexpired term in the same manner as set forth above for appointments.

E. Members may be removed, after public hearing, by a majority vote of the board of county commissioners for inefficiency, neglect of duty or malfeasance of office.

F. Members of the planning commission shall serve with compensation fixed by resolution of the board, within statutory limits, and reasonable travel expenses made necessary in the fulfillment of their duties as members.

(Ord. 1000, 2002; Ord. 259 § 1(part), 1977)

2.06.030 - Chairman and officers.

A. The planning commission shall elect a chairman and vice-chairman from its membership and each shall serve for a term of one year with eligibility for reelection to said positions.

B. The planning commission shall create and fill such other offices as it may determine necessary.

(Ord. 259 § 1(part), 1977)

2.06.040 - Expenditures.

The expenditures of the planning commission, exclusive of any gifts received by it, shall be subject to, and within, the amounts appropriated for the commission and the purpose of it by the board of county commissioners, which shall provide the funds, equipment and accommodations necessary for the commission's work.

(Ord. 259 § 1(part), 1977)

2.06.050 - Meetings and records.

A. The regular meeting of the planning commission will be held on the second Tuesday of each calendar month; provided, if the day is a nonjudicial day, the meeting then will be held on the next judicial day.

B. The planning commission may adopt rules for the transaction of its business and must maintain a record of its resolutions, transactions, findings and determinations. The records shall be public records and maintained as provided by law.

(Ord. 1110, 2005; Ord. 787, 1997; Ord. 270 § 1, 1977; Ord. 259 § 1(part), 1977)

2.06.060 - Master plan and duties.

The planning commission shall prepare and adopt a master plan setting forth a comprehensive, long-term general plan for the physical development of the county pursuant to the master plan provisions set forth in NRS Chapter 278, and shall perform such other duties, functions and powers as provided by law.

(Ord. 259 § 1(part), 1977)

Planning Commission Vacancies

Planning Commission Resigned
David E. Nelson
Mark Neddenriep

Planning Commission Applications Received	Applicant Availability for BOCC Meeting
Brian Dempsey	Yes
Daniel St. John	Yes
Don Morelli	Yes
Grant Leonard	Yes
James McKalip	Yes

Application Form

Profile

Brian
First Name

Dempsey
Last Name

[redacted]
Home Address

[redacted] NV 89460
Suite or Apt

Gardnerville
City

NV
State

89460
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

28

Home: (775) 450-4985
Primary Phone

Alternate Phone

bdemps44@gmail.com
Email Address

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to multiple boards

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Planning Commission

What qualifications do you have that make you a candidate to sit on the Planning Commission?

I have lived in Douglas County for 28 years. I have communicated well with current and former community leaders, which has helped me better understand our issues. I have managed a large team of people, so my ability to work well with others will help me in this position.

Question applies to Planning Commission

The Planning Commission meets monthly on the 2nd Tuesday of the month. Each member is expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

Yes.

Question applies to Planning Commission

What do you think are the most pressing development issues for Douglas County?

Getting Muller Parkway started. Updating the Master Plan and Title 20. Storm Water Master Plan and our Disaster Plan.

Question applies to Planning Commission

Do you have a working knowledge of the Douglas County Master Plan, and if so, what do you consider the most important element of the Master Plan?

I have read through the Master Plan and I feel keeping our growth limited to 2% or less is essential to preserving our quality of life here in Douglas County. Although I don't have in-depth knowledge of the Master Plan, I know the county staff is always more than willing to help anyone understand it better so we make the best decisions for the county.

Background and Education:

Occupation:

Assistant Store Manager

Qualifications:

Organization, leadership, problem-solving, time management, delegation, people skills, conflict resolution.

Experience in Community Service:

Previous first vice chair of the Douglas Democratic Central Committee. Alta Alpina Cycling Club Board Member. Volunteer at school events.

Affiliation with Technical / Professional Societies:

N/A

Education Background and Degrees held, if any:

Western Nevada College South Tahoe High School

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Brian Dempsey 12/04/2024

Brian Dempsey

Application Form

Profile

Daniel
First Name

M
Middle Initial

St. John
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89410
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

5

Mobile: (707) 331-4844
Primary Phone

Alternate Phone

danstjohn51@gmail.com
Email Address

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to multiple boards

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Planning Commission

What qualifications do you have that make you a candidate to sit on the Planning Commission?

I have a strong desire to serve our Community and support our Board of County Commissioners. During my 42 years of experience as a local public official and civil engineer, I served 23 years in Northern Nevada as the Assistant City Manager, Carson City; Public Works Director, Washoe County; and Assistant General Manager, Public Work (and Utilities) Director and Engineering Director, Incline Village GID. This not only honed my knowledge of local government but required me to work productively with other members of the community and staff to achieve desirable results, even when there were disagreements and differences among the parties. I maintain a positive, respectful and dignified attitude, and rely on strong facilitation skills when serving on boards and committees. I served 21 years as an elected supervisor, twice as chair, for the Nevada Tahoe Conservation District, and was a founding member of the Tahoe Water Suppliers Association, both allowing me to work directly with Douglas County officials on issues important to the County. I served as chair of the Truckee River Flood Project Technical Advisory Committee, Chair and Board member of the Sonoma County Waste Management Agency, and member of the Lake Tahoe Federal Advisory Board. As a public official I have supported numerous commissions and committees including a planning commission, airport commissions, a citizen advisory committee for stormwater, a parks commission, and a transit advisory committee. During my public sector career, I have been responsible for roads, drainage, potable water supply, wastewater management, roads and traffic safety, solid waste and recycling, planning and building departments, animal services, airport operations, fleet, building and parks maintenance, engineering and capital projects, and general services. I am able to get up to speed quickly and provide reliable advice to support elected and appointed officials.

Question applies to Planning Commission

The Planning Commission meets monthly on the 2nd Tuesday of the month. Each member is expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

I am retired and if appointed, the Planning Commission will be my first priority. I understand the commitment and stand by to meet it.

Question applies to Planning Commission

What do you think are the most pressing development issues for Douglas County?

Maintaining controlled growth that addresses the needs of our growing retirement community while also providing housing for a strong employment base to support our thriving business community. In doing so we must work to maintain a livable community with adequate open space, parks, and community facilities that serve senior, recreational, library and public safety needs while supporting community events. As with most local governments, we are challenged to support community services such as the Sheriff and judiciary, while maintaining our existing streets and roads, building, parks and stormwater infrastructure. It is essential that we find creative ways to fund the goals of our Master Plan elements. The County has a robust Master Plan and we should strive to honor it.

Question applies to Planning Commission

Do you have a working knowledge of the Douglas County Master Plan, and if so, what do you consider the most important element of the Master Plan?

Yes, I have reviewed the Douglas County Master Plan elements and have recently participated in the Strategic Planning Process. I believe the most important element is the Land Use Plan because it drives all the other elements such as the Transportation Plan (including bike and pedestrian elements), Open Space planning, and Water Resources planning including water supply and stormwater management.

Background and Education:

Occupation:

Retired public works and utilities director, and professional civil and environmental engineer

Qualifications:

I have a keen interest and background in local government at county, city, and special district levels. During 23 years working for public agencies in northern Nevada, I supported numerous boards, commissions and committees. I am a retired Nevada professional engineer. Previous to public service, I spent 12 years in progressively more responsible positions as a consulting civil and environmental engineer primarily engaged in land development design and permitting and in water resources engineering, planning and design. This included seeking land use and zoning modifications. This experience provided me with a unique perspective of both sides of the table in the planning commission process.

Experience in Community Service:

2024 Douglas County Election Worker. Current president of the Sierra Sagebrush Flyers, the Douglas County RC model aeronautics club. 21-year tenure as elected supervisor for the Nevada Tahoe Conservation District. Past member of the Tahoe Incline and Reno Sunrise Rotary Clubs focusing on the Rotary Youth Exchange Program. Past president of Incline High School Music Booster Club, and coach and referee for Incline AYSO (youth soccer) and scoutmaster for BSA Troop 37.

Affiliation with Technical / Professional Societies:

Member and former president of the Reno Chapter of the American Society of Civil Engineers, and former member of Water Environment Federation, American Public Works Association, and Aircraft Owners and Pilot Association.

Education Background and Degrees held, if any:

MS Civil and Environmental Engineering, University of Colorado BA Mathematics, University of California

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I am a twenty-seven year resident of Northern Nevada where my wife, Katie, and I raised our two children. I enjoy the outdoors and am dedicated to maintaining the high quality of life in Douglas County. I love sailing, skiing, hiking and working our “hobby ranch” with our saddle mule and 2 rescue donkeys, a dog and 4 cat, 3 chickens, and numerous Koi. I am a private pilot although now-a-days I fly radio control models at the County RC airport near the fairgrounds.

Attachments

Resume_Plan_Comm.pdf
Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

Daniel M St. John

e-signature

Daniel M St. John, 12/3/2024

[redacted]
Gardnerville, NV 89410
danstjohn51@gmail.com
707-331-4844

Dan St. John

Dec 2019 to Present: Retired.

Jan 2012 to Dec 2019: Director, Public Works and Utilities, Petaluma, CA

- Operations included Water and Wastewater with Treatment and Effluent Reuse; Environmental Compliance; Development Review and Flood Plain Management; Streets, Signals and Signs; Fleet Maintenance; Capital Projects; Parks and Facilities Maintenance; Solid Waste Franchise Management; Transit; and Marina and Airport Operations. Approximately 100 employees, annual operating budget in excess of $60 million and capital budget over $25 million. City service population of approximately 60,000.
- Responsible to support Boards and Commissions: Planning Commission; Airport Commission; Transit Advisory Board; Ped/Bike Advisory Board; Regional Groundwater Sustainability Agency Board. Served on Sonoma County Waste Management Agency Board as City representative.

February 2007 to September 2011: Public Works Director, Washoe County, NV

- Department included Engineering, Roads, Capital Projects, Facilities Management, Animal Services, Equipment Services and Reprographic/Mail Center. Approximately 190 employees, annual operating budget of $39 million and capital budget of $10 million. Serve county with population over 400,000.
- Served as Chairman, Truckee River Flood Authority Technical Advisory Committee, and Supervisor, Nevada Tahoe Conservation District.

April 2000 to Feb 2007 and Oct 1989 to April 1998: Director of Public Works, Assistant General Manager, and Director of Engineering, Incline Village General Improvement District (IVGID), NV

- Department included water, wastewater, and solid waste utilities, engineering, fleet management, and building and grounds maintenance divisions. Directed 45 employees, $9 million annual operating budget, serving 10,000 customers.
- Founding member of Tahoe Water Suppliers Association and Tahoe Wastewater Infrastructure Partnership; Supervisor and Chair of NTCD. Partnered in Federal acquisition of 650-acre Incline Lakes property with Nevada Land Trust, and USFS resulting in additional park land and water rights for IVGID.

May 1998 to April 2000: Deputy City Manager/City Engineer; Carson City, NV

- Management of water and wastewater utilities, streets and drainage, fleet maintenance, engineering, planning and building departments with over 130 employees and an annual operating budget of about $25 million serving community of over 50,000.
- Managed partnership with Nevada Department of Transportation for construction of the Carson City freeway (I-580) with state and private sector funding for City's regional storm water management facilities. Deputy commander, emergency operations center (EOC); executive director, Carson City Regional Transportation Commission; city liaison to Carson City Airport Authority; initiated stormwater utility district and chaired related citizens' advisory board.

1980-1985 & 1986-1989: Vice President; PBS&J, Inc., Tampa, FL
1985-1986: Vice President; Walter P. Moore & Assoc., Tampa, FL
1977-1980: Project Engineer; McCall, Ellingson & Morrill, Inc., Denver, CO

- Managed operations for general civil engineering services, including land development, sewer, water, stormwater and road projects. Services included survey, plat maps, sub-division and commercial land development design, master planning, and land use amendments and re-zonings.

Education:
- University of Colorado, Boulder - M.S., Civil and Environmental Engineering
- University of California, Berkeley **-** B.A., Mathematics

Professional
- Professional Engineer; Nevada, Colorado and formerly Florida
- Fellow, American Society of Civil Engineers; Past President Truckee Meadows Branch
- Former Elected Supervisor and Chairman, Nevada Tahoe Conservation District
- Former Member, Lake Tahoe Federal Advisory Committee
- Former Member; American Public Works Association, Water Environment Federation, and American Water Works Association

Application Form

Profile

Don
First Name

R
Middle Initial

Morelli
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89460
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

10

Home: (858) 568-5880
Primary Phone

Home: (858) 568-5880
Alternate Phone

drmorelli@aol.com
Email Address

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

no

Question applies to Planning Commission

What qualifications do you have that make you a candidate to sit on the Planning Commission?

---

extensive experience in residential, commercial, and industrial development and construction.

Question applies to Planning Commission

The Planning Commission meets monthly on the 2nd Tuesday of the month. Each member is expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

---

yes

Question applies to Planning Commission

What do you think are the most pressing development issues for Douglas County?

---

housing availability, infrastructure, and alternative County revenue sources

Question applies to Planning Commission

Do you have a working knowledge of the Douglas County Master Plan, and if so, what do you consider the most important element of the Master Plan?

---

yes

Background and Education:

Occupation:

Engineerina and COnstruction Management

Qualifications:

Construction manager, owner representative, contractor, business executive.

Experience in Community Service:

first responder to national disasters representing insurance companies and red cross volunteer - damage assessment

Affiliation with Technical / Professional Societies:

past member, Project Management Institute, American Society of Professional Estimators ASPE Chapter 4, past AFCIO - Carpenter and Millwright

Education Background and Degrees held, if any:

College of Marin - Engineering B, San Diego State University - Construction Practices

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Planning_Commission_Application_2018_SIGNED.pdf
Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

○ Yes ◉ No

If you selected no please list what you would like to be redacted prior to public release:

My home address

e-signature

Donald R. Morelli

APPLICATION FOR APPOINTIVE POSITION: DOUGLAS COUNTY PLANNING COMMISSION

Name: Morelli (LAST) Donald (FIRST) R. (MI)

Mailing Address: P.O. Box 6732, Gardnerville, NV 89460

Physical Address: 766 Hornet Drive, Gardnerville, NV 89460

Douglas County Resident? Yes

Occupation: Self Employed - Retired Construction Manager

Work Phone: 858.568.5880 **Home Phone:** _____ **Email:** DRMorelli@aol.com

I. STATEMENT REFLECTING QUALIFICATIONS/INTEREST:

1976 - 1980 carp. & millwright apprentice - San Onofre Nuclear Gen. Sta.

1979 - 2010 General Contractor & Construction Manager - CA 382677

1989 - 1998 Nat. Surety Completion Expert, Larson & Associates, Dallas, TX

1991 - 1998 Construction Litigation Manager

II. EXPERIENCE IN COMMUNITY SERVICE:

1993 - World Trade Center attack - response team - Hudson International

1994 - Northridge Earthquake, Los Angeles, CA - Response team

1992 - Los Angelus Riots, Los Angeles, CA - Response Team

2007 - American Red Cross Witch Creek Fire Damage Assessor - San Diego, CA

III. AFFILIATION WITH TECHNICAL/PROFESSIONAL SOCIETIES: Past Memberships

American Society of Professional Estimators - Chapter 4, San Diego

Project Management Institute - San Diego

Central City Association - San Diego

IV. BACKGROUND AND EDUCATION:

A. NUMBER OF YEARS RESIDENCE IN DOUGLAS COUNTY: Five

B. EDUCATION BACKGROUND AND DEGREES HELD, IF ANY:

College of Marin - Kentfield, CA - Civil Engineering

San Diego State University - Certificate in Construction Practices

San Diego City College - Construction Millwright Apprentice

ROP - Carpenter Apprentice - United Brotherhood of Carp. Local 1296

V. DO YOU ANTICIPATE ANY POTENTIAL CONFLICTS OF INTEREST? YES*_____ NO X

***Please Explain** _____

VI. ADDITIONAL COMMENTS: _____

SIGNATURE: _____ **DATE:** 12-6-2018

A resume or additional information may be attached.

Please return applications to Douglas County Manager, P.O. Box 218, Minden, NV 89423
(775)782-9821 Telephone (775)782-6255 FAX

Please Note: Names of all applicants for appointive positions may be made public

J:\Beam\BOARDS\BD Planning Commission\Planning Application 11-10

BOARD OF COMMISSIONERS
1594 Esmeralda Avenue, Minden, Nevada 89423
775-782-9821

COMMISSIONERS:
Steven J. Thaler, CHAIRMAN
Barry Penzel, VICE-CHAIRMAN
Nancy McDermid
Larry Walsh
Dave Nelson

ACKNOWLEDGEMENT AND RELEASE OF PUBLIC INFORMATION AND WAIVER OF NOTICE

The undersigned acknowledges that he or she has been selected as a candidate for a Douglas County advisory board. The undersigned further acknowledges that he or she is hereby advised and accepts that:

(1) Douglas County is a public entity and is subject to the Nevada Public Records Law (NRS Ch. 239) and the Nevada Open Meeting Law (NRS Ch. 241);

(2) Pursuant to Nevada Law, the name of the applicant, cover letter, resume, and any other information you have provided as a part of the application process will be released as part of public meeting agendas and supporting materials. This information is a public record and will be available to the members of the public and the media throughout this process. A candidate may request redactions, in writing to the Douglas County Human Resources, as may be allowed under Nevada law, prior to the release of the information to the Board.

The undersigned hereby waives any and all rights to further notice of the above referenced public posting of information and any notice that may be required by the Nevada Public Records Law or Nevada's Open Meeting Law, and hereby consents to these actions.

Please Initial One:

_____ I authorize the release and do not request redaction of any information.

_X_ I authorize the release and request the following be redacted prior to public release:

My physical address of residency

December 6, 2018
Date

Donald R. Morelli
Printed Name

12.6.2018
Signature

Mailing Address: P.O. Box 218, Minden, NV 89423

D. R. Morelli, Construction Manager (Retired) Page 1
P.O. Box 6732, Gardnerville, NV 89460 ✦ (858) 568-5880 ✦ DRMorelli@aol.com

PROJECT HISTORY

- **Part Time Project Management Service, Inc. ("PTPM, Inc.") (6/98 to 12/09)**

  Independent Construction Manager

  - **La Jolla Bank** - Design-build remodel Rancho Santa Fe branch and expand Escondido branch , Completion of defaulted contractor's work – Oliphant Rentals, Inc., Point Loma, CA
  - **Dolphin Communities, Inc.**, Construction Manager—Projects include; 2211 Encinitas Boulevard Professional Building, Encinitas, and the La Jolla Bank Expansion at 128 North Broadway, Escondido
  - **Swallows Rest Senior Apartments ('03)** - Pre-const. & Land Entitlement Construction Manager M, Hemet, CA - Rico Development
  - **Centennial Contractors Enterprises, Inc.**, Civil & Architectural Project Manager for USN Job Order Contract (JOC) at Point Loma, MCAS Miramar, NASNI—NAB (Coronado), USN-SWDIV (32nd Street Naval Station)
  - **Mayfair Homes, Inc.,** Project Manager for 30 unit condominiums with underground parking
  - **Wild Pair Shoes**, prototype retail store tenant improvement in The Block At Orange Mall, Orange, CA
  - **J. Riggings Clothing**, prototype retail tenant improvement in The Block At Orange Mall, Orange, CA
  - **CODA Clothing**, prototype retail store tenant improvement in The Block At Orange Mall, Orange, CA
  - **5•7•9 Clothing**, prototype retail store tenant improvement in The Block At Orange Mall, Orange, CA
  - **Bakers Shoes**, retail tenant improvement in The Block At Orange Mall, Orange, CA
  - **Naturalizer Shoes**, retail tenant improvement in the Richmond Mall, Richmond, CA
  - **Supercuts Salon**, retail tenant improvement for multiple stores in multiple locations
  - **Bugle Boy Outlet Store**, retail tenant improvement in Gallup, NM
  - **Staples Distribution Center**, construct administrative offices, Rialto, CA
  - **US Postal Service LAP&DC** HVAC overhaul in South Central Los Angeles, CA
  - **FBI Firearms Training Simulator** tenant improvement in West Los Angeles, CA U.S. Federal Building
  - **Imperial Beach Adult Education Center, S.U.H.S.D**, interim superintendent, Imperial Beach, CA
  - **Brookview & Royal Heights Senior Apartments**, conceptual estimating & value engineering
  - **22,000 Square Foot Norris Residence,** interim Superintendent, in Poway, CA

- **Larson & Associates, Inc. (President) & R.M.E. to National Construction Services (2/87 to 6/98)**

  Construction Manager for Multi-Residential, Government, and Commercial/Industrial projects

  - **Long Beach Light Rail Facility,** Morrison Knudson-Dalton Construction Default
  - **Watts Senior Citizen Center,** Dalton Construction-LA Department of Recreation & Parks Default
  - **Mar Vista Gardens** (481-unit HUD Modernization)
  - **Design/Build La Brea Vista** 40-unit residential Seismic Retrofit
  - **Wilshire Terrace** 15 stories above ground and 5 below ground Seismic Retrofit—Beverly Hills

- **DRM Construction Management (10/79 to Present)**—Independent Construction Manager, Projects include a nine-story office building with underground parking—185 West F Street, San Diego, CA
- **CMA Consulting Group (8/84 to 5/86)**—Project Engineer, Montgomery Airport Hotel, San Diego, CA

- **G.T. Appel (‘83-’85)**—Project Manager for multi-residential developer in San Diego, CA
- **Swinerton & Walberg (‘80-‘81)**—Surveyor Levis Plaza & Shaklee Tower, San Francisco, CA
- **Trepte Brothers Development Company (‘81-’83)**—Estimator, San Diego, CA
- **Dinwiddie Construction (‘80-‘81)—**Safety Carpenter**—**Embarcadero Center, San Francisco, CA
- **F.P. Lathrop Construction (‘80)—**San Francisco Airport Main Terminal Expansion
- **Bechtel Power Corp. (‘77-’80)**—Construction Millwright, San Onofre, CA (S.O.N.G.S. 2 & 3)

CURRENT MEMBERSHIPS, LICENSES & TRADE AFFILIATIONS

- **American Society of Professional Estimators**, San Diego Chapter 4
- **Foundation of Real Estate Appraisers, FREA**
- **Contractor State License Board**, Class-B 382677
- **Current First-Aid and CPR Certification**

EDUCATION

- **Civil Engineering**, College of Marin, Kentfield, CA
- **Certificate in Construction Practices**, San Diego State University College of Extended Studies

LICENSE EXPERIENCE (CSLB-CA)

382677 – D.R. Morelli Construction Manager – Issued October 10, 1979 – General Building

532269 – Larson/DRM Construction Service, Inc. – Issued June 9, 1988 – General Building

572681 – Larson/Freeman, a joint venture – Issued July 11, 1989 – General Engineering

588012 – National Construction Services – Issued February 8, 1990 – General Building

DONALD R. MORELLI - License 382677
(858) 568-5880 ✦ DRMorelli@aol.com

PROFESSIONAL HISTORY

Union Trade Experience

1976 to 1980

United Brotherhood of Carpenters and Joiners – San Diego Local 1296

- Carpenter Apprentice – Journeyman Level Achieved
- Coursework, Santana High School ROP, Santee, CA

1977 to 1980

San Onfre Nuclear Generating Station – Construction Millwright Millwright Apprenticeship

- Turbine Deck installation
- Crane Maintenance
    - Polar Crane in containment buildings, units 2 & 3
    - Gantry Crane over central turbine deck
- Welder - Cutter
    - Set-up track torch, fabricate and install reactor seismic restraints
- Emergency reactor vessel pump installations
- Installation of steam generator graphite sliding basses, unit 3

1980

United Brotherhood of Carpenters and Joiners – San Francisco Local 22

Swinterton & Wahlberg Builders – Levi's Plaza, San Francisco, CA

- Commercial Concrete Form Builder
- Construction Surveyor

F.P. Lathrop Construction – San Francisco Airport Terminal Expansion

- Pile Cap and Grade Beam Concrete Form Builder

Non-Union Work

1976 to1977

US Navy Contractor - Contracts under $25,000;

- Modify multi-transmitter location, Mount Soledad, San Diego
- Entry/Egress modifications, Naval Air Station North Island, San Diego
- Enlisted barracks masonry repairs, Naval Base 32nd Street, San Diego

1980

Peninsula Hospital, Burlingame, California

- In-house remodel - metal stud and drywall – build metal health suites
- Welder – fabricated roll-up fire door frame

1979 to 2010

Licensed General Building Contractor& Construction Manager, California

- Structural & Architectural Design/Build Cell Sites for client "GenCell" at Mount Soledad and Mount San Miguel, San Diego, CA – Contracted to Penwell Construction, San Diego, CA
- Complete Montgomery Airport Holiday Inn, Fireman's Fund Surety, San Diego, CA – Contracted to CMA Consulting Group, San Francisco, CA
- Bristol Square Office Building, 185 West F Street, San Diego, CA – Contracted to Bristol Square, Inc., Frank E. Raymond and James H. Donell
- Complete Long Beach Light Rail Facility "Blueline", Morrison-Knudson & Fireman's Fund Surety, Long Beach, CA – Contracted to High-Point Shear
- Complete Watts Senior Citizen Center, Los Angeles Department of Recreation and Parks & Fireman's Fund Surety, Los Angeles, CA – Contracted to High-Point Shear
- Complete Fayetteville Wastewater Facility, Olsen Construction Default, Fayetteville, AR – Olsen Construction Default – Contracted to Huber, Hunt and Nichols
- Build Montgomery Junior & Senior High School SAC Classrooms, Chula Vista, CA – Contracted to Sweetwater Union High School District
- Mulholland Drive Slope Reconstruction, Los Angeles, CA – Contracted to PCA Consulting Group, Jack Costenbader
- Northridge Earthquake Emergency Design & Repair, 40-unit Condominium, Don Ricardo Drive, Los Angeles, CA – Contracted to State Farm Insurance
- Northridge Earthquake Emergency Epoxy Injection, Wilshire Terrace Condominiums, 10375 Wilshire Boulevard, Los Angeles, CA – Contacted Wilshire Terrace
- VA Medical Center Dental Training Lab, Wilshire Boulevard, Los Angeles, CA – Contracted to US-GSA
- 2211 Office Building design/build, Encintas, CA – Contracted to Dolphin Communities, Encinitas, CA
- Swallows Rest Designer/Designer & Construction Manager Solar Powered Senior Housing, Hemet, CA – Contracted to Rico Construction, Encinitas, CA
- 3036 Oliphant Street 4-Unit Condominium Completion, Curb Appeal Construction Default - Contracted To Carlos Cesenia

- 4669 through 4675 Idaho Street 4-Unit Condominium Completion, Defaulted Owner-Builder – Contracted to David Yoder, La Jolla Bank, Rancho Santa Fe & Marino Construction - Dolphin Communities, Encinitas, CA
- Design & Build Disabled Access to La Jolla Bank Branch, Escondido, CA – Contracted to Contracted to David Yoder, La Jolla Bank, Rancho Santa Fe
- Design and Build "The Priscilla Joan" custom residence, 3131 Reed Road, Escondido, CA

CONSTRUCTION MANAGEMENT

- Handle construction jobs from start to finish
- Plan, direct and budget time & money
- Resolve production issues which affect material, labor or equipment
- Identify potential liability and mitigate circumstances
- Negotiate & draft contact documents
- Acquire land, plan improvements & process maps and permits
- Prepare & conduct presentations before government boards
- Perform pre-construction damage surveys of adjoining properties
- Assemble trade specific bid packages
- Design & source specialty architectural or structural elements
- Skilled with tools, including heavy equipment operator
- Copyright or patent proprietary designs, logos and trademarks
- Hire staff, including interviewing, supervising & laying-off
- Manage human resources including insurance benefits
- Claims support & dispute resolution
- Create Master Schedule & sub-schedule updates
- Write, Edit & Publish Safety Procedures Manual
- Inspection, quality control & code compliance
- Write, Edit & Publish Safety Procedures Manual
- Value Engineer Materials and Methods
- Multi-tasking, problem solver, time-conscious & self confident

(858) 568-5880 - DRMorelli@aol.com

PERSONAL ACCOMPLISHMENTS

- Patent holder – Green Friendly Tile & Digital Media Player Device
- Copyright holder – Music and Instructional Content
- Screen Actors Guild, Actor – Film and Television
- Editor & Publisher "After The Stork" Baby Owner's Manuals
- Writer and Executive Producer "Building With Bink" how-to video series

EDUCATION & PROFESSIONAL DEVELOPMENT

- Journeyman carpenter & millwright, San Diego, CA
- Civil Engineering, College of Marin, Kentfield, CA
- Construction Practices, San Diego State University, CA
- Electrical Code I, II, San Diego, CA
- Project Management Institute, San Diego
- American Society of Professional Estimators, San Diego

COMPUTER SKILLS

- Microsoft applications, Word, Excel, Project, Publisher, PowerPoint, Vista
- NetSuite Business Systems
- Adobe applications
- Corel applications
- Estimating applications, Arena Soft, Pulsar, Xactimate
- Internet conversant
- Digital Audio Work Stations (DAW)
- Avid Video
- Computer Assisted Drafting (CAD)

Holiday Inn - Now, Four Points Sheraton
Montgomery Field Project
8110 Aero Drive
San Diego, CA
Don Morelli - Project Engineer
1984 - 1986





CMA consulting group
Holiday Inn - Montgomery Field Project
8110 AERO DRIVE
SAN DIEGO, CA 92123
(619) 279-7720

May 13, 1986

To Whom It May Concern:

Don Morelli was employed in the capacity of Project Engineer at the Montgomery Holiday Inn in San Diego, CA. This is a 228 room steel, concrete, and structural masonry Class A commercial project requiring extensive documentation, submittals, and quality control.

The job was taken over by CMA Consulting Group (at the behest of the bonding company) after the general contractor failed to perform, the original architect went bankrupt, and the owner failed to respond. The job was plagued by the lack of information, plans were incomplete, consultants were unavailable and the owner would not make the decisions necessary to keep the job progressing. Yet CMA was obligated to complete the project. It was under these troubled conditions that Don Morelli agreed to accept the project engineer position and had the following responsibilities:

Laison with Architect/Engineer
Issuance of all plans and plan check
Submittals
Compliance with specifications
Photographic documentation
Permits, licenses, and plan approvals
Organization and maintenance of plans and record documents

As you can guess, this was an extremely frustrating and complex job that tested Don's abilities greatly. In my estimation, the project engineer's position was the most important on the job, especially regarding the responsibility to review and document the quality of the field work. Don was under a great deal of pressure at all times, and responded extremely well. In addition, the job was "dropped" on Don, as no one had the time to help him or was sufficiently familiar with his duties. I was surprised by his ability to maintain his poise, produce extensive detailed reports, and respond to the time requirements imposed by the conditions of the job. He had to overcome resistance to his investigative work in the field, consultants who would not give

him information, and the City who was upset at the slow progress and many structural and architectural revisions (this was City-leased land).

I consider Don an equal who could have just as easily been the project manager. I consulted with him many times regarding important decisions, and in areas where his knowledge exceeded mine. I have relied on his abilities and judgement to get this job to the point where it is, and commend his performance. I could not have done my job without his help.

Don Morelli's reports have been read by Ron Cogburn, Vice President of CMA, who has commended him on both quality and comprehensiveness. In addition, Ron Cogburn asked that I try to keep Don available until the last possible moment because of his research capabilities.

It is recommended that the prospective employer review some of Don's reports; special attention should be made to his research into the structural steel problems on this job. Don on his own initiative uncovered many structural problems that, left unknown, could have increased the liability on this job, not to mention potential unsafe conditions.

Don is a very cooperative, self-directed, secure individual that knows how to work well within an organization and get the job done. I recommend to you, without qualification, Don Morelli.

Sincerely,

Edward M. Kennedy

Edward M. Kennedy
Project Manager

EMK:jan

TELEPHONE: 296-2117

LICENSE NO. 199084

Melhorn Construction Co.
2147 San Diego Avenue
P. O. BOX 81734
San Diego, California 92138

August 28, 1986

Law Office of Geoble, Shensa & Beale (3-months, 10,000 Square Foot Executive Tenant Improvement)
McClintock Plaza
1202 Kettner Boulevard
San Diego, CA
Don Morelli - Project Manager contracted by Melhorn Construction - 1986

To Whom It May Concern:

Don Morelli was hired by Melhorn Construction Company in May of 1986 to become a Project Manager on a commercial project in the Del Mar area. The project consists of a Hotel, Restuarant, Commercial Building and Parking Garage. The project has been temporarily delayed in starting for approximently 6 months. During the last 3 months we were able to use Don's talents on other projects.

During his 3 months employment with us, Don proved that he was a good choice for the intended job. Don's work is meticulous, thorough and well thought out. He has an excellent understanding of construction and project management.

If you have any questions please feel free to call me.

Sincerely,

MELHORN CONSTRUCTION CO.

M. W. Melhorn

Martin W. Melhorn
President

MWM/sf

Bristol Square
185 West F Street
San Diego, CA
Don Morelli - Construction Manager, 1987 - 1988



EXECUTIVE NEWS **COMMERCIAL** REAL ESTATE



Ground breaking for Bristol Square

Shovels are poised to break ground for the Bristol Square, a 7-story mixed-use project at the corner of "F" and Front Street, in downtown San Diego's Redevelopment District. Shown from left to right are Donald R. Morelli, DRM Construction Management; Mark L. Fehlman, Austin Hansen Fehlman/Group; James H. Donell, executive vice president of Bristol Square, Incorporated; Harold Kvass, Kvass Construction Company, Inc.; and Frank E. Raymond, president of Bristol Square, Incorporated.

* * *

UCSD purchases research center

In a move to alleviate a critical shortage of administrative space on campus, the University of California, San Diego purchased the McKellar Research Center building at 10280 North Torrey Pines Road, from McKellar Development of La Jolla.

The $29.5 million building is located on a 2.8 acre, city-owned parcel between Scripps Clinic and Research Foundation and the Salk Institute, and opposite the north entrance to the UCSD campus. As part of the purchase agreement, the university has also assumed from McKellar a 52 year land-lease agreement with the City of San Diego.

The McKellar building contains 138,819 rentable square feet, 100,000 square feet of which are currently leased to Scripps Clinic and Research Foundation, the Salk Institute, Physical Dynamics, Fourth Generation Technology and several other private research and development firms. UCSD will honor these leases, which are in effect until 1991-92, with some tenants having options to extend.

* * *

Kearny Mesa #2 office market

A Grubb & Ellis study shows that office inventory in Kearny Mesa now totals four million square feet breaking Mission Valley's two-decade reign as San Diego County's second largest office market.

"Four million square feet of inventory now places Kearny Mesa second only to downtown in size, a position Mission Valley has held since its birth as an office market 20 years ago. Further, Kearny Mesa's year-to-date absorption of approximately 600,000 square feet represents an all time-countywide record," said Mike Philbin, of Grubb & Ellis.

Office occupancy up

A third quarter office absorption study conducted by Grubb & Ellis Commercial Brokerage Services shows that San Diego County office occupancy has gained yet another point with all major submarkets showing positive gains as well.

According to the study, the countywide occupancy rate is 78 percent, up one point over the previous quarter and up three points over year-end 1986. This is in keeping with the firm's earlier projections that San Diego office occupancy would begin an upward climb in 1987 and should continue well into 1988.

"The San Diego office occupancy rate is at its highest level in six years," says James K. Stenderup, Grubb & Ellis vice president and San Diego district manager. "Given strong leasing activity and moderate construction levels, we can expect occupancy to end the year near 80 percent, climbing as high as 83-85 percent by late-1988."

McKellar opens 4 projects

McKellar Development of La Jolla marked the completion of four new projects in October, including a $3.8 million research-and-development building in Kearny Mesa and a $9 million office building in Del Mar.

The Kearny Mesa project, the fifth in a series of buildings at Interstate Corporate Center, is a two-story, 30,000-square-foot building that is the twin of the KSDO radio facility. It is located at 4950 Murphy Canyon Road, near Interstate 15.

At Plaza Del Mar, McKellar opened the second 60,000-square-foot, three-story office building at the 5.5-acre project near Interstate 5 at 12526 High Bluff Drive. The $9 million brick-and-glass building was 25 percent leased at opening.

HQ PLAZA Suites signs $11.5 million lease

HQ PLAZA Suites, part of Headquarters Companies' national network of executive office centers, has signed an $11.5 million, 10-year lease for the fourth and fifth floors of The East Tower of The PLAZA at La Jolla Village, 4370 La Jolla Village Drive.

Scheduled for completion this year, the 10-story East Tower will be identical to the award-winning West Tower, which was completed last year.

* * *

Bristol Square, Inc.

7272 COUNTRY CLUB DRIVE, LA JOLLA, CALIFORNIA 92037 (619) 456-2400

August 9, 1988

To Whom It May Concern:

Don Morelli was retained by Bristol Square Incorporated as Constructioon Manager for construction of our seven-story, 65,000 square foot office building located in downtown San Diego.

As expected, Don has effectively represented our interests. He has coordinated and monitored the progress of the job and provided design suggestions and guidance during the course of the project.

Because of Don's background in business and his hands-on experience in construction, he closely monitors job costs and keeps the owner apprised of the exact status of the project and daily occurrences which may affect schedule, budgets, and liability.

I have been very pleased with Don's performance to date and would recommend his services without reservation.

Sincerely yours,

James H. Donell

James H. Donell
Executive Vice President

JD/es
(525)

N I S

National Insurance Services

Consultants and Estimators

February 20, 1998

To Whom It May Concern:

Re: Letter of Recommendation

Subj: Mr. Donald R. Morelli

Dear Sirs:

It is my pleasure to write this letter to introduce you to Mr. Donald Morelli. I originally met Mr. Morelli in 1984 while he worked on a surety completion project in San Diego. My firm (then named "Texas-Cook"), was assisting Fireman's Fund Surety in an administrative capacity with the completion of the Montgomery Field Holiday Inn where Mr. Morelli was employed as the onsite Project Engineer.

Mr. Morelli's unrelenting quest for industry knowledge, attention to detail, ability to recognize "red flags" that could unduly increase liability, and his willingness "do whatever it takes" was recognized by nearly everyone involved in the project. I noticed this as well, and knew that he'd be an extremely valuable addition to my company. In 1987, I was proud to welcome Mr. Morelli into our group of companies as the President of Larson/DRM Construction Services, Inc., our California branch of our parent firm , Larson & Associates.

For more than ten years, Mr. Morelli successfully and loyally ran our California operation and completed many extremely difficult projects. These include surety completions like the Watts Senior Citizen Center, projects in racially charged, riot-torn South Central LA , a hillside reconstruction under impossible conditions in Bel Air, design-build seismic retrofit projects, and many more. In fact, the more difficult the project, the more Mr. Morelli seemed to rise to the occasion and persevere. Additionally, Mr. Morelli was responsible for the company's earning record profits.

During Mr. Morelli's tenure with the Larson group of companies, he founded National Construction Services, which has grown into our current main company, "National Insurance Services". I am honored to be given this opportunity to provide a testimonial to Mr. Morelli's abilities and attributes. If anyone reading this letter ever has a question regarding Mr. Morelli and his capabilities, I urge that person to call me.

Sincerely,

Peter E. Bookholt, C.E.O.
Larson & Associates and The National Group of Companies

(817) 285-9060
1-800-680-3925
Fax (817) 282-1320

750 Pipeline Court, Suite 106
Hurst, TX 76053

Application Form

Profile

Grant (First Name) | R (Middle Initial) | Leonard (Last Name)

[redacted] (Home Address)

Genoa (City) | NV (State) | 89411 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

.5

Home: (775) 392-0992 (Primary Phone) | Mobile: (925) 989-9375 (Alternate Phone)

grantleonard@comcast.net (Email Address)

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Genoa Historic District Commission

What qualifications do you have that make you a candidate to sit on the Genoa Historic District Committee?

I am a resident of Genoa Lakes and proud to call Genoa my hometown. Now that I am retired, public service by participating in local government is something that I wish to continue. As a prior resident of El Dorado County in California, I was a member of the 2022-23 Civil Grand Jury in the county and Chair of the Special Districts Committee. As a Grand Jury member, we met in plenary once a week for three hours and then in committee on another day for at least two hours. In addition, for a designated investigation, we made site visits as necessary to gain more understanding of the issue. The time commitment was substantial. Our committee had several inquiries and investigations, and we issued reports for the benefit of county residents. In my work career, I was a vice-president of sales in several companies.

Question applies to Genoa Historic District Commission

The Genoa Historic District Committee meets on an as needed basis (when a member of the public files an application). Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Genoa Historic District Commission

Given what you know about the Genoa Historic District Committee, what is the most important thing we do for the community?

The committee reviews any requested building changes and development plans within the district. As such it is the eyes and ears for the district with a goal of preserving the character of this historic town.

Question applies to Planning Commission

What qualifications do you have that make you a candidate to sit on the Planning Commission?

I have a university education and a history of success in my business career. In addition, I served on a county civil grand jury within the last two years which gave me experience in the workings of county government and service to my community. Douglas County is a jewel. Growth and development are inevitable. I have lived in several counties in California where growth and development played out quite differently. It is critical that growth be managed so that the county maintains the high quality of life that we now enjoy, while adding more residents and businesses. I am not anti-business nor anti-growth. However, every individual project must meet standards to assure that growth is even, that infrastructure is taken into consideration, and that the residents of the county have a voice in the growth.

Question applies to Planning Commission

The Planning Commission meets monthly on the 2nd Tuesday of the month. Each member is expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

Yes, I can. My county grand jury commitment in California was significant and I was able to perform my duties as expected.

Question applies to Planning Commission

What do you think are the most pressing development issues for Douglas County?

In the short time that I have lived here, I have noticed that the highway infrastructure has limitations for growth in this county. For instance, Highway 395 is of course a main north-south highway corridor and handles what I assume is the highest volume of automobile and truck traffic through the county. What are the contingency plans for effectively dealing with the additional traffic through Gardnerville and Minden as more housing development comes online? The same for electric, water and trash services. As individual projects are developed in the county occur, are these accounted for in the overall general plan for development in the county. And how does Douglas County communicate with our bordering counties to understand any possible effects from those counties on ours and vice-versa?

Question applies to Planning Commission

Do you have a working knowledge of the Douglas County Master Plan, and if so, what do you consider the most important element of the Master Plan?

I have just begun to peruse the Master Plan and am not yet conversant with it. If I am selected to serve, I would do a deep dive into the plan. However, the area of most concern to me is maintaining the agricultural land area in Douglas County.

Background and Education:

Occupation:

Medical Sales Executive

Qualifications:

Experienced with organizing a group, investigating issues, proposing solutions and moving towards resolution of same. Personal history of overcoming barriers to success (sales) and meeting requirements. Motivated to provide public service.

Experience in Community Service:

Chair of Special Districts Committee of the 2022-23 El Dorado County California Civil Grand Jury.

Affiliation with Technical / Professional Societies:

Not at this time.

Education Background and Degrees held, if any:

Bachelor's degree in philosophy University of California, 1996 Certified Radiologic Technologist State of California 1971 (retired)

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

grizzly-flats-2022-2023-gj-report.pdf

Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Grant R Leonard 11/11/24

EL DORADO COUNTY

GRAND JURY 2022-2023



How Will Grizzly Flats Water District Survive?

Case #22-23 GJ04

June 30, 2023

GLOSSARY

BOS	El Dorado County Board of Supervisors
CalOES	California Office of Emergency Services
FEMA	Federal Emergency Management Agency
GFCSD	Grizzly Flats Community Services District
Grand Jury	2022-2023 El Dorado County Civil Grand Jury
LAFCO	Local Agency Formation Commission
MSR/SOI	"Municipal Service Review and Sphere of Influence Update," September 28, 2022 (LAFCO)

DEFINITIONS

Proposition 218	Proposition 218 gave taxpayers the right to vote on all local taxes and requires taxpayer approval of property related assessments and fees.
Ordinance 88-1	Grizzly Flats Community Services District "CONDITIONS FOR WATER SERVICE ORDINANCE No. 88-1"
Standby Assessment	"Standby Assessment" is a monthly charge per parcel that is placed in the same ledger as the Capital Connection Fee and dedicated to capital improvements, since those improvements also improve system reliability for all users.
Volumetric Rate	$1.20 per hundred cubic feet (748 gallons). [http://grizzlyflatscsd.com/wp-content/uploads/2011/12/New_Customer_Information_GFCSD_July_20201.pdf]
Water Service Rate	Following Proposition 218 requirements (California Constitution Articles XIII C and XIII D); the Board of Directors shall establish residential and commercial water rates. Those rates will be determined by a Cost of Services Study. The water service rate will include both a base rate and a volumetric rate. The base rate is charged to all customers who have a service connection and is determined by the GFCSD's fixed costs (currently $68.97 monthly). The volumetric rate is the charge for the actual amount of water used and is determined by the GFCSD's variable costs.



How Will Grizzly Flats Water District Survive?

El Dorado County 2022-2023 Grand Jury

Case #22-23 GJ04



SUMMARY

A catastrophic fire in August 2021 devastated Grizzly Flats in El Dorado County (EDC). Homes, businesses, and vital services were destroyed. Infrastructure was seriously damaged and the limited financial resources available to help rebuild are difficult to secure. The cost to remove dead and dying trees along with rebuilding will run into millions of dollars. Outside funding will be necessary to rebuild Grizzly Flats.

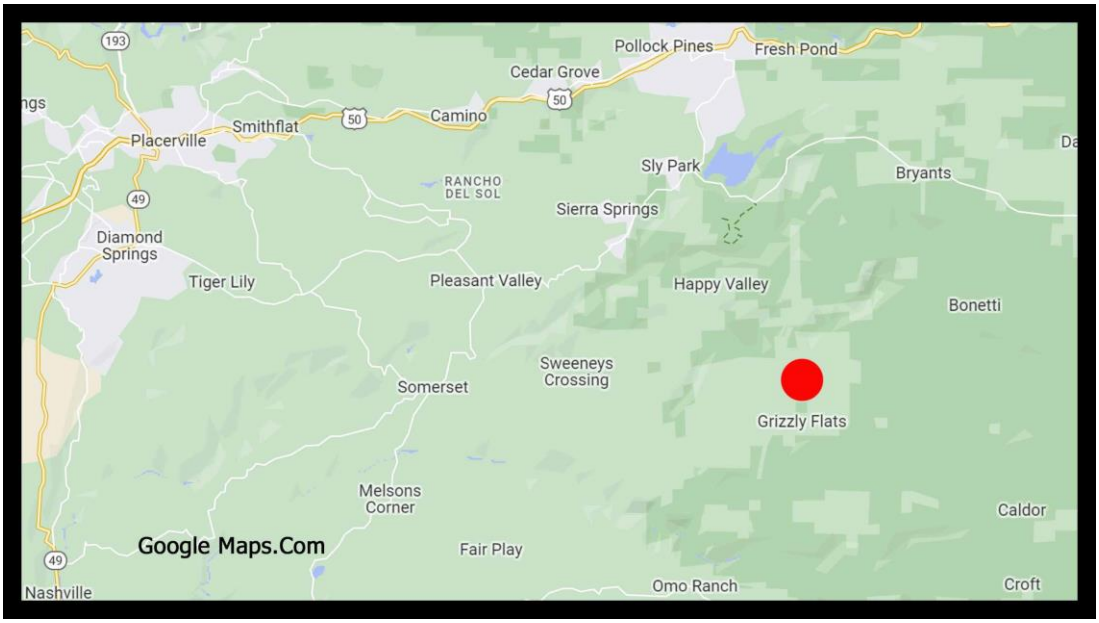
The lack of a contingency plan after the Caldor Fire emergency impacted the communications between GFCSD and EDC, State, and Federal agencies.

The EDC Civil Grand Jury (Grand Jury) investigated the Grizzly Flats Community Services District (GFCSD) due to complaints made to the Grand Jury and articles published in the local newspaper. Residents, whose homes were destroyed by fire and no longer residing on their respective parcels, were still receiving monthly water service bills per their terms of service.

The Grand Jury found that Grizzly Flats water, volumetric, and service rates are guided by Ordinance No. 88-1, known as “Conditions for Water Service" adopted by the GFCSD in September of 1988. Additionally, rates are governed under California law by Proposition 218, which makes it illegal for GFCSD to alter the terms of service without approval of the parcel owners.

The GFCSD is currently losing $11,000 monthly due to a loss of overall revenue from customers and will need to increase water rates to support continued operations and to remain solvent.

BACKGROUND

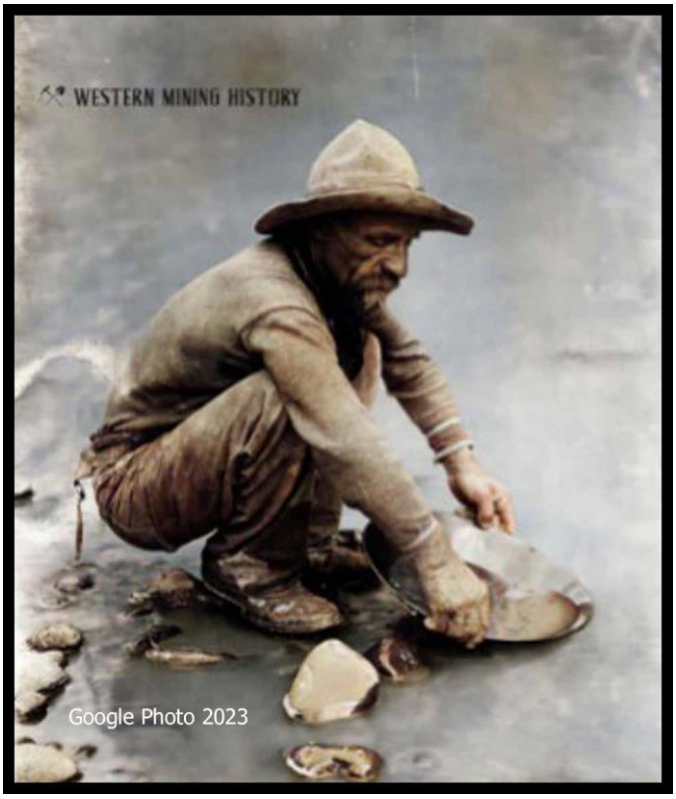


History

Grizzly Flats is located 27 miles southeast of Placerville, between the North and Middle Forks of the Cosumnes River. Positioned in rough and wooded terrain at an elevation of nearly 4,000 feet, Grizzly Flats grew due to the quartz and hydraulic gold mining along the Cosumnes River.

Grizzly Flats has a long history. The name Grizzly Flats came about when L. L. “Buck” Ramsey arrived in 1850 to prospect for gold. While eating the evening meal, Buck and his fellow prospectors were surprised by the arrival of a grizzly bear. After this encounter, the men named their camp Grizzly Flats.

The Grizzly Flats streams were mined during the California Gold Rush. There was substantial activity using both lode and placer mining techniques for well over 100 years. Lode mining is accomplished by tunneling and placer mining uses the panning system. Mining activities increased during the 1930s.



Due to the discovery of gold, the area grew quickly, and the first post office opened on August 31, 1855. While many men came for gold, they stayed for the logging. Grizzly Flats was central to a prosperous logging industry also known as “green gold”. By 1857, there were two sawmills in operation. Mountain School was built in 1858 and by 1880, there was a population of 837. The water system in Grizzly Flats is one of the earliest established water services in the State of California.

Grizzly Flats Water Services

The water system was at one time a privately-owned company, Grizzly Park Water Company. The district obtains its water supply by the diversion of stream flows from North Canyon and Big Canyon Creeks, tributaries to the North Fork Cosumnes River. Surface water flows are diverted through the Eagle Ditch pipeline and are pursuant to water rights dating back to the 1850s. In 1987, ownership of the Grizzly Park Water Company was transferred to the newly formed GFCSD, which became responsible for operations.

Present

Prior to the Caldor Fire, the 2010 United States Census reported that Grizzly Flats had a population of 1,066**.** The population density was 160.8 inhabitants per square mile, defining this as a sparsely populated area.



On Saturday, August 14, 2021, the Caldor Fire started east of Omo Ranch and south of Grizzly Flats. The fire was not fully contained until Thursday, October 21, 2021. Ultimately, the Caldor Fire burned 221,835 acres in the El Dorado National Forest and other areas of the Sierra Nevada in El Dorado County. In total, the fire destroyed 1,003 structures and damaged 81 more along the US Highway 50 corridor. Two-thirds of the GFCSD structures on developed parcels were destroyed by the fire including the local post office, elementary school, library, fire department, and community church.



The Caldor Fire inflicted extensive damage to the GFCSD water collection, processing, and delivery infrastructure. The GFCSD officials and employees reacted quickly to this disaster, despite the extremely dangerous conditions, and were able to persevere and continue to deliver water services to Grizzly Flats. The treatment plant was saved, potable water was being produced, and water to fight the fire remained available.

While several GFCSD employees were dealing with the loss of their own homes and property, the dedicated people of GFCSD continued to manage water operations to the best of their abilities. Repairs began immediately and continue as of the date of this report.

METHODOLOGY

Interviews

- Interviewed elected EDC officials;
- Interviewed an official of the El Dorado County Water Agency;
- Interviewed employees and officials of GFCSD; and
- Attended GFCSD Board meetings remotely.

Documents Reviewed

- Historical data on Grizzly Park Water Company;
- Background on formation of GFCSD water services;
- GFCSD financial data for the past five years;
- The September 2022 "Municipal Service Review and Sphere of Influence Update" (MSR/SOI);
- District Emergency Procedures (GFCSD), updated 1/9/20;
- GFCSD "Conditions for Water Service Ordinance No. 88-1" (Ordinance_88-1_Updated_May_12_20221.pdf (grizzlyflatscsd.com); and
- GFCSD Board Minutes and Agendas (10/2021-3/2023).

Location Inspections

- Conducted site visit of Grizzly Flats water facilities and surroundings (April 2023).

DISCUSSION

GFCSD contains 1,220 total parcels, 598 of which are undeveloped. Prior to the Caldor Fire, 622 developed parcels were paying for water service.

During the period of the Grand Jury's investigation, 465 of the 622 developed parcels continued paying for water service. Of the remaining 157 parcels lost during the fire, 98 parcels are being billed for water service, but the parcel owners are not paying. Fifty-nine (59) parcels are not being billed due to lost water connections (i.e., burned, broken, or buried water meters). These damaged connections are scheduled to be repaired by October 2023, at which time, billing will be reinstated.

During our investigation, the grand jury learned that many of the 98 parcel owners with an active water connection complained about receiving bills for a water service that is not being used at a burned-out property. In many cases, with no plans to rebuild, the parcel owners may never use water services again.

Water Rates

Terms for water service are fixed by local ordinance “Conditions for Water Service Ordinance No. 88-1" adopted by the GFCSD parcel owners in September of 1988. Upon purchase of a parcel, the title holder on a property within the district “...is directly liable for satisfying all obligations to the district as established by Ordinance 88-1.” Once a water connection is established for a parcel, the GFCSD policy does not allow the parcel owner to disconnect from water services. Changing Ordinance 88-1 will require a new Proposition 218. It is important to note that water bills are attached to the individual parcels, not the owners. Ultimately, past-due bills continue to accrue on a tax lien filed against the property for future collection.

There is a GFCSD policy to transfer service liens to the County tax roll every July 1. According to GFCSD, penalties are charged prior to a tax lien being filed. Water billing statements are dated on the last day of each month and shall be due on the 15th of the following month. A five-day grace period is allowed. Bills are considered past due on the 21st. If an account balance exceeds $5.00 on the 21st of the following month, a 10% late charge is assessed for that account. If there are more than two months of unpaid charges on the customer’s account, they receive a second-tier late charge for the 10% of the current balance and 1% of the past due balance. Upon parcel transfer of ownership, the tax lien can be satisfied, and any outstanding fees owed to GFCSD will be collected at that time if included in the purchase and sale escrow. GFCSD should make arrangements with the Assessor’s office to be notified when a parcel changes ownership so the new address can be updated. Currently the GFCSD is notified of an ownership change every six (6) months.

Water Fees

GFCSD has the singular responsibility to provide water services to Grizzly Flats parcel owners. Parcel water fees are governed by the State under the “Community Services District Law (Government Code Section 61000 – 61850).” Rates may be neither lowered nor raised without a new ordinance as required by Proposition 218. Presently, there are 598 undeveloped parcels.

There are three ways the GFCSD produces revenues: water standby/availability fees, monthly connection fees and a volumetric rate based on water usage.

Under the California Government Code, GFCSD has set the water standby or availability fee not to exceed $48 per year or four dollars ($4) per month. This fee is levied on all 1,220 parcels whether developed or undeveloped. These fees are not unusual and provide the base revenue for capital improvement water projects and cannot be changed because of the above government code section.

Prior to the Caldor Fire, 622 developed parcels of the total 1,220 parcels in the community were paying the minimum connection rate of $68.97 monthly and an additional volumetric rate based on water usage.

From the September 2022 MSR/SOI, the total rate and fee income for FY 2019 water services generated approximately $550,000 annually, which supported water district operations. The GFCSD staff consisted of six employees: an office facilitator; an Assistant General Manager; a General Manager and three field technicians. The GFCSD was structured to break even (MSR/SOI, page 43-44). Now, after the fire, the finances of the district are in peril due to fewer billable parcels. The GFCSD is currently losing about $11,000 per month, which represents approximately 24% of their annual revenue. Information from the Board indicates that the GFCSD will face insolvency by August 2027.

To avoid insolvency, the rates must be increased by following the process outlined in Proposition 218. The GFCSD initiated the process by hiring a consultant in March 2023. The requirements to successfully complete the proposition process are expensive, time-consuming, and will take well into 2024 to be completed, and approved by rate payers.

Water Infrastructure

The fire destroyed approximately 646 residences in Grizzly Flats (ABC 10 News, November 4, 2021). The GFCSD infrastructure was damaged by

heat and falling trees. The local utility company created a Community Wildfire Safety Program in September 2021, which includes burying power lines underground. GFCSD had a dated map of the underground water delivery infrastructure. As a result of burying the power lines, the local utility company inadvertently cut or damaged some existing water lines and pipes to properties. This has become an additional burden on GFCSD to repair the damage.



Any rebuilding in Grizzly Flats must meet State requirements for new construction. Residential sprinkler systems are one of the newer requirements. This will require larger diameter pipes from the GFCSD main water line to the residences (typically ½" increasing to 1"), without decreasing water pressure, and adding expense to the parcel. Additionally, there is a requirement for solar panels on every new or rebuilt structure. These new requirements further impact the cost of rebuilding burned out structures. The County has asked the State to waive these requirements, but no decision was reached before this report was published.

Communications

Prior to the Caldor Fire, the GFCSD employees followed the District Emergency Procedure Policy. The Grand Jury discovered gaps in this plan. It does not address a disaster such as the Caldor Fire. The Grand Jury found that there was no contingency plan implemented which resulted in a disconnect in communication. This negatively impacted effective communication and coordination between GFCSD and the EDC Board of Supervisors, the El Dorado Water Agency, FEMA, and CalOES. This gap further resulted in the delay of receiving critical disaster funding until the El Dorado Water Agency stepped in to assist in the process.

Outside Funding Resources

The Grand Jury discovered that the GFCSD lacked the resources to pursue available funding sources, such as State and federal grants, community charities, disaster relief funds, and any future opportunities. At the time of this report's publication, the Grand Jury is aware that GFCSD is likely to be receiving funding from outside sources within the coming fiscal year. Although future funding may be obtained by the GFCSD, this does not alter any of the Grand Jury's recommendations.

Conclusion

The Caldor Fire has fundamentally changed the Grizzly Flats community. GFCSD is likely to have fewer customers going forward for years and may never return to the level of operations that existed before the fire. The GFCSD based its revenue on the assumption that 622 parcels would be paying the monthly base rate plus volumetric usage. The loss of volumetric revenue results in approximately $11,000 less revenue each month and the GFCSD is headed toward insolvency. The GFCSD must take into consideration the loss of two thirds of developed parcels that are no longer using water and must reconfigure rates in accordance with the requirements of Proposition 218 to survive. How GFCSD will upgrade the water service infrastructure to meet current residential and commercial building requirements for new structures' sprinkler system remains an open issue.

FINDINGS

F1 The absence of a contingency plan resulted in delays in communication between the GFCSD and EDC, State, and Federal agencies which delayed emergency funding.

F2 GFCSD is notified of a change in ownership of a parcel by the Assessor's Office every six (6) months.

F3 A tax lien is placed on the parcel if the water service bill goes unpaid.

F4 Every parcel with a water connection, as defined within the GFCSD Ordinance 88-1, will be billed for water service.

F5 With the loss of two thirds of GFCSD structures, the existing water service rate is inadequate to meet the current revenue needs for the GFCSD.

F6 Without an increase in revenue, the GFCSD will face insolvency by August 2027.

F7 Damage to water lines by the local utility company while undergrounding electrical lines could have been minimized if an up-to-date subdivision parcel map of the water infrastructure existed.

F8 The GFCSD lacked the resources to pursue available funding sources.

F9 There is no published contingency plan in the event that the GFCSD becomes insolvent.

RECOMMENDATIONS

R1 The GFCSD Board should develop a post Caldor Fire contingency plan to facilitate coordination and communication with the EDC Board of Supervisors, the El Dorado Water Agency, FEMA, CalOES and other agencies, as needed. This should be accomplished by December 31, 2023.

R2 GFCSD Board should request the Assessor's office provide an update on sales of Grizzly Flats parcels to GFCSD quarterly. This should be accomplished by December 31, 2023.

R3 In order to avoid insolvency, the GFCSD should pursue a new rate structure and approve it pursuant to the Proposition 218 process. This should be accomplished by June 30, 2024.

R4 Once the Proposition 218 process is complete and a new rate structure is in place, the GFCSD should hire a licensed civil engineering firm to create an accurate water service infrastructure map. This should be accomplished by June 30, 2024.

R5 The EDC Board of Supervisors should assign a dedicated resource for a six-month period to seek out and apply for grants from local, State and Federal sources, in assistance to the GFCSD. This should be accomplished by June 30, 2024.

R6 The EDC BOS should develop, in conjunction with the GFCSD, a contingency plan should the GFCSD become insolvent. This should be accomplished by December 31, 2023.

REQUEST FOR RESPONSES

The following responses are required pursuant to Penal Code §933 and §933.05:

From the following individuals:

- GFCSD Board Chairperson
  - Findings: F1, F2, F3, F4, F5, F6, F7, F8, F9
  - Recommendations: R1, R2, R3, R4

From the following governing body:

- El Dorado County Board of Supervisors
  - Findings: F9
  - Recommendations: R5, R6

Application Form

Profile

James
First Name

R
Middle Initial

Mckalip
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89460
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

11.5

Mobile: (510) 915-1278
Primary Phone

Alternate Phone

jamesmckalip@gmail.com
Email Address

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Question applies to multiple boards

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

Gardnerville Ranchos GID expiring 12/31/2024

Question applies to Planning Commission

What qualifications do you have that make you a candidate to sit on the Planning Commission?

---

6 years on the Board of Equalization 4 years on Gardnerville Ranchos General Improvement District including 1 year as Vice Chairman, and 1 year as Chairman.

Question applies to Planning Commission

The Planning Commission meets monthly on the 2nd Tuesday of the month. Each member is expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

Yes, I am accustomed to preparing for and attending meetings.

Question applies to Planning Commission

What do you think are the most pressing development issues for Douglas County?

Development as it relates to infrastructure including roads, drainage, and effect on neighboring properties.

Question applies to Planning Commission

Do you have a working knowledge of the Douglas County Master Plan, and if so, what do you consider the most important element of the Master Plan?

Yes, particularly land use.

Background and Education:

Occupation:

Retired from 34 years in the grocery industry, last 16 in inventory control.

Qualifications:

My 6 years on the Board of Equalization, evaluating applications to reduce assessed values. 4 years on the GRGID considering issues such as water and sewer Will Serve relating to development.

Experience in Community Service:

Panel to consider The County Manager. Panel to consider changes to Transferable Development Rights. Regularly attending County Commissioner Meetings, and some Planning Commission meetings.

Affiliation with Technical / Professional Societies:

None

Education Background and Degrees held, if any:

High School Diploma 1 yr CSU Long Beach 1 yr San Francisco state.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

As the Board of Equalization only meets one day a year, and is often short of full membership, I would hope to remain in that position. There are only 2 meetings left in my term.

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

James McKalip

AGENDA ITEM NO. 17.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on one appointment to the Library Board of Trustees by the Board of County Commissioners for a four-year term of office from January 2025 through December 31, 2028. (Jenifer Davidson)

RECOMMENDED MOTION:
Appoint _____to the Library Board of Trustees for a four-year term from January 2025 through December 31, 2028.

FINANCIAL IMPACT:
None

BACKGROUND:
There is one vacancy on the Library Board of Trustees. The vacancy was announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. Applications were received by 5:00 p.m. on Friday, December 6, 2024.

NRS 379.020 Trustees of county library: Appointment; terms; vacancies; compensation; expenses; removal.

1. The board of county commissioners shall appoint five competent persons who are residents of the county to serve as county library trustees. Three trustees shall hold office for the terms of 1, 2 and 3 years respectively, and two trustees shall hold office for terms of 4 years. Annually thereafter, the board of county commissioners shall appoint one trustee who shall hold office for a term of 4 years, except that in those years in which the terms of two trustees expire, the board of county commissioners shall appoint two trustees for terms of 4 years. County library trustees shall hold office until their successors are appointed and qualified.

2. No trustee may be appointed to hold office for more than two consecutive 4-year terms.

3. All vacancies which may occur at any time in the office of county library trustee must be filled by appointment by the board of county commissioners.

4. County library trustees serve without compensation, except that the board of county commissioners may provide for compensation in an amount of not more than $40 per meeting, with a total of not more than $80 per month, and may provide travel expenses and subsistence allowance for the members in the same amounts as are allowed for employees of the county library.

5. The board of county commissioners may remove any trustee who fails, without cause, to attend three successive meetings of the trustees.

ATTACHMENTS:
Library Board of Trustee Bylaws 3.22.22.pdf
Library Board of Trustees Coversheet.docx
Theresa Oliveira - Library Board App_Redacted.pdf
Skyler Irvine - Library Board App_Redacted.pdf

BOARD OF TRUSTEES BYLAWS
DOUGLAS COUNTY PUBLIC LIBRARY

I. NAME

The name of the organization shall be the Douglas County Public Library Board of Trustees. The term "Library Board" or "Board" will be used in these Bylaws interchangeably with the official name. As a governing board under Nevada Revised Statutes ("NRS") 379.025, the Library Board establishes bylaws for the management of the Library and the Library Board.

II. PURPOSE

The purpose of the Douglas County Public Library Board of Trustees shall be to carry out the powers and duties set forth for library trustees under Nevada law (NRS Chapter 379).

III. APPOINTMENT/TERM/VACANCIES/REMOVAL/COMPENSATION

1. The Library Board shall consist of five Trustees who are residents of Douglas County and are appointed by the Board of County Commissioners in accordance with Nevada law. Applications are available from the County Manager's office.

2. Trustees are appointed for a four-year term expiring December 31 of the fourth year.

3. Vacancies in the office of library trustee must be filled by appointment by the Board of County Commissioners. A Trustee appointed to fulfill an unexpired term shall serve the remainder of that term.

4. Trustees may not be appointed to hold office for more than two consecutive four-year terms.

5. The Board of County Commissioners may remove any trustee who fails, without a valid reason, to attend three successive meetings of the Library Board. A recommendation for such removal will be acted upon by the Library Board at a regularly scheduled meeting and shall be forwarded to the Board of County Commissioners for appropriate action immediately after the public meeting where such recommendation was approved by the Library Board.

6. Pursuant to Douglas County policy on Boards, Committees and Commissions, former employees of Douglas County, including former Douglas County Public Library employees, are not eligible for appointment to the Library Board until one (1) year after their separation of employment.

7. The Library Board shall serve without compensation unless such compensation is set by the Board of County Commissioners pursuant to NRS 379.020.

IV. ABSENCES

Regular attendance at meetings is expected of all Trustees. If possible, any Trustee unable to attend a regularly scheduled meeting of the Library Board should notify the Board Chair or the Library Director in advance of the meeting. The Library Board may recommend to the Board of County Commissioners the removal of a trustee who fails to meet attendance requirements set forth in Article III, Part 5 of these Bylaws.

V. PARLIAMENTARY AUTHORITY

1. Business shall be conducted in accordance with Nevada law, these Bylaws, the Nevada Open Meeting Law (NRS 241.020) and Robert's Rules of Order.

2. A quorum of at least three Trustees must be present for business to be conducted at a meeting.

3. A majority vote of the quorum present shall be necessary for any act of the Library Board. A tie vote shall result in a failed motion without any action being taken by the Library Board.

4. When necessary, it is permissible for Trustees to participate remotely via communication technologies. Any Trustee appearing via technology remotely shall be counted in the quorum count.

VI. OFFICERS

1. Annually, in January, the Library Board shall elect a Chairperson from among the appointed Trustees to preside over all meetings.

2. The Library Board shall elect any other officers deemed necessary by the Board of Trustees, such as a Vice Chairperson to substitute for the Chairperson.

3. No Board member shall be eligible to serve more than two consecutive terms in the same office. A vacancy in an office shall be filled by a vote of the Trustees at the next regularly scheduled meeting of the Library Board after the vacancy occurs. An officer shall serve a term of one year from the date of the first meeting of the year at which he or she is elected and until a successor is elected. If a trustee is elected to fulfill an officer vacancy, he or she may only serve until the end of that term.

4. The Library Board may appoint committees as the need arises. Each committee shall be chaired by a member of the Library Board and shall report all findings and recommendations to the Library Board. Meetings are to be held consistent with NRS Chapter 241 as applicable.

5. Ad Hoc committees for the study of special issues may be appointed by the Chairperson, with the approval of the Library Board, to serve until the final report of the work for which the committee was created has been filed. These committees may also include staff and public representatives, as well as outside experts. Meetings are to be held consistent with NRS Chapter 241 as applicable.

6. The clerk to the Library Board, usually the Library administrative manager, shall be appointed by the Library Director to take minutes of Library Board meetings.

VII. MEETINGS AND RECORDS

All Library Board meetings shall be conducted in accordance with the Nevada Open Meeting Law (NRS 241.020).

1. Regular meetings of the Library Board shall be held monthly, excluding the month of December. A calendar of meeting times, dates, and locations shall be adopted no later than the January meeting of each year.

2. Special meetings may be called by the Chairperson or, upon the written request of at least two Trustees, must be called by the Chairperson to conduct the business for which the special meeting was specifically called. Except in cases of emergency, at least three (3) business days of advance notice must be given by the Chairperson to the Trustees. In no case may a meeting of the Library Board be called with less than two hours' advance notice to the Trustees.

3. Any Trustee may cause any relevant topic to be placed on the agenda of an upcoming meeting of the Library Board if the agenda material is provided to the Library Director before the deadline required under the Nevada Open Meeting Law for the next meeting of the Library Board.

4. Notices of meetings and agendas shall be posted in three public places, the Library's website, at the location of the scheduled meeting, and each library branch as outlined in the Nevada Open Meeting Law (NRS 241.020). The location of each meeting of the Library Board shall be indicated on the agenda for each meeting.

5. The Library Director shall be responsible for maintaining an official record of all meetings and Board actions. Records will be retained as specified by the Nevada Open Meeting Law (NRS 241.020) and Nevada Records Retention Schedule (NRS 239.121-125).

VIII. POWERS AND DUTIES OF TRUSTEES

As set forth in NRS 379.025, the Library Board shall:
1. Establish, supervise, and maintain a County Library.
2. Appoint, evaluate the performance of and, if necessary, dismiss a Librarian (Douglas County Public Library Director.)
3. Hold and possess the property and effects of the Library in trust for the public.

4. Submit annual budgets to the Board of County Commissioners containing detailed estimates of the amount of money necessary for the operation and management of the library for the next succeeding fiscal year.
5. Establish bylaws and regulations for the management of the Library and the conduct of the Trustees.
6. Manage all the real and personal property held by the Library in trust for the public.
7. Acquire and hold real and personal property by gift, purchase, or bequest, for the Library.
8. Administer any trust declared or created for the Library.
9. Maintain or defend any action in reference to the property or affairs of the Library.
10. Cooperate with other public officials and boards and maintain vital public relations.
11. Each Trustee must complete the training recommended by the Nevada State Library within six (6) months of appointment to the Library Board.
12. Regularly review the physical and building needs of the Library to ensure that they meet the requirements of the programs offered by the Library.
13. Approve and submit any required report to the State Library or other state agency.

The Library Board may:

1. Make purchases and secure rooms.
2. Authorize the merger or consolidation of a city library with a county library district in accordance with NRS Title 31.
3. Invest the money in the appropriate library fund in accordance with the provisions of NRS Title 31.
4. Do all acts necessary for the orderly and efficient management and control of the Library.

IX. TRUSTEE CODE OF CONDUCT

1. Trustees shall treat everyone with courtesy and respect.
2. Inappropriate behavior is derogatory and damages the perception of the Douglas County Public Library.
3. Trustees will practice civility and decorum in discussions and debate.
4. During public meetings, Trustees shall allow staff to respond to questions from the Trustee without interruption and shall not be argumentative with staff. Trustees may always ask for the factual basis for any recommendation staff has made to the Trustees.
5. Trustees shall respect and adhere to the Library's form government, which is a Public Library operating under a Board-Director form of government, with the Trustees acting as the legislative body of the Library. The Board is the visionary policy maker and staff is responsible for implementation of Board policies. Trustees shall not get involved in administrative functions.
6. Trustees should always feel free to speak with the Director on matters of interest or concern to them. When possible, Trustees shall seek answers to questions on an item on the agenda from the Library Director prior to the meeting.
7. Trustees shall treat staff professionally and be respectful of their time. Trustees are encouraged to talk with staff, ask questions, and receive information, but will neither direct staff nor advocate that staff support the goals of individual trustees.

8. Trustees will make the public feel welcome.
9. Trustees should not make snappy or sarcastic comments to the public, staff or each other.
10. Trustees will listen courteously and attentively to all public comments before the Library Board and the information presented by staff.
11. The Chair and the Trustees have the responsibility to intervene when the actions of any Trustee is in violation of these Bylaws or may be an ethical violation.

X. COMPLIANCE WITH DOUGLAS COUNTY FINANCE DEPARTMENT POLICIES AND PROCEDURES

1. The Library Board, with the assistance of the Library Director, will prepare, develop and submit annual budgets to the Board of County Commissioners containing detailed estimates of the amount of money necessary for the operation and management of the library for the next fiscal year.
2. The Library Board shall have overall control of the expenditure of all monies collected, donated or appropriated for the library fund and shall audit and approve all library expenditures, as well as approve all grant submissions by the Library.
3. Budget transfer requests of more than $10,000 must be submitted to the Library Board for review and approval prior to, or contemporaneously with, the request's submission to the Douglas County Finance Department.
4. Any budget transfer request must be accompanied by supporting documentation. Budget transfers include: transfers within functions, between functions, funds or contingency accounts that do not increase the total appropriation for any fiscal year, transfers from reserves, and transfers between capital projects.
5. All budget augmentations must be submitted to the Board of Trustees for review and approval prior to any change. Budget transfers and augmentation requests must be processed consistent with the Douglas County Finance Department's policies and procedures.

XI. RELATIONSHIP WITH THE LIBRARY DIRECTOR

The Library Director shall be appointed by the Library Board and shall be responsible to the Library Board. The Library Director shall be the Executive Director of the Library and subject to the policies and goals adopted by the Library Board. The Director shall act as the technical advisor to the Library Board. The Director shall be invited to all Library Board meetings but may be excluded from closed sessions at the request of any Trustee and shall not vote on the business of the Library Board.

The Library Director shall study and support legislation that will bring about the greatest good to the greatest number of library users. The Board of Trustees shall be updated by the Library Director, at a minimum, semi-annually (January and July) during years the Nevada State Legislature is not in session and, at a minimum, quarterly during years the Nevada State Legislature is in session regarding legislation or pending legislative issues, including interim committees and bill draft requests, which may impact the Douglas County Library and as may deemed appropriate by the Library Board.

XII. EMAIL COMMUNICATION

Communication with and availability to the public is an essential element to the role of each Trustee. Therefore, the Library website shall have an email address or other electronic avenue which directs public comments and messages directly to the Chairperson of the Library Board. Emails may be discussed at a Library Board meeting. As of 2021, the email address is libraryboardoftrustees@douglas.lib.nv.us.

XIII. CALENDAR

1. Every January new Trustees shall be appointed by the Board of County Commissioners.

2. Every August the Library Board will start the process of establishing objectives for the achievement of the long range goals.

3. Every September the Library Board will start the development of the upcoming fiscal year's budget in consultation with the Library Director.

4. The Library Board shall, by October of each year, discuss, update, review, and approve:

    i. Five-year long range plan annual objectives and results;
    ii. Goals and milestones for the upcoming calendar year;
    iii. Specific expectations and objectives for the Library Director for the upcoming calendar year.

5. Complete the annual evaluation of the Library Director prior to the annual anniversary of the Director's date of employment.

XIV. CONFLICT OF INTEREST

1. Trustees may not, in their private capacity, negotiate, bid for, or enter into a contract with Douglas County or the Douglas County Public Library in which they have a direct or indirect financial interest.
2. A Trustee shall withdraw from any Board discussion, deliberation, and must not vote on any matter in which the Trustee is associated or has a substantial financial interest.
3. A Trustee may not receive anything of value that could reasonably be expected to influence his or her vote or other official action as a Trustee.

XV. AMENDMENT

These Bylaws may be amended at any regular meeting of the Library Board by a majority vote of all members of the Library Board, provided written notice of the proposed amendment shall have been mailed to all members at least ten days prior to the meeting at which such action is proposed to be taken.

EFFECTIVE THIS 22 day of March, 2022.

By: _____
Library Board Chairperson

LIBRARY BOARD OF TRUSTEES

APPROVED 1997, 2004, 2008

ADOPTED March 24, 2021

ADOPTED March 22, 2022

Library Board of Trustees Vacancies

Library Board of Trustees Term Expired
Theresa Oliveira

Library Board of Trustees Applications Received	Applicant Availability for BOCC Meeting
Theresa R Oliveira	Yes
Skyler Irvine	Yes

Application Form

Profile

Theresa (First Name) | R (Middle Initial) | Oliveira (Last Name)

[redacted] (Home Address) | [redacted] (Suite or Apt)

Genoa (City) | NV (State) | 89411 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

3 years

Mobile: (973) 462-4213 (Primary Phone) | (Alternate Phone)

pt_5_12_13@yahoo.com (Email Address)

Which Boards would you like to apply for?

Library Board of Trustees: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

no

Question applies to Library Board of Trustees

What qualifications do you have that make you a candidate to sit on the Library Board of Trustees?

I am completing a one year appointment as Library Board Trustee terminating at the end of 2024. I am seeking reappointment to this position. During this year the Library Board has deeply engaged in revising evaluation procedures for the Library Director, addressing budget cuts, as well as the evaluation and subsequent adjustments necessary to the execution of our Strategic Plan. This work is critical to the advancement of our Library's presence in the community. It would be an honor to continue working with my fellow Trustees in pursuing this vision for the Library's role in Douglas County. Below I have left in the remarks I made in my initial application as I feel they continue to be relevant: I have served two terms as a publicly elected Member of the Board of Trustees of the Hunter Public Library in the Catskill Mountains of NY. During that tenure, I held the position of Vice President and President of the Board. My duties included the creation of a yearly budget, overseeing the renovation of our older library facility and keeping our library open during Covid. Our rural community had limited internet access and as such the library was a critical resource that our Board of Trustees committed to providing. This experience has provided me with knowledge and understanding that I would like to share. As a new community member, I have already committed myself to a position on the Board of the Friends of the Douglas County Library and am enjoying all that the library community has to offer.

Question applies to Library Board of Trustees

The Library Board of Trustees meets on the fourth Tuesday of each month. Trustees are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to Library Board of Trustees

Given what you know about the Library Board of Trustees, what is the most important thing we do for the community?

I see the library as an anchor of the community. It is a resource for information as well as providing assistance in finding the information you require. The library is a source of social gathering for clubs and activities for all ages and interests. The library is not just books, although that is what I personally love about it, it is a safe environment in which all may explore their personal interests without censorship. As the Douglas County Library moves forward with the addition of the Teen Room, paint and carpeting and expansion of community outreach programs such as the Story Walk, we see an expansion of our presence and assurance of the Library's continued value to the people of Douglas County

Background and Education:

Occupation:

retired high school math teacher

Qualifications:

I am currently completing a one year appointment to the Douglas County Library Board of Trustees. Previously, I served as a publicly elected official on the Board of Trustees for the Hunter Public Library in Hunter, New York for 5 years. For 3 of those years I fulfilled the role of Vice President of the Board and oversaw the major renovation of the Library as well as the development of the Annual Budget and the revision of all Library Policies. I was very involved in the interviewing and hiring of a new Library Director.

Experience in Community Service:

Currently I serve on the Board of the Friends of the Library of Douglas County. I have applied and received Volunteer Status with Douglas County and have therefore served Genoa as a volunteer and additionally been cleared to act as a cashier at several of their activities including Candy Dance, Western Heritage and Bingo. I am also an active member of my church community. Past Service: Served as Vice President of Greene County Women's League Cancer Patient Aid group based in Greene County, New York. This non profit group raised more than $75,000 a year in donations, all of which was given back to the cancer victims of Greene County. This and my committment to the Hunter Public Library were the focus of my retirement years in upstate NY.

Affiliation with Technical / Professional Societies:

National Education Association - Life Member Friends of Douglas County Library - Life Member

Education Background and Degrees held, if any:

BA in Mathematics, Ladycliff College, 1973 MA in Student Personnel Services, William Patterson University, 1976

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Please explain:

In my experience on the two Boards noted above and as a 35 year verteran of the high school classroom, I understand the need to listen and to think before you speak. It is necessary to look at all sides of a problem, not just jump to conclusions. If you follow that precept, there should be no conflict.

Additional Comments:

I would like to thank the Commissioners for taking a chance on me.....I have left the remarks below from my previous application because I wanted you to remember that you did take a chance and I hope that my work and commitment have met your expectations. Previous Remarks: This is the fourth time I am applying for a position on the Library Board of Trustees. The current opening is for one year and I would like the Commissioners to give me the chance to demonstrate my competence in this role and thus serve my community to the best of my ability. I realize that I have not been a resident for as long as other candidates and that you don't know me personally, however my prior experience makes me highly qualified. I have been fingerprinted and certified as a volunteer through the Douglas County process. Using that status, I have worked with the Friends of Genoa at the Candy Sales and Heritage Days. I am on the Board of the Friends of Douglas County Library and an active member of my Church community. Following my prior interview appearances before the Commissioners, I have been told that I was indeed considered a qualified candidate. It is my hope that this application will be reconsidered in that light. The promotion and success of our Library is important to all. Please consider my service in this endeavor.

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Theresa R Oliveira November 11, 2024

Application Form

Profile

Skylar
First Name

Irvine
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89410
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

13

Home: (775) 450-3543
Primary Phone

Alternate Phone

skylar1irvine@gmail.com
Email Address

Which Boards would you like to apply for?

Library Board of Trustees: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Library Board of Trustees

What qualifications do you have that make you a candidate to sit on the Library Board of Trustees?

I have a long standing history of personally visiting the library; Lifetime avid reader, as well as a collector of books. I have donated many of my own books to the library in the past to help increase the availability and access to written physical books to the general public. I am a champion of advocating for libraries and access to free information for the public for many years, and am extremely passionate about reading books myself, owning my own personal private library in my own home.

Question applies to Library Board of Trustees

The Library Board of Trustees meets on the fourth Tuesday of each month. Trustees are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Library Board of Trustees

Given what you know about the Library Board of Trustees, what is the most important thing we do for the community?

Create a safe and inclusive place for all members of the community to get together and help support one another, while maintaining access to community resources like written books, educational material, free internet service, general information on community programs and events, as well as how people can get more involved in their community in a proactive, fun, and empowering way.

Background and Education:

Occupation:

Sales Representative

Qualifications:

I am a highly motivated individual who works a full time day job, as well as owns a personal jewelry business. I have always been a huge advocate for the community, as well as public access to county resources like education and support groups.

Experience in Community Service:

I was involved in multiple times in the county as a captain for helping organizing ballots during several primaries.

Affiliation with Technical / Professional Societies:

Douglas County Democrats.

Education Background and Degrees held, if any:

High School Graduate

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I look forward to being able to serve my community

Attachments

Resume2.pdf
Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Skylar Irvine 11/29/2024

Skylar Irvine

a resume

Job Experience
15+ years of working experience.

- **Smith's Food and Drug**

13+ years With Company

- Retail Clerk
- Cashier
- Money Services
- Credit Card Sales
- 7+ years of Management
-

Sales Representative
2024-present
High Social Skills
Works Well with the Public

Skills

- **Dependable**
- **Able to Travel Far For Business**
- **Large Cash Handling ($100k+)**
- **Securities Trader**
- **Committed to Education**
- **Flexible**

AGENDA ITEM NO. 18.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on three appointments to the 911 Surcharge Advisory Committee by the Board of County Commissioners: (1) One as the Local Exchange Carrier representative; (2) One as the Sheriff's Office representative; and (3) One as a member-at-large. These appointments are for two-year terms from January 2025 through December 31, 2026. (Jenifer Davidson)

RECOMMENDED MOTION:
Appoint _____ to the 911 Surcharge Advisory Committee, as the Sheriff's Office representative, for a two-year term of office from January 2025 through December 31, 2026;

Appoint _____ to the 911 Surcharge Advisory Committee for a two-year term of office from January 2025 through December 31, 2026; and

Appoint _____ to the 911 Surcharge Advisory Committee for a two-year term of office from January 2025 through December 31, 2026.

FINANCIAL IMPACT:
None

BACKGROUND:
There are three vacancies on the 911 Surcharge Advisory Committee. There are three 911 Surcharge Advisory Committee members whose terms expired on December 31, 2024.

The vacancies were announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. Applications were received by 5:00 p.m. on Friday, December 6, 2024.

Douglas County Code, 3.50.030 - Establishment of an advisory committee to develop a plan to enhance or improve telephone system for reporting emergency.

The board creates a five-member advisory committee to develop a five-year master plan to enhance or improve the telephone system for reporting an emergency in Douglas County and to oversee any money allocated for that purpose (the committee). The master plan must include an estimate of the cost of the enhancement or improvement of the telephone system and all proposed sources of money for funding the enhancement or improvement.

A. Members will serve without compensation.
B. A member appointed to the committee must:
    1. Be a resident of Douglas County.
    2. Possess knowledge concerning telephone systems for reporting emergencies; and
    3. Not be an elected public officer.
C. As Douglas County has a population of less than 100,000, at least one member of the committee must be a representative of an incumbent local exchange carrier which provides services to persons in Douglas County.
D. Subject to the provisions of subsection (B), subparagraph (3), above, the committee must include the chief law enforcement officer or that officer's designee from the Douglas County Sheriff's Office.
E. Members will be selected at large by the board at its discretion.
F. The board must appoint members for a term of two years, except for the initial term, and may reappoint any member to subsequent terms of two years. Unless otherwise defined by the board at the time of appointment, each term will begin on the first day of January, immediately following the member's appointment by the board. Any vacancy occurring during a member's term will be filled by the board. A person appointed to fill a vacancy occurring during a term will begin serving immediately upon appointment and will serve out the unexpired term of the member replaced.

ATTACHMENTS:
911 Surcharge Advisory Committee - Title 3.50.pdf
911 Surcharge Advisory Committee Coversheet.docx
Ron Elges - 911 SAC App_Redacted.pdf
Bayan Lewis 911 SAC App_Redacted.pdf
Susan Kules-Szeliga 911 SAC App_Redacted.pdf

CHAPTER 3.50. - SURCHARGE FOR ENHANCEMENT OR IMPROVEMENT OF TELEPHONE SYSTEM USED FOR REPORTING EMERGENCY

3.50.010 - Authority and purpose.

This chapter is enacted pursuant to NRS 244A.7641 through 244A.7647 for the following purposes:

A. To establish an advisory committee to develop a five-year master plan for the enhancement or improvement of the telephone system for reporting emergencies in Douglas County and to oversee any money allocated for that purpose.

B. To impose a surcharge for the enhancement or improvement of the telephone system for reporting an emergency in Douglas County on:

1. Each access line or trunk line of each customer to the local exchange of any telecommunications provider providing those lines in Douglas County; and

2. The mobile telephone service provided to each customer of that service whose place of primary use is in Douglas County.

(Ord. 1212, 2007)

3.50.020 - Definitions.

As used in this chapter, the words and terms defined in this section have the meanings ascribed to them below, or if not defined below, then the meanings ascribed to them in NRS ch. 244A.

A. *Incumbent local exchange carrier* has the meaning ascribed to it in 47 U.S.C. § 251(h)(1), as that section existed on October 1, 1999, and includes a local exchange carrier that is treated as an incumbent local

exchange carrier pursuant to that section.

B. *Mobile telephone service* means cellular or other service to a telephone installed in a vehicle or which is otherwise portable.

C. *Place of primary use* has the meaning ascribed to it in 4 U.S.C. § 124(8), as that section existed on August 1, 2002.

D. *Supplier* means a person authorized by the Federal Communications Commission to provide mobile telephone service.

E. *Trunk line* means a line that provides a channel between a switchboard owned by a customer of a telecommunications provider and the local exchange of the telecommunications provider.

(Ord. 1517, 2018; Ord. 1212, 2007)

3.50.030 - Establishment of an advisory committee to develop a plan to enhance or improve telephone system for reporting emergency.

The board creates a five-member advisory committee to develop a five-year master plan to enhance or improve the telephone system for reporting an emergency in Douglas County and to oversee any money allocated for that purpose (the committee). The master plan must include an estimate of the cost of the enhancement or improvement of the telephone system and all proposed sources of money for funding the enhancement or improvement.

A. Members will serve without compensation.

B. A member appointed to the committee must:

1. Be a resident of Douglas County.

2. Possess knowledge concerning telephone systems for reporting emergencies; and

3. Not be an elected public officer.

C.

As Douglas County has a population of less than 100,000, at least one member of the committee must be a representative of an incumbent local exchange carrier which provides service to persons in Douglas County.

D. Subject to the provisions of subsection (B), subparagraph (3), above, the committee must include the chief law enforcement officer or that officer's designee from the Douglas County Sheriff's Office.

E. Members will be selected at large by the board at its discretion.

F. The board must appoint members for a term of two years, except for the initial term, and may reappoint any member to subsequent terms of two years. Unless otherwise defined by the board at the time of appointment, each term will begin on the first day of January, immediately following the member's appointment by the board. Any vacancy occurring during a member's term will be filled by the board. A person appointed to fill a vacancy occurring during a term will begin serving immediately upon appointment and will serve out the unexpired term of the member replaced.

(Ord. 1517, 2018; Ord. 1212, 2007)

3.50.040 - Chairman, election, and duties.

A. The committee must elect from its membership a chairman and vice-chairman.

B. The chairman will preside at meetings and be the signatory of any correspondence necessitated by operation of the committee.

(Ord. 1212, 2007)

3.50.050 - Rules and regulations.

The committee may adopt rules and regulations regarding its meetings and procedures.

(Ord. 1212, 2007)

3.50.060 - Quorum.

Three members of the committee will constitute a quorum. The approval of a majority of all members present to vote is necessary on any action the committee desires to take.

(Ord. 1212, 2007)

3.50.070 - Meetings.

The committee must hold a public meeting not less than quarterly unless a rule changing the meeting is adopted by the committee. At least three working days prior to any meeting, copies of the proposed agenda must be provided to each member of the committee. Notice of the meetings and the conduct of the meetings of the committee, including the taking of minutes and their transcription and retention, must comply with the provisions of NRS ch. 241, Nevada Open Meeting Law.

(Ord 1517, 2018; Ord. 1212, 2007)

3.50.080 - Creation of special revenue fund; use of money in fund.

A. The board creates a special revenue fund for the deposit of any money collected pursuant to NRS 244A.7643. The money in the fund must be used only for the following purposes:
    1. To enhance the telephone system for reporting an emergency, including only:
        (a) Paying recurring and nonrecurring charges for telecommunication services necessary for the operation of the enhanced telephone system;
        (b) Paying costs for personnel and training associated with the routine

maintenance and updating of the database for the system;

(c) Purchasing, leasing or renting the equipment and software necessary to operate the enhanced telephone system, including without limitation, equipment and software that identify the number or location from which a call is made; and

(d) Paying costs associated with any maintenance, upgrade and replacement of equipment and software necessary for the operation of the enhanced telephone system.

B. If the balance in the fund created pursuant to subsection (A)(1) which has not been committed for expenditure exceeds $1,000,000.00 at the end of any fiscal year, the board must reduce the amount of the surcharge imposed during the next fiscal year by the amount necessary to ensure that the unencumbered balance in the fund at the end of the next fiscal year does not exceed $1,000,000.00.

(Ord. 1517, 2018; Ord. 1212, 2007)

3.50.090 - Imposition of telephone surcharge.

A. The board imposes a surcharge for the enhancement of the telephone system for reporting an emergency in Douglas County on:

1. Each access line or trunk line of each customer to the local exchange of any telecommunications provider providing those lines in Douglas County; and
2. The mobile telephone service provided to each customer of that service whose place of primary use is in Douglas County.

B. The surcharge on access lines to the local exchange of a telecommunications provider will be $0.75 per month per line.

C. The surcharge on trunk lines to the local exchange of a telecommunications provider will be $7.50 per month per line.

D.

The surcharge for each telephone number assigned to a customer by a supplier of mobile telephone service will be $0.75 per month per telephone number.

E. A telecommunications provider that provides access lines or trunk lines in Douglas County and a supplier that provides mobile telephone service to customers whose place of primary use is in Douglas County must collect the surcharge from its customers each month. Except as otherwise provided in NRS 244A.7647, each telecommunications provider and supplier must remit the surcharge it collects to the treasurer of the county in which the surcharge is imposed not later than the 15th day of the month after the month it receives payment of the surcharge from its customers. In accordance with NRS 244A.7647, a telecommunications provider or supplier which collects the surcharge imposed pursuant to this section is entitled to retain an amount of the surcharge collected which is equal to the cost to collect the surcharge.

F. Telecommunications providers and mobile telephone service suppliers (collectively "providers") affected by this chapter must impose the surcharges as described in this section 3.50.090. Any adjustment to the surcharge amount must only be enacted by the board by ordinance and must be imposed by providers by no later than 60 days after the effective date of any such ordinance; surcharge collections shall be remitted to the Douglas County Treasurer in accordance with NRS ch. 244A.

G. The county manager may adopt procedures as necessary to effectuate the provisions of this section.

(Ord. 1517, 2018; Ord. 1212, 2007)

3.50.100 - Penalty for failure to remit surcharges

Any telecommunications provider or mobile telephone service supplier that fails to remit surcharges due within 90 days after the date on which the telecommunications provider or supplier must otherwise remit the surcharges to the county treasurer will

be subject to a penalty of five percent of the cumulative amount of surcharges owed by the telecommunications provider or supplier.

(Ord. 1212, 2007)

911 Surcharge Advisory Committee Vacancies

911 Surcharge Term Expired	
Bayan Lewis	Telecommunication Experience
Stephen Buffo*	Local Exchange Carrier Representative
Ron Elges**	Sheriff's Office Designee

911 Surcharge Applications Received		Applicant Availability for BOCC Meeting
Ron Elges	Sheriff's Office Designee	Yes
Bayan Lewis	Retired Law Enforcement with Emergency Operations Communication Systems Experience	Yes
Susan Kules-Szeliga	Member-at-Large	Yes

*No applications were received for Local Exchange Carrier Representative.

**Ron Elges is the Sheriff's Office designee.

Application Form

Profile

Ron
First Name

Elges
Last Name

[redacted]
Home Address

Minden
City

NV
State

89423
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

39

Home: (775) 782-9900
Primary Phone

Alternate Phone

relges@douglasnv.us
Email Address

Which Boards would you like to apply for?

9-1-1 Surcharge Advisory Committee: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, September 5, 2024, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

yes

Question applies to 9-1-1 Surcharge Advisory Committee

What qualifications do you have that make you a candidate to sit on the 9-1-1 Surcharge Advisory Committee?

I am required by NRS to be on this committee.

Question applies to 9-1-1 Surcharge Advisory Committee

The 9-1-1 Surcharge Advisory Committee Members meet on an as needed basis (approximately 3-5 times per year). Each member is expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to 9-1-1 Surcharge Advisory Committee

What is your goal and vision for the five-year master plan for the enhancement or improvement of the telephone systems for reporting emergencies in Douglas County; and how would you bring that vision to fruition?

---

n/a

Question applies to 9-1-1 Surcharge Advisory Committee

[UPDATE] The current vacancies are for the following seats in the Airport Advisory Committee: The airport soaring community - one vacancy. The airport powered community - one vacancy. The business community - one vacancy. The community at large - one vacancy. Please indicate which seat you are applying for below.

---

911 Surcharge Advisory committee

Ron Elges

Background and Education:

Occupation:

Undersheriff

Qualifications:

28 years of law enforcement

Experience in Community Service:

29 years as service as a Deputy Sheriff

Affiliation with Technical / Professional Societies:

n/a

Education Background and Degrees held, if any:

n/a

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Please explain:

n/a

Additional Comments:

n/a

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Ron Elges

Ron Elges

Application Form

Profile

Bayan
First Name

Lewis
Last Name

[redacted]
Home Address

Gardnerville
City

NV
State

89410
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

19

Home: (775) 782-8068
Primary Phone

Alternate Phone

bayanlewis@gmail.com
Email Address

Which Boards would you like to apply for?

9-1-1 Surcharge Advisory Committee: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to 9-1-1 Surcharge Advisory Committee

What qualifications do you have that make you a candidate to sit on the 9-1-1 Surcharge Advisory Committee?

I have over 40 years law enforcement experience, retired from LAPD with 34 years as Chief of Police, then Chief of Police of the Los Angeles County Office of Public Safety for 5 and a half years. Returned to LA City service as Director Safety Services for the four LA City airports (Police, Fire, Emergency Preparedness). In each Dept. I was at some point responsible for the Communications systems, including up grading, modernizing, and staffing. I have been on the Douglas County 9-11 Surcharge Committee for the past two years, missing only one meeting due to being out of state teaching.

Question applies to 9-1-1 Surcharge Advisory Committee

The 9-1-1 Surcharge Advisory Committee Members meet on an as needed basis (approximately 3-5 times per year). Each member is expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to 9-1-1 Surcharge Advisory Committee

What is your goal and vision for the five-year master plan for the enhancement or improvement of the telephone systems for reporting emergencies in Douglas County; and how would you bring that vision to fruition?

The key to a valid, responsive 9-11 dispatch system is essentially twofold, first well trained and dedicated dispatchers are a must for any system to function. Second, their equipment has to be up to date, with built in residency and redundancy. These can only be accomplished with constant attention to ensuring good hiring, good retention, and good training of personnel, and then the reasonable expenditure of budgetary funding to ensure the systems are well maintained and updated. My job is to ensure these issues are constantly addressed as a Board member and to ask the right questions at the right time.

Question applies to 9-1-1 Surcharge Advisory Committee

[UPDATE] The current vacancies are for the following seats in the Airport Advisory Committee: The airport powered community - one vacancy. The business community - one vacancy. The community at large - one vacancy. Please indicate which seat you are applying for below.

I am applying for the seat I have held for the past three years which expires at the end of this current year, it was an open community at large seat on 9-11 Surcharge Advisory Committee.

Background and Education:

Occupation:

Retired Law Enforcement

Qualifications:

40 plus years Law Enforcement experience. Experience in police communications systems and City Emergency Operations Centers.

Experience in Community Service:

Three years as a Commissioner on the Douglas County 9-11 Surcharge Committee. Associate member on the Douglas County LEPC Committee (Disaster Preparedness).

Affiliation with Technical / Professional Societies:

None

Education Background and Degrees held, if any:

BS Public Administration, Pepperdine College (LA) , Post grad work USC. Graduate US Army Command and General Staff College. California Teaching credential.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

Chief_Bayan_Lewis_Bio.Jan_2022.doc
Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

(•) Yes ( ) No

e-signature

Bayan Lewis

Bayan Lewis, Chief of Police, LAPD/LA County, *Retired*
(775) 901-1626 bayanlewis@gmail.com

Chief Bayan Lewis spent 40 years in Law Enforcement, retiring in 2003 as Chief of Police of the Los Angeles County Police, where he held that position for 5 ½ years. Prior to his time with LA County, he spent 34 years in the Los Angeles Police Department (LAPD), retiring in 1997 as the Interim Chief of Police. Bayan joined the United States Army in 1964, and remained within the California National Guard until 1988, when he retired as a Lieutenant Colonel. He had assignments in Infantry, Armor, and was the Division Provost Marshal when he retired. Bayan holds a Bachelor of Science in Public Administration from Pepperdine University, LA, California and graduated from the United States Army Command and General Staff College. He also completed graduate studies in Public Administration at the University of Southern California.

Preceding his appointment as Interim Chief of Police of LAPD, he was Assistant Chief, Director of Operations, where he was responsible for the management and leadership of some 85% of the department, including all patrol and most detective functions. Prior to his appointment as Assistant Chief, he held a variety of key positions such as the commanding officer of Anti-Terrorist Division; and Commander of Uniformed Service Group which included S.W.A.T., K-9, Air Support, METRO, and Tactical Planning. He was also a Deputy Chief of Headquarters Bureau which included all specialized detectives and emergency planning. In this position he was instrumental in developing the Dept. wide tactical training following the 1992 civil unrest, including the mobile field force concept. He established protocols for the LA City Emergency Operations Center and implemented the Joint Command System, and developed the technical processes and standards of curriculum of the LAPD recruit training division. He initiated the City Emergency Preparedness Cadre which eventually became the Emergency Preparedness Department.

He was the Dept. Commander, and City EOC Director for the first 25 hours of the Northridge earthquake. Additionally, he was the Dept. Commander for the follow-up trials for the Officers involved in the Rodney King incident, and was the Dept. Commander for the culmination of the O J Simpson trial. He was the Incident Commander for the North Hollywood Bank of America Robbery incident.

After his retirement from LAPD, he was specifically sought out by the Los Angeles County Board of Supervisors to merge three individual LA County police agencies into one cohesive department. He accomplished that goal and fashioned the newly formed LA County Office of Public Safety into one of the premier specialized law enforcement agencies in Southern California. Within that agency he established the first law enforcement agency-specific team for nuclear/chemical/biological response including equipment, tactics and training.

In 2005, Bayan was contracted by the Los Angeles World Airport (LAWA) to provide management review for airport security operations, including the LAWA Police Department. The focus areas consisted of the review and revision of policies, emergency management procedures and related training. Recognizing his knowledge and leadership, the LAWA Executive Staff subsequently appointed him as Interim Director of Safety Services until they could fill that position with a permanent, qualified individual. He spent the succeeding 1 ½ years in that role for all four of the Los Angeles City Airports and was the point of contact for the Federal Bio-Watch Agency in preparation for placement of biological monitoring devices within the City of LA. Chief Lewis formed the Airport Security Advisory Committee (ASAC) to develop a comprehensive all-hazard emergency management program including shared intelligence and counter-terrorism procedures. Key to this effort was the collaboration and information sharing between LAWA and TSA, FBI, LAFD, LAPD, the Customs and Border Protection and others. The ASAC provided an organized and structured format for all key emergency responders to plan, train and develop integrated, multi-agency responses for all-hazards. ASAC provided the definition of the various roles and responsibilities for major critical incidents including terrorism, and the development of a joint intelligence sharing process.

Since 1992, he has conducted training on emergency management and planning for Narcotics Interdiction Control Institute and is currently an integral part of the training team for the California Specialized Training Institute, Office of Emergency Services (CSTI), providing emergency management policy and procedures to police and city agencies all over California. Bayan has a California lifetime teaching credential. He has instructed in emergency management for FEMA and continues to consult on police leadership, risk management, and moral and ethical issues in law enforcement. Bayan continues to provide training to police agencies on various administrative and supervisory topics such as ethics, leadership, and critical incident investigations. He has provided that training to Douglas County Sheriffs, University of Cincinnati Police Dept., and the Boulder Colorado Police Dept.

Application Form

Profile

Susan
First Name

M
Middle Initial

Kules-szeliga
Last Name

[redacted]
Home Address

[redacted]
Suite or Apt

Gardnerville
City

NV
State

89410
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

12

Mobile: (775) 790-6487
Primary Phone

Alternate Phone

kulszel@gmail.com
Email Address

Which Boards would you like to apply for?

9-1-1 Surcharge Advisory Committee: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

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No

Question applies to 9-1-1 Surcharge Advisory Committee

What qualifications do you have that make you a candidate to sit on the 9-1-1 Surcharge Advisory Committee?

I am a Surviving Spouse-(Husband) who had served 31 years in the Military- Army. I feel I have a strong background in Emergency Situations, calm demeanor, making sure the person on the other end of the conversation remains intact.I am CPR/AED Certified, I have worked with the Dispatch on Emergency Flood Control, with Citizen Patrol as a Report Writer.

Question applies to 9-1-1 Surcharge Advisory Committee

The 9-1-1 Surcharge Advisory Committee Members meet on an as needed basis (approximately 3-5 times per year). Each member is expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to 9-1-1 Surcharge Advisory Committee

What is your goal and vision for the five-year master plan for the enhancement or improvement of the telephone systems for reporting emergencies in Douglas County; and how would you bring that vision to fruition?

I believe that all Retail Businesses and Casinos in Douglas County, Nevada should have a Solar Powered Telephone Box with built in adapters to charge cell phones(Braille indicator with perforated dots to ensure the help is available for Visual Impaired), when the power goes off in the valley, such as Ruhenstroth, Fish Springs, Holbrook Junction, TRE, and many more rural communities that need immediate services.This suggestion is a visual goal to enhance the older Generation in our County that depend on their Landlines, it would give citizens to build awareness when in need to get help through this Solar Powered Telephone Box and plugged into the Adapters and dial 911 , also give the Businesses a 'Shout out' in the record Courier knowing they are participating in a plan that will service the community.

Question applies to 9-1-1 Surcharge Advisory Committee

[UPDATE] The current vacancies are for the following seats in the Airport Advisory Committee: The airport powered community - one vacancy. The business community - one vacancy. The community at large - one vacancy. Please indicate which seat you are applying for below.

The business community

Susan M Kules-szeliga

Background and Education:

Occupation:

Retired

Qualifications:

Organized, Answer phone inquiries -remain positive while speaking to the person on the other end of the phone, Put a smile on your face. Take accurate messages. Enunciate when you speak.

Experience in Community Service:

07/2016:Volunteered as a Artifacts Collection Transcriber under the direction of Gail Allen. Carson Valley Museum and Cultural Center in Gardnerville, Nevada. 07/2016: Volunteered and Organized a Kid's Ice Cream Social for the Carson Valley Museum Cultural Center, Raised more than $1000 in Donations for the raffle prizes. Was Featured in The Record Courier on July 13th, 2016 08/2022- Presently Volunteering for the Douglas County Sheriff's Office-Citizen Patrol as a Report writer Completion of Training/ Certificate. 11/2023 -Present: Non-profit Board of Citizen Patrol, Director at Large (Position).

Affiliation with Technical / Professional Societies:

My affiliation with Techinical was using the (Advance Duxbury Software) for the Braille Writer (Juliet) was trained in Alamogordo, New Mexico at the Blind Institute for Visual Impaired Students. I studied and transcribed print material to braille, proofread the perforated dots.

Education Background and Degrees held, if any:

07/2002-06/2011: Licensed Educational Instructor/ Level Two K-12. State of New Mexico Board of Education. Las Cruses, New Mexico. Licensure Number:275049 02/2001-08/2002: Licensed Braille Transcriber: Licensure Number: 275049 .Alamogordo, New Mexico/ Roswell , New Mexico. 06/1975-06/1976: Attended University of Wisconsin Stout State/ Menomonie, Wisconsin 06/1975: Graduated from Columbia Heights Senior High School,Minnesota. 11/1990-06/1994: Worked directly with the Richfield Police Emergency Service Division, Richfield Police Reserves/ Auxiliary Officer for 4 years. Trained on the job, Emergency Dispatch from a Communication Van on a gas leak in the City of Richfield, Minnesota. 03/1991: Attended the Hennepin County Sheriff Department Auxiliary Police Course/ Completion /Certificate. Minneapolis, Minnesota. 1989-2004: Worked and trained on the Job with Walgreens, Completed 1500 hours, took the Pharmacy Board test/ Licensed in Minnesota, New Mexico, Nevada.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I strongly believe I would make a good candidate for this position that I am applying for as a Volunteer for the 9-1-1 Surcharge Advisory Committee.

Attachments

Upload a Resume

Resume and Photos

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Susan M Kules-Szeliga

AGENDA ITEM NO. 19.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on three appointments to the Genoa Historic District Commission, one for a partial term set to expire on December 31, 2025, and two each for a two-year term from January 2025 through December 31, 2026, in accordance with County Code 2.28. (Jenifer Davidson)

RECOMMENDED MOTION:
Appoint _____ to the Genoa Historic District Commission for a partial term set to expire on December 31, 2025.
Appoint _____ and _____ to the Genoa Historic District Commission for a two-year term of office from January 2025 through December 31, 2026.

FINANCIAL IMPACT:
None

BACKGROUND:
There are three vacancies on the Genoa Historic District Commission. One for a partial term and two for full terms.

The vacancies were announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. Applications were received by 5:00 p.m. on Friday, December 6, 2024.

The Genoa Historic District Committee consists of five members of which shall be appointed by the Board of County Commissioners (Board). The Board must choose persons qualified to serve on the Genoa Historic District Committee and fulfill its purpose stated in chapter 20.680.

A. All members shall serve without compensation. Members are, in order of preference, to be residents of the town of Genoa or zone 1, residents of zone 2, or residents of zone 3. The map showing the zones shall be kept on file with the Genoa town board.

B. At least one member shall be experienced in building construction.

C. One member be an architect, designer or engineer.

D. One member be a person actively involved in a state or local historical society or group.

E. The characteristics listed in subsections B, C and D above should not be vested in the same individual.

F. In the event that no person qualified to serve on the commission is available who also fulfills the conditions set forth in subsections A, B, C and D of this section the Board shall appoint a member at their discretion.

The Board shall appoint any member not a member of the town board for a term of two years, and may reappoint any such member to a subsequent term of two years. Any vacancy occurring during any member's term shall be filled by the Board. A person appointed to fill a vacancy occurring during a term shall serve out the unexpired term of the member replaced. Upon the expiration of the terms of members serving on the commission on the effective date of this ordinance, the Board shall set the appointed members' terms so as to provide for the terms of two of the appointed member's terms ending on December 31st on even-numbered years and two of the appointed member's terms ending on December 31st of odd-numbered years.

ATTACHMENTS:

Genoa Historic District Commission - Title 2.28.pdf
Genoa Historical Zones.pdf
Genoa Historic District Committee Coversheet.docx
Rick Myers GHDC App_Redacted.pdf
C Denise Huiner GHDC App_Redacted.pdf
Cindy Webb GHDC App_Redacted.pdf
Molly Dahl GHDC App_Redacted.pdf

CHAPTER 2.28. - GENOA HISTORIC DISTRICT COMMISSION

2.28.010 - Established—Membership.

There is established in Genoa a historic district commission, the members of which shall be five members appointed by the board of commissioners. The board must choose persons qualified to serve on the historic district commission and fulfill its purpose stated in chapter 20.680.

A. All members shall serve without compensation. Members are, in order of preference, to be residents of the Town of Genoa or zone 1, residents of zone 2, or residents of zone 3. The map showing the zones shall be kept on file with the Genoa Town Board.

B. At least one member shall be experienced in building construction.

C. One member be an architect, designer or engineer.

D. One member be a person actively involved in a state or local historical society or group.

E. The characteristics listed in subsections (B), (C) and (D) above, should not be vested in the same individual.

F. In the event that no person qualified to serve on the commission is available who also fulfills the conditions set forth in subsections (A), (B), (C), and (D) of this section the board of commissioners shall appoint a member at their discretion.

The board of county commissioners shall appoint any member not a member of the town board for a term of two years, and may reappoint any such member to a subsequent term of two years. Any vacancy occurring during any member's term shall be filled by the board of county commissioners. A person appointed to fill a vacancy occurring during a term shall serve out the unexpired term of the member replaced. Upon the expiration of the terms of members serving on the commission on the

effective date of this ordinance, the board shall set the appointed members' terms so as to provide for the terms of two of the appointed member's terms ending on December 3 on even-numbered years and two of the appointed member's terms ending on December 31 of odd-numbered years.

(Ord. 696, § 1, 1995; Ord. 505, 1989, Ord. 427 § 1, 1984; Ord. 212 § 4, 1974)

2.28.020 - Chairman—Election and duties.

A. The commission shall elect from its membership a chairman and vice-chairman.

B. Duties of the chairman shall be to preside at meetings and be the signatory of any correspondence necessitated by operation of the commission.

(Ord. 212 § 5(a), (b), 1974)

2.28.030 - Rules and regulations adoption.

The commission may adopt rules and regulations regarding procedures consistent with this chapter and chapters 20.680 and 20.658 and shall submit the rules and regulations to the board of commissioners for its approval. The commission may employ clerical and technical assistance within the constraints of its budgeted funds, if any.

(Ord. 945, 2000; Ord. 696, § 2, 1995; Ord. 505, 1989; Ord. 212 § 5(c), 1974)

2.28.040 - Quorum.

Three members of the commission shall constitute a quorum, and it shall be necessary for the concurrence of a majority of all members present to vote on any action the commission desires to take.

(Ord. 212 § 5(d), 1974)

2.28.050 - Meetings—Hearings.

A. The commission shall hold a public meeting on a regular day each month, unless there are no applications pending before the commission. Notice of the meetings shall be given in conformance with the provisions of NRS Chapter 241, Open Meeting Law. Each application must be submitted on a form approved by the board of county commissioners and must contain or be accompanied by the information specified in the form.

B. The chairman of the commission must notify the applicant in writing within ten working days after the application is submitted. If the chairman determines that the application is not complete and ready for hearing the notice must specifically state what items the applicant should further submit to complete the application. Upon submission of these items, the chairman shall notify the applicant within five days that the application is complete and ready for hearing. The notice must also inform the applicant of the date, time and place of the public meeting of the commission at which the application will be heard.

C. The commission must act on the applicant's complete application within 60 days after the date of the written notice of a complete application is given to the applicant pursuant to subsection (B). The commission's failure to act on the applicant's complete application within 60 days means that the commission is deemed to have approved the application. The time limit prescribed in this subsection may only be extended by mutual consent of the applicant and the commission, and any extension may not exceed an additional 60 days beyond the original 60-day period.

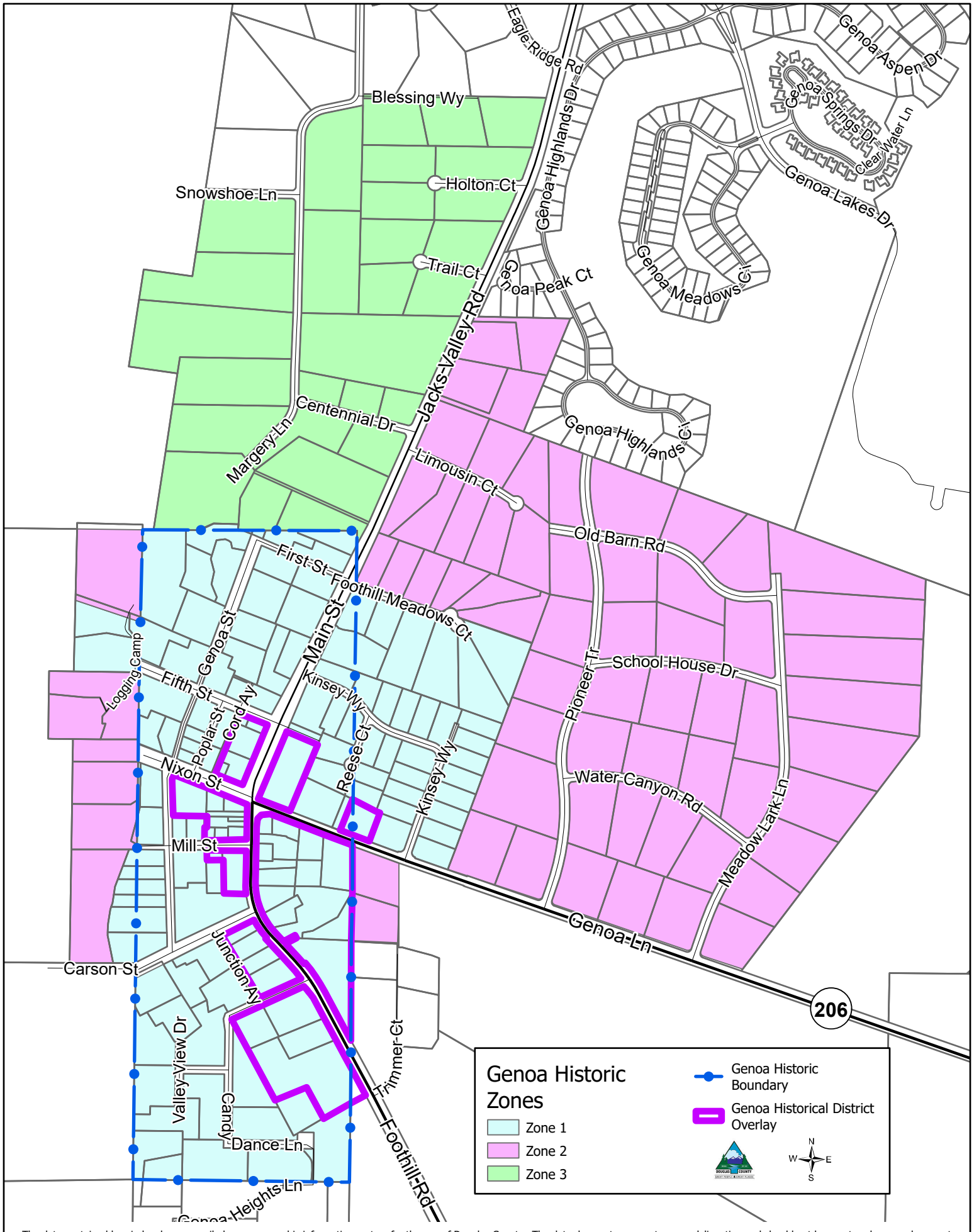
(Ord. 945, 2000; Ord. 505, 1989; Ord. 212 § 5(e), 1974)

2.28.060 - Commission actions.

A. The commission's review is limited to exterior architectural features shown on the applicant's project application. If the exterior architectural features submitted by the applicant are not consistent with an architectural style recognized by the commission as being used historically in the district or if the combination of exterior architectural features are inconsistent with the applicant's proposed project, the commission may recommend disapproval of the applicant's proposed project because of the architectural style or combination of exterior architectural features do not substantially achieve preservation, maintenance, protection and rehabilitation of the publicly visible architectural style of structures in the district. If the exterior architectural features submitted by the applicant are consistent with an architectural style recognized by the commission as being used historically in the district and the applicant's combination of exterior architectural features are consistent with the applicant's proposed project, the commission must recommend approval of the applicant's proposed project because the project preserves, maintains, protects or rehabilitates the publicly visible architectural style of structures in the district.

B. Exterior architectural feature means the outside design and style parts of the structure which are subject to view from a public street or place. Exterior architectural features include projections, recesses, eaves, and roof overhangs, roof plan, trim detail, wall and window treatment, siding material, building color, the use and design placement of signage and display advertising. Exterior architectural feature does not include interior plans, building features not subject to view from a public street or place, and matters addressed by county planning and zoning regulations outside of the provisions of this chapter, including but not limited to county zoning, building, electrical, plumbing, fire or safety codes and the county's review procedures conducted pursuant to these other regulations and codes.

(Ord. 945, 2000.)



The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

Genoa Historic District Commission Vacancies

Genoa Historic District Commission Term Expired
Rick Myers
C. Denise Huiner
Vacant – to fill partial term expiring

Genoa Historic District Commission Applications Received	Applicant Availability for BOCC Meeting
Rick Myers	Yes
C. Denise Huiner	Yes
Cindy Webb	Yes
Molly Dahl	Yes

Application Form

Profile

Rick
First Name

B
Middle Initial

Myers
Last Name

[redacted]
Home Address

[redacted]
Suite or Apt

Genoa
City

NV
State

89411
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

20

[redacted]
Primary Phone

[redacted]
Alternate Phone

otter43@hotmail.com
Email Address

Which Boards would you like to apply for?

Genoa Historic District Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Genoa Historic District Commission

What qualifications do you have that make you a candidate to sit on the Genoa Historic District Committee?

I have been a resident of the Town of Genoa for 18 years. I am a retired Firefighter and Masonry Contractor. I was in the fire service for 35 years, beginning in the US Forest Service and ultimately retiring from the City of South Lake Tahoe Fire Department. Positions held while in the US Forest Service include Engine Crew Member, Hot Shot Member, Smoke Jumper and Crew Boss. Positions held in the City of South Lake Tahoe Fire Department include Firefighter, Emergency Medical Technician (EMT), Engineer, Arson Investigator, Training Officer, Captain and Division Chief. I was also an Adjunct Faculty member at the South Lake Tahoe Community College where I taught Fire Behavior and conducted Live Fire Training Drills. Among several businesses I have started and operated, I was a Licensed Masonry Contractor for 30 years, and have extensive experience in the construction industry, both commercial and residential. As a business owner, I hired, trained and supervised employees on various masonry projects in the Lake Tahoe area. I also built four personal residences and two personal home remodels. I hold a Bachelor of Science Degree in Administration, an Associate of Arts Degree in Fire Science, and California Fire Officer and Chief Fire Officer Certifications. I have volunteered my masonry skills in the community and through the Fire Department. I have been involved in Fire Department short and long-term planning. As a member of the Genoa Volunteer Fire Department, I have also participated in many fund-raising events including Candy Dance and the July 4th Celebration in collaboration with the Friends of Genoa (FOG), and the Town of Genoa. I have been a member of various committees, including Critical Incident Stress Management Team, El Dorado County Disaster Council, Departmental Negotiation Committee, and I am the Representative for Genoa Station 3 on the District-wide Volunteer Association Committee. I know most of the members of the Historic District Committee, and I am confident that we can work together to follow District and Town Policy, making sound decisions to preserve the historic integrity of the Town of Genoa. Thank you for considering me for this position. Rick Myers

Question applies to Genoa Historic District Commission

The Genoa Historic District Committee meets on an as needed basis (when a member of the public files an application). Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to Genoa Historic District Commission

Given what you know about the Genoa Historic District Committee, what is the most important thing we do for the community?

The policies and procedures of the commission were codified into Douglas County Code recently by the Board of County Commissioners. It is our responsibility to evaluate, approve or deny applications for a Certificate of Appropriateness for construction, remodels, painting, signage, fences, etc., within the Genoa Historic District. It is our charge to come to consensus as to whether to approve the application, deny the application or work with the applicant to make appropriate changes to conform to the historical integrity of our community.

Background and Education:

Occupation:

Fireman/Masonry contractor -- Retired

Qualifications:

I have been Adjunct Faculty member at the South Lake Tahoe Community College where I taught Fire Behavior and conducted Live Fire Training Drills. I hold a Bachelor of Science Degree in Administration, an Associate of Arts Degree in Fire Science, and California Fire Officer and Chief Fire Officer Certifications. I was a licensed masonry contractor for 30 years. I have extensive construction experience and knowledge.

Experience in Community Service:

I have volunteered my masonry skills in the community and through the Fire Department. I have been involved in Fire Department short and long-term planning. As a member of the Genoa Volunteer Fire Department, I have also participated in many fund-raising events including Candy Dance and the July 4th Celebration in collaboration with the Friends of Genoa (FOG), and the Town of Genoa. I have been a member of various committees, including Critical Incident Stress Management Team, El Dorado County Disaster Council, Departmental Negotiation Committee, and I am the Representative for Genoa Station 3 on the district-wide Volunteer Association Committee.

Affiliation with Technical / Professional Societies:

I am a volunteer with the Genoa Volunteer Fire Department and the Representative for Genoa Station 3 on the district-wide Volunteer Association Committee. I've been on the Genoa Historic District Commission since September 2021

Education Background and Degrees held, if any:

I hold a Bachelor of Science Degree in Administration, an Associate of Arts Degree in Fire Science, and California Fire Officer and Chief Fire Officer Certifications. Licensed masonry contractor.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I have served on the Genoa Historic District Commission for the past 2 ½ years and I am confident we can continue to work together to follow District and Town Policy, making sound decisions to preserve the historic integrity of the Town of Genoa. My current position expires December 2024. I have been a resident of the Town of Genoa for 18 years. I am a retired Firefighter and Masonry Contractor. I was in the fire service for 35 years, beginning in the US Forest Service and ultimately retiring from the City of South Lake Tahoe Fire Department. Positions held while in the US Forest Service include Engine Crew Member, Hot Shot Member, Smoke Jumper and Crew Boss. Positions held in the City of South Lake Tahoe Fire Department include Firefighter, Emergency Medical Technician (EMT), Engineer, Arson Investigator, Training Officer, Captain and Division Chief. I was also an Adjunct Faculty member at the South Lake Tahoe Community College where I taught Fire Behavior and conducted Live Fire Training Drills. Among several businesses I have started and operated, I was a Licensed Masonry Contractor for 30 years, and have extensive experience in the construction industry, both commercial and residential. As a business owner, I hired, trained and supervised employees on various masonry projects in the Lake Tahoe area. I also built four personal residences and two personal home remodels. I hold a Bachelor of Science Degree in Administration, an Associate of Arts Degree in Fire Science, and California Fire Officer and Chief Fire Officer Certifications. I have volunteered my masonry skills in the community and through the Fire Department. I have been involved in Fire Department short and long-term planning. As a member of the Genoa Volunteer Fire Department, I have also participated in many fund-raising events including Candy Dance and the July 4th Celebration in collaboration with the Friends of Genoa (FOG), and the Town of Genoa. I have been a member of various committees, including Critical Incident Stress Management Team, El Dorado County Disaster Council, Departmental Negotiation Committee, and I am the Representative for Genoa Fire Station 3 on the District-wide Volunteer Association Committee

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Frederick B. Myers

Application Form

Profile

Carole (denise) — First Name
Huiner — Last Name

[redacted] — Home Address

Genoa — City
NV — State
89411 — Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

7 1/2 years

[redacted] — Primary Phone
[redacted] — Alternate Phone

cdsdenise@gmail.com — Email Address

Which Boards would you like to apply for?

Genoa Historic District Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, September 5, 2024, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Genoa Historic District Commission

What qualifications do you have that make you a candidate to sit on the Genoa Historic District Committee?

I live in the Historic district and know the importance of keeping Genoa on the National Historic Registry. I am currently the chair of the Genoa Historic District Committee. I am also have over 35 years of Real Estate experience and have worked with building departments.

Question applies to Genoa Historic District Commission

The Genoa Historic District Committee meets on an as needed basis (when a member of the public files an application). Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Genoa Historic District Commission

Given what you know about the Genoa Historic District Committee, what is the most important thing we do for the community?

It is the committees responsibility to preserve Genoa's historic commercial buildings, by working with local businesses in the district to keep the historic integrity and charm.

Background and Education:

Carole (denise) Huiner

Occupation:

Analyst I / Operations

Qualifications:

I currently work for Southwest Gas Corp and live in Genoa and care about or town. I also have a Real Estate Brokers license in California and have worked with several Legislators being on committee on real estate issues.

Experience in Community Service:

Was a Director of California Association of Realtors, Director of National Association of Realtors, Was president of Delta Association of Realtors and worked with City councils or issues important in the community also I was a volunteer with my Church and President of the School Parent Teacher Group that coordinated fundraisers and found workers to work the events with the church and school.

Affiliation with Technical / Professional Societies:

Southwest Gas Diversity Council, CAR,NAR, and Alpha Gamma Sigma - Lifetime

Education Background and Degrees held, if any:

Notary for the State of Nevada University of Arizona Global Campus Master of Arts – Organizational Management – Specialization-Project Management California State University East Bay – College of Business & Economics – Bachelor of Science – Business Administration - Finance - Marketing Management –Corporate Management (three concentration) Los Medanos College – Associate of Arts - Liberal Arts: Behavioral Science & Social Science Associate of Science –Business Administration – Accounting (three degrees)

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I want to bring my knowledge and and experience to maintain the historic integrity of Genoa

Attachments

Carole_Denise_Huiner_NV___1-2024.docx

Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Carole Denise Huiner 10/15/2024

Carole (Denise) Huiner

[redacted]

[redacted]

Denise.Huiner@swgas.com

SUMMARY OF QUALIFICATIONS

Key contributor and demonstrated leader with outstanding expertise in all aspects of supervision in customer service, accounting, finance, sales, and marketing, created, implemented customer service, sales and marketing strategies, project planning, compliance regulatory requirements such as Sarbanes-Oxley, management rolls in all accounting concentrations, customer service, call center, collections, disaster assistance and recovery procedures. Resource management aligning daily work with available resources using analytical skills and knowledge of the region. Supply chain management including, supply chain planning, production scheduling, master scheduling, logistics planning, and inventory management supervision, Nevada Notary, California Real Estate Broker commercial, commercial leasing, project development, residential, property management. Enjoys working in a fast-paced environment, dealing with ambiguity forward thinking with a continuous process improvement mindset, highly focused upon the details and achieving exceptional results.

PROFESSIONAL EXPERIENCE

Southwest Gas Corporation March 2018 - Present

Carson City, NV

Resource Manager/Analyst I/ Division Operations

Leak Survey, NNV Encroachment Permits for relocations and new gas installation, FOMS resource management aligns daily work using available resources, analytical skills, and knowledge of the region, utilizing strong excel and Power BI skills to analyze emergency response data, while working with District supervisors to discover ways to improve response. Collaborated Developed and executed the pilot 4–10 customer service schedule in NNV Carson City Customer Service that reduced emergency response times, participated in the CA rate case organizing and analyzing data to find the most effective way to assign the work. Scheduled and facilitated the Damage Prevention 811 public outreach awareness and damage prevention training. Sent damage prevention letters, audited 101 packages, complied, and analyzed data to the PUCN, DCD maintenance and input and audit database for accuracy. Work in FOMS and SAP systems to assist customers and technicians in the field. Built relationships with the big box retailers with 811 awareness, hosting events, distributing tree tags, and 811 brochures. Participated in the annual Public Liaison meeting with first responders at all three locations. Compile the Northern Nevada Division construction metrics for corporate reports. Help customer service technicians in SAP and problem-solving SAP and FOMS customer service orders issues.

- Compile reports needed using pivot tables, Excel spread sheets, and Power BI
- FOMS Resource Manager scheduling and monitoring workflow for NNV locations in FOMS Optimizer
- Analyze and recommend solutions to audit discrepancies.
- My customer data base to create work orders, research customer orders and release work.
- Advance knowledge of Work Manager, Scheduler, and Field Manager applications.
- Participated in the implementation of the SAP system using FOMS Optimizer
- Update and run reports on Everbridge on call and dispatch system.
- Implemented the 2HR appointment systems for Northern Nevada Division monitor and maintain.
- Assist supervisors with obtaining data for schedule training and capital projects.
- Assist and monitor construction project budgets.
- Research and analyze data for special projects assignments.
- Work with contractor partners with new employee's system access and completing dailies.
- Communicating with customer relations in approving same day appointments
- Assign and monitor meter replacement and allocate other work when needed.
- Developed the pilot 4 – 10 schedules for Carson City Customer Service that is now used throughout the division

Carole (Denise) Huiner Cell: 925-628-2919
[redacted]
Denise.Huiner@swgas.com

Department of Homeland Security – FEMA October 2017 – January 2018
Carson City, NV
Customer Service Supervisor
Local Hire to Supervise high preforming diverse team for Federal Emergency Management Agency (FEMA) disaster call center. fast-paced training with a flexible work environment due to ongoing disasters. Web National Emergency Management Information System (NEMIS) and National Emergency Management Information System NEMIS Legacy systems. Intake disaster survivor applications, callout review system to disaster survivors to complete the process their application from the disaster. Assist survivors in getting assistance for housing, home damage, transportation, personal property loss, business loss, childcare and medical assistance. Analyze the procedures for processing request for assistance and developing recommendations for changes to established policies and procedures. Supervise employees working Help Line Tier 1 and Tier 2, Casework, DMARTs, Desk Top Inspections. Duties create productivity reports using Excel VLOOKUP and Pivot Tables, attendance reporting, and performance reviews.

Black Diamond Real Estate and **Lone Tree Real Estate Company** April 2016 – September 2017
Black Diamond Home Loans, Antioch, CA July 2011 – September 2014
November 2004 - October 2009
Broker, Sales and Marketing Director, Vice President of Finance
Produced and managed 250 million annually in sales, with a team of 25 real estate and loan agents, sold commercial, residential, rural and small businesses, rezoning of commercial property, planning commission, provided sales training, business accounting, completed BPO (broker price options) for banks and investors on pre-foreclosed and foreclosed properties and estimated repairs, completed BPO (broker price options) for county step up bases, human resources management and mortgage loan origination processing, submission to lenders, loan approvals, conditions and verified data.

- Performed all accounting functions, tax preparation, payroll accounts payable and receivable
- Conducted regular audits and quality control reviews
- Commercial leasing and space plan design
- Director marketing and sales managed and supervised 40 employees
- Sold over 150 million in Residential and Commercial Sales
- Hired and Conducted Sales Training for new agents
- Triage customer service complaints, provided mediation and conflict resolution
- Participated in loan processing by working with clients to submit loan applications and followed the process for pre-qualifications, from submission to lenders, loan approvals, conditions and verification of data
- Worked with buyers and sellers to perform the full range real estate transactions including REOs, PBOs, short sales, loan modifications, sales, rentals, and property management

Safeway Inc., Pleasanton September 2014 – March 2016
Supply Chain Analyst
Maintain targeted service level and forecast over 4 million dollars of monthly candy, grocery, General merchandise and perishable inventory for several Safeway warehouse divisions. Analyzed opportunities for investment and buying opportunities. This is done by managing promotional overstock, new items, recalls, discontinued items, reconciling discrepancies and interaction with warehouse when needed. Currently on the transition team and forecast the candy buys and displays for Northern California and different warehouses across the United States until position relocates out of California.

- Forecasting and Procurement of promotional inventory on AS400 and Excel
- Managed new items, bonus items and discontinued items
- Execute Supply Chain initiatives, forecasting new products and promotions
- Reconcile invoice discrepancies and process price changes
- Interacted with, warehouses, vendors, category, marketing and other departments as necessary
- Manage over four million dollars of inventory (candy, seasonal, general merchandise, grocery, and perishable items)
- Created pivot tables, macros, excel spread sheets, goal seeker, what if, access and sort data

Carole (Denise) Huiner
[redacted]
[redacted]
Denise.Huiner@swgas.com

Dean Foods formally **Berkeley Farms, Inc.** October 2009 - June 2011

Route Settlement Supervisor/ Customer Service Supervisor

Created new/break schedules that saved customer service department $287,000 a year in overtime and reduced customer hold times to under a minute. Designed an on-line web-based ordering system for customers to place orders, so this saved time, costs and reduced errors. Established and implemented weekly audit compliance control procedures. Created excel macros templates and pivot tables to forecast sales and production projections.

- Supervised 19 union employees, customer service, accounts receivable and payable, collection and route settlement, supported and backup for the Finance Administration Manager (FAM)
- Processed payroll for seven plant locations with 170 employees that is nine unions and non-union employees, processed wage garnishments and funded pension plans for the different unions.
- Established and implemented Sarbanes-Oxley procedures for three departments, audited daily routes, balanced accounts and created department budgets
- Forecast plant production of milk products, completed and audited monthly plant reports and completed monthly inventory and settlement
- Managed product quality issues and recalls of products
- Project planning for large grocery startups and designed the setup of store semantic displays
- Supervised accounts payable, accounts receivable and collection department
- Purchasing and Buyer of dairy items, plant supplies and ingredients items (all perishable)

EDUCATION

University of Arizona Global Campus Master of Arts – Organizational Management – Specialization-Project Management
Graduated 2021

California State University – **College *of Business & Economics*** – Bachelor of Science – Business Administration
East Bay **Graduated 2016** Finance - Marketing Management –Corporate Management (three concentrations)

Los Medanos College – Associate of Arts - Liberal Arts: Behavioral Science & Social Science
Graduated 2014 Associate of Science –Business Administration – Accounting (three degrees)

Professional Development, Affiliations and Skills

Certifications
California Real Estate Broker's License
Quick Books Certified
Currently State of Nevada - Notary Public
Trained in Federal FDCPA regulations for third-party collections.
Certified Mediator / Resolution Specialist Councilor – Pepperdine University School Of Law.

Volunteerism (Past/Present)
Southwest Gas Diversity Council
Relay for Life
Genoa Historic District Commission – Vice-Chair – Present
Southwest Gas Co. Customer Service & Dispatch Best Practice Committee
Tepezza Peer-to-Peer Counselor
Alpha Gamma Sigma - Lifetime
Woman Council of Realtors –Treasurer (Past)
National Association of Realtors Director (Past)
Alpha Gamma Sigma – Lifetime
California Association of Realtors Director (Past)
Delta Association of Realtors - Past President, Treasurer, Director (Past)

Competencies
Excel – pivot tables / macros templates
Access
JD Edwards, SAP
Scan Base Accounting 1
Windows Based PCs
MRI Preferred,
QMF query, Monarch
Programs writing Access, Visual Basics, SQL
Oracle Business
Type 45 WPM / 10 Key
Power BI
Sales Force
Accounting Management Software

Application Form

Profile

Cindy
First Name

A.
Middle Initial

Webb
Last Name

[redacted]
Home Address

[redacted]
Suite or Apt

Genoa
City

NV
State

89411
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

14 years resident and 24 years business owner

[redacted]
Primary Phone

Alternate Phone

cindywebb7@icloud.com
Email Address

Which Boards would you like to apply for?

Genoa Historic District Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, September 5, 2024, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

no

Question applies to Genoa Historic District Commission

What qualifications do you have that make you a candidate to sit on the Genoa Historic District Committee?

I have served as Chair for the Greater Genoa Business Association (currently dissolved) I have 3 properties in the Genoa Historic District 1 resident property, 1 buildable lot, and 1 Historic Business in Genoa, The Genoa Bar I was a contractor for Douglas County for 25 years running a Developmental Preschool, The Discovery Center under Scott Morgan at the Recreation Dept. from 1988 - 2013

Question applies to Genoa Historic District Commission

The Genoa Historic District Committee meets on an as needed basis (when a member of the public files an application). Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to Genoa Historic District Commission

Given what you know about the Genoa Historic District Committee, what is the most important thing we do for the community?

To preserve the antiquity of the Historic District of Genoa.

Background and Education:

Cindy A. Webb

Occupation:

Business Owner in Genoa

Qualifications:

I do have a history with Douglas County upholding family values and child development skills as a teacher for the community. I've held successful Community Fund Raisers for the Family Support Council and the Greater Genoa Business Association as well as being the Chair for the GGBA. After 25 years of service to Douglas County I was presented with a Proclamation of Declaration on record and I'm very proud of that. I do consider Genoa to be the heart of the Douglas County Community and I do want to see the town flourish with integrity.

Experience in Community Service:

2 year teaching Effective Parenting Classes at Family Support Council 25 years serving Douglas County with The Discovery Center Preschool and Kindergarten 1 year as Chair for the Greater Genoa Business Association Organized a Music Festival called "It Takes A Village" to raise money for Family Support Council and GGBA

Affiliation with Technical / Professional Societies:

No, not presently.

Education Background and Degrees held, if any:

2 year degree in Early Childhood Education

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Please explain:

I have a lot of time to devote to Genoa in whatever capacity needed. I love Genoa and predict I will live here for the rest of my life.

Additional Comments:

I do think owning a business in Genoa would bring balance to the prospective of this board. The Genoa Bar is a Historic Monument for the state of Nevada and it is our intention to treat it as such as the proprietor's and as residents of Genoa.

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Cindy Webb 10/17/24

Application Form

Profile

Molly
First Name

Dahl
Last Name

[redacted]
Home Address

Genoa
City

NV
State

89411
Postal Code

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

10

[redacted]
Primary Phone

Alternate Phone

dahlingmolly@icloud.com
Email Address

Which Boards would you like to apply for?

Genoa Historic District Commission: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

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No

Question applies to Genoa Historic District Commission

What qualifications do you have that make you a candidate to sit on the Genoa Historic District Committee?

I am a proud sixth generation Nevadan and a resident of Genoa for the last 10 years. Home means Nevada to me and always will. I have lived around the world in many beautiful and historic locations. I moved back to Nevada permanently in 2005. While exploring historic towns around the country, I ended up living in Purcellville, Virginia and worked in downtown Leesburg, Virginia (established in 1758 and a hotbed of activity during the Civil War) as the manager of The Coffee Bean on historic King Street. Not only did I learn the coffee roasting and selling business inside and out, I also learned about historic preservation, building and design codes, and the importance of "place" and of belonging to a character-rich community. In a world of rapid change, urbanization, migration from one state to another, and modernization it is imperative that we preserve our local heritage, our western heritage, and our small town heritage. People are drawn to quaint and to unique. Genoa is both. The preservation of Historic Genoa has been in my heart and mind since I settled at the top of Nixon Street. I have enjoyed participating with neighbors and Genoa residents through a common interest of preservation and community. Additional qualifications: I am well versed in working with diverse groups. I was a high school Spanish teacher for 18 years both in private and public education, worked for three years as the Entrepreneur Liaison between The Adams Hub and Carson High, spent six years running my own education consulting and curriculum design company, and an additional three years as co-founder to an Educational Non-profit, Mindful SEAD. Working with different world views and mindsets has become second nature to me. I find it challenging and enriching at the same time.

Question applies to Genoa Historic District Commission

The Genoa Historic District Committee meets on an as needed basis (when a member of the public files an application). Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to Genoa Historic District Commission

Given what you know about the Genoa Historic District Committee, what is the most important thing we do for the community?

Preserve the historic nature and the inviting character of Genoa.

Molly Dahl

Background and Education:

Occupation:

Author and Teacher

Qualifications:

I am well educated with a Masters Degree in Educational Leadership, know how to do research and how to read for comprehension. My communication skills are solid. My background in education and educational leadership has enabled me to work with quite diverse groups, especially with diverse views on what things should be done and how those things should be done. I live in the heart of Genoa and get along well with my neighbors and with the businesses in town. And I love Genoa and want to see its history and quality preserved.

Experience in Community Service:

I currently support Carson City Circles Initiative as their curriculum designer. Part of that is offering classes to their clientele and supporting their growing program. As an educator, I was involved in overseeing students with volunteer and community service projects. Part of my work with The Adams Hub was supporting student mentorships with local businesses to cultivate their entrepreneurial skills. I also served for a little bit on the Douglas County Advisory Board as the Education Liaison under Lisa Granahan.

Affiliation with Technical / Professional Societies:

Registered Yoga Teacher, Certificate of Positive Psychology, and currently a student in an 800 hour Yoga Therapy Certification Program.

Education Background and Degrees held, if any:

Master's Degree in Educational Leadership (Shenandoah University 2006), BA in Spanish Language and Literature (UNR 1999).

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Attachments

MollyDahlResume2018.pdf

Upload a Resume

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Molly Dahl 11/18/24

MOLLY DAHL

EDUCATIONAL CONSULTANT, TRAINER, AND CURRICULUM DESIGN EXPERT

[redacted]

mdahl@youthpositive.net

[redacted]

linkedin.com/in/mollydahlYOUTH

http://www.youthpositive.net

EDUCATION

MASTERS OF EDUCATIONAL LEADERSHIP
Shenandoah University
2006

BA SPANISH LANGUAGE AND LITERATURE
University of Nevada Reno
2009

EXPERTISE

Positive Education Presenter

Curriculum Development & Design

Audience Specific Content Development

Published Author

High School/Secondary School Teacher

Teacher Trainer

Interpersonal & Communication

Teamwork & Leadership

Planning & Project Implementing

Course Evaluation Design

Meditation/Mindfulness & Yoga

PROFESSIONAL PROFILE

Positive-orientated Education expert with a lifetime of experience in motivating and guiding others to marvel at the amazingness of life, to thrive, and to live their full potential. High-level, compelling international presenter and trainer, with expert knowledge, and proven success, in translating the research of Positive Psychology into accessible and engaging learning materials and resources for students, teachers, and parents. Robust and vibrant leadership, relationship, communication, teamwork, and organizational skills. Passionate about working harmoniously with others, or independently, toward project and goal completion.

EXPERIENCE

EXECUTIVE DIRECTOR

NewENetwork at Adams Hub for Innovation, Carson City, NV | Aug 2017 - Now

In-classroom liaison between the Adams Hub for innovation, a local business incubator and co-working space, and the Career and Technical Education program at Carson High. Bring the real world into the high school classroom with lessons from *YOUTH Positive* on problem solving, growth mindset and positive attitude, the entrepreneurial mindset, and the roots of creativity, among other engaging topics from Positive Psychology. Host local business owners and entrepreneurs as guest speakers who add their rich experiences, encouraging students to develop the entrepreneurial attitude at an early age.

- Develop specific learning objectives and outcomes, as well as assessments, for topics of positive psychology impacting both the business and the entrepreneurial world.
- Develop research-base student curriculum and learning materials to meet these student learning objectives and outcomes.
- Serve as role model to promote the values of positive psychology.

FOUNDER AND CREATOR

YOUTH Positive, Carson City, NV | June 2014 – Present

Research the core principles, practices, and tools of positive psychology and translate them into accessible and engaging lessons, activities, and personal experiments for both students and teachers. Design, develop, and publish teacher training presentations, Teacher's Guide workbook, teacher lesson plans and scripts, and teaching aids for the classroom. Design, develop, and publish highly engaging K-12 student materials. Present student assemblies, student classroom lessons, teacher trainings, and international educational conference workshops and lectures.

- Author and publish *YOUTH Positive, Exploring the Unique Genius of Every 21st Century Adolescent* – both a high school edition and a middle school workbook.
- Author and publish *YOUTH Positive, Exploring the Unique Genius of Every 21st Century Adolescent Teacher's Guide*.
- Author and pilot *YOUTH Positive, Exploring the Unique Genius of Every 21st Century Student*

MOLLY DAHL

EDUCATIONAL CONSULTANT, TRAINER, AND CURRICULUM DESIGN EXPERT

TECHNICAL SKILLS

Microsoft Word

Microsoft PowerPoint

Microsoft Publisher

Apple Pages

Squarespace Website Management

Social Media

Canva.com

CERTIFICATES, LICENSES & MEMBERSHIPS

CERTIFIED TEACHER
Cultivating Emotional Balance
2017

PROFESSSIONAL CERTIFICATE IN POSITIVE PSYCHOLOGY
WholeBeing Institute with
Dr. Tal Ben-Shahar
2014

CERTIFIED MEDITATION INSTRUCTOR
Asian Classics Institute
2011

CERTIFIED YOGA TEACHER
Tibetan Heart Yoga
2011
Integral Yoga
2003

LICENSED SCHOOL TEACHER
Spanish Language and Literature
(Grades 6-12)
2000

MEMBER
IPPA

EXPERIENCE -CONTINUED-

SPANISH TEACHER
Reed High School, Sparks, NV | Aug 2006 – June 2014

Taught 1st, 2nd, and 3rd year high school Spanish. Taught AP Spanish Literature. I didn't use a textbook for years 1-3, so in conjunction with my department chair, designed and developed my own curriculum for all my classes. Served as co-director for Reed High Mentor program. Guided mentors in the design and development of lessons for their mentees.

- Spanish was an elective at Reed. I consistently had 70-85% of my students who elected to continue to the next level.
- Served on the accreditation committee.
- Present growth mindset and positive education workshops to Reed faculty and staff.

SPANISH TEACHER
Bishop Manogue Catholic High School, Reno, NV | Aug 2005 – June 2006

Taught 1st, 2nd, and 3rd year high school Spanish. Attended to all classroom and faculty duties. Attended weekly Mass with my students. Served as Kiaros retreat leader.

SPANISH TEACHER, ENGLISH TEACHER, ATHLETIC COACH
Notre Dame Academy, Middleburg, VA | Aug 1999 – June 2005

Served as World Language department chair 2004-05. Taught 1st, 2nd, 3rd and 4th year high school Spanish. Taught one year of AP Spanish, as well as two years of Freshman English. Coached athletics every year: Women's Volleyball, Women's Basketball, and Co-ed Cross Country. Served as Outdoor Retreat team leader.

- Designed and created a Yoga as PE course. First semester offered, 30 students enrolled. Second semester offered, 60+ students enrolled.

REFERENCES

ROCHELLE TISDALE
Principal, Upper School
Oasis Academy, Fallon, NV
P: +1 775.423.5437
E: rtisdale@oasisacademyfallon.us

MICHELE LEWIS
Vice Principal & Administrator for Career and Technical Education
Carson High School, Carson City, NV
P: +1 775.283.1637
E: mlewis@carson.k12.nv.us

RICK SORENSEN
Program Specialist, Community Ed
Truckee Meadows Community College
P: +1 775.824.3833
E: rsorensen@tmcc.edu

MAREE FOWLER
Founder – POM Melbourne
Armadale, Victoria, Australia
P: + unknown
E: maree@pom-melbourne.com

AGENDA ITEM NO. 20.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion on one appointment to the Carson Water Subconservancy District by the Board of County Commissioners for a four-year term of office from January 2025 through December 31, 2028. This is a member-at-large position. (Jenifer Davidson)

RECOMMENDED MOTION:
Appoint _____to the Carson Water Subconservancy District, as the member-at-large, for a four-year term from January 2025 through December 31, 2028.

FINANCIAL IMPACT:
None

BACKGROUND:
There are two vancancies on the Carson Water Subconservancy District.

The vancies were announced using the County's website, social media, *The Record-Courier* and the Tahoe Tribune. Two applications were received by 5:00 p.m. on Friday, December 6, 2024.

ATTACHMENTS:
CWSD Act.pdf
Carson Water Subconservancy District Coversheet.docx
David Nelson_Redacted.pdf
Doug Johnson_Redacted.pdf

[Rev. 5/3/2022 9:30:15 AM--2021]

WATER AND SEWER DISTRICTS, SYSTEMS, PROJECTS AND CONSERVATION

CARSON WATER SUBCONSERVANCY DISTRICT ACT

CHAPTER 621, STATUTES OF NEVADA 1989

AN ACT relating to water conservancy districts; revising provisions concerning appropriation of water by local governments and water companies; revising provisions concerning the formation of conservancy and subconservancy districts; including Carson City within the Carson Water Subconservancy District; reorganizing and expanding the powers of the Carson Water Subconservancy District; prohibiting the Carson Water Subconservancy District from acquiring water rights by eminent domain; authorizing cities and counties within the Carson Water Subconservancy District to form special districts and to impose a tax for the support of the special district; and all other matters properly relating thereto.

[Approved: June 30, 1989]

(Leadlines for sections have been supplied by the Legislative Counsel of the State of Nevada)

The People of the State of Nevada, represented in Senate and Assembly, do enact as follows:

Sec. 9. Legislative findings and declaration. The Legislature hereby finds and declares that:

1. Reductions in the supply of available water, fragmented responsibility for the conservation and supply of water, and certain limitations on the authority of existing water conservancy districts are threatening the health, safety and welfare of the people living in the Carson River Basin;

2. This threat can be alleviated through the inclusion of the urban portion of Carson City in the Carson Water Subconservancy District and expanding the authority of the subconservancy district and the local governments in which it is situated;

3. The intent of the Legislature in adopting this act is that the powers conferred by this act will be exercised in a manner that will foster cooperation among the local governments participating in the Carson Water Subconservancy District; and

4. The unique division of water and financial resources among the local governments participating in the Carson Water Subconservancy District prevents making a general law applicable.

(Ch. 621, Stats. 1989 p. 1408)

Sec. 10. Creation and expansion; composition and powers of Board of Directors; establishment and powers of special districts.

1. The Carson Water Subconservancy District, as expanded to include the urban area of Carson City, is hereby expanded to include those portions of Churchill County and Storey County within the Carson River hydrologic basin. The assets and liabilities of the

existing district become the assets and liabilities of the newly formed district on July 1, 2021.

2. The Carson Water Subconservancy District shall be deemed to have been created pursuant to chapter 541 of NRS, with the same powers and duties, and subject to the same limitations as a water conservancy district created pursuant to that chapter except that the provisions of this act supersede the provisions of chapter 541 of NRS where the provisions of that chapter conflict with the express provisions of this act.

3. The Board of Directors of the Carson Water Subconservancy District consists of 13 members to be appointed as follows:

(a) Two members who are residents of Carson City appointed by the Board of Supervisors of Carson City;

(b) Two members who are residents of Lyon County appointed by the Board of County Commissioners of Lyon County;

(c) Five members who are residents of Douglas County, at least two of whom must represent agricultural interests in the county, appointed by the Board of County Commissioners of Douglas County;

(d) Two members who are residents of Churchill County appointed by the Board of County Commissioners of Churchill County; and

(e) Two members who are residents of Storey County appointed by the Board of County Commissioners of Storey County.

➥ No action may be taken by the Board of Directors without the affirmative vote of a majority of its members.

4. The Board of Directors may levy a tax upon all taxable property within the Carson Water Subconservancy District, other than taxable property located in Storey County, at a rate of not more than 3 cents on each $100 of assessed valuation for carrying out the activities of the district. The tax must be collected in the manner provided in chapter 541 of NRS. The limitations in chapter 354 of NRS upon revenue from taxes ad valorem do not apply to revenue received from a tax levied pursuant to this subsection.

5. If the Board of Directors levies a tax as described in subsection 4, the Board of County Commissioners of Storey County shall pay to the Carson Water Subconservancy District from the general fund of Storey County an amount that is equal to the amount that would have been generated if the Board of Directors imposed a tax pursuant to subsection 4 on the taxable property located in that portion of Storey County that is within the Carson River hydrologic basin.

6. The Board of Directors may issue general or special obligations to carry out the activities of the district, including, without limitation, the acquisition of water rights and the acquisition, construction or completion of waterworks, facilities, flood control or drainage projects or other projects in accordance with NRS 350.500 to 350.720, inclusive. Any general obligations issued pursuant to this subsection must comply with the provisions of NRS 350.020. The provisions of NRS 541.340 to 541.370, inclusive, do not apply to obligations issued pursuant to this subsection.

7. The Board of Directors may pledge:

(a) Any money received from the proceeds of the tax imposed pursuant to subsection 4 and from Storey County pursuant to subsection 5;

(b) The gross or net revenues derived from water rights, waterworks, facilities, flood control or drainage projects or other projects; and

(c) The special assessments collected by the district for maintaining and operating waterworks, facilities, flood control or drainage projects and other projects,

➥ for the payment of general or special obligations issued pursuant to subsection 6. For the purposes of subsection 3 of NRS 350.020 and NRS 350.500 to 350.720, inclusive,

money pledged by the board pursuant to this subsection shall be deemed to be pledged revenue of the project.

8. The Carson Water Subconservancy District shall not acquire water rights, or other property for the purpose of obtaining the appurtenant water rights, through the exercise of the power of eminent domain.

9. Carson City and each county located in part or in whole within the Carson Water Subconservancy District may establish a special district consisting of all or any portion of the land within the boundaries of the local government. The governing body of the local government is ex officio the board of directors of the district. Each special district may levy a tax upon all taxable property within its boundaries at a rate of not more than 7 cents on each $100 of assessed valuation. The tax must be collected in the same manner as other taxes ad valorem collected by the local government. The revenue from the tax must be used to allow the district to plan, construct, maintain and operate waterworks, facilities, flood control or drainage projects or other projects, and to obtain water and water rights for the benefit of the district. The limitations in chapter 354 of NRS upon revenue from taxes ad valorem do not apply to revenue received from a tax levied pursuant to this subsection. A district for which a tax is levied pursuant to this subsection is not entitled to receive any distribution of supplemental city-county relief tax. Districts established pursuant to this subsection may enter into cooperative agreements pursuant to chapter 277 of NRS concerning the management of the waterworks or resources.

10. The Carson Water Subconservancy District may, for the payment of general or special obligations issued pursuant to subsection 6, pledge any money received from the proceeds of a tax imposed by a special district established pursuant to subsection 9 if:

(a) The Carson Water Subconservancy District and the special district established pursuant to subsection 9 have entered into a cooperative agreement pursuant to chapter 277 of NRS; and

(b) The cooperative agreement authorizes the Carson Water Subconservancy District to pledge the money received from the proceeds of that tax.

(Ch. 621, Stats. 1989 p. 1408; A—Ch. 319, Stats. 1997 p. 1200; Ch. 189, Stats. 1999 p. 922; Ch. 160, Stats. 2021 p. 719)

Sec. 10.5. Powers of certain local governments located partially or wholly within District.

1. The Board of Supervisors of Carson City and the board of county commissioners of each county located in part or in whole within the Carson Water Subconservancy District may levy a tax upon all taxable property within its boundaries at a rate of not more than 7 cents on each $100 of assessed valuation for the acquisition, construction or completion of waterworks, facilities, flood control or drainage projects or other projects. The tax must be collected in the same manner as other taxes ad valorem collected by the local government. The limitations in chapter 354 of NRS upon revenue from taxes ad valorem do not apply to revenue received from a tax levied pursuant to this subsection.

2. The Board of Supervisors of Carson City and the board of county commissioners of each county located in part or in whole within the Carson Water Subconservancy District may issue general or special obligations to acquire, construct or complete waterworks, facilities, flood control or drainage projects or other projects in accordance with NRS 350.500 to 350.720, inclusive. Any general obligations issued pursuant to this subsection must comply with the provisions of NRS 350.020. The provisions of NRS 541.340 to 541.370, inclusive, do not apply to obligations issued pursuant to this subsection.

3. The Board of Supervisors of Carson City and the board of county commissioners of each county located in whole or in part within the Carson Water Subconservancy

District may pledge:

(a) Any money received from the proceeds of the tax imposed pursuant to subsection 1;

(b) The gross or net revenues derived from waterworks, facilities, flood control or drainage projects or other projects; and

(c) The special assessments collected by the local government for maintaining and operating waterworks, facilities, flood control or drainage projects or other projects,

➥ for the payment of general or special obligations issued pursuant to subsection 2. For the purposes of subsection 3 of NRS 350.020 and NRS 350.500 to 350.720, inclusive, money pledged by the governing body of a local government pursuant to this subsection shall be deemed to be pledged revenue of the project.

(Added—Ch. 319, Stats. 1997 p. 1202)

Sec. 11. Ratification of certain actions taken before June 30, 1989; composition of boards of directors for certain districts and subdistricts; appointment and terms of members of and vacancies on Board of Directors of the Carson Water Subconservancy District.

1. The establishment of any water conservancy district or subdistrict pursuant to chapter 541 of NRS before the effective date of this act, all actions taken by such districts and subdistricts, and the appointment of director for such districts and subdistricts, are hereby ratified. All such districts and subdistricts shall amend the petitions by which they were established within 6 months after the effective date of this act to specify the composition of their boards of directors. If a district or subdistrict includes land within more than one county, each county must have at least one representative on the board, and the representative or representatives of each county must be appointed from a list of two or more nominees submitted by the board of county commissioners of the represented county.

2. As soon as practicable after the effective date of this act, the authorities specified in subsection 3 of section 10 of this act shall appoint the initial members of the Board of Directors of the Carson Water Subconservancy District. Three of the members initially appointed by Douglas County and one of the members initially appointed by Lyon County and Carson City shall serve until the end of the second calendar year next succeeding their appointment. The remaining members of the board initially appointed shall serve until the end of the fourth calendar year next succeeding their appointment.

3. As soon as practicable after July 1, 2021, the Board of County Commissioners of Storey County shall appoint two members of the Board of Directors of the Carson Water Subconservancy District. One of the members initially appointed by Storey County shall serve until the end of the second calendar year next succeeding the appointment. The second member of the board initially appointed by Storey County shall serve until the end of the fourth calendar year next succeeding their appointment.

4. After the initial terms, members of the Board of Directors of the Carson Water Subconservancy District hold office for terms of 4 years or until their successors have been appointed. Any vacancy on the Board must be filled for the remainder of the unexpired term by the authority that appointed the member whose position is vacant.

(Ch. 621, Stats. 1989 p. 1409; A—Ch. 160, Stats. 2021 p. 721)

Sec. 12. Effective date. This act becomes effective upon passage and approval.

(Ch. 621, Stats. 1989 p. 1409)

Carson Water Subconservancy District Vacancies

Carson Water Subconservancy District Term Expired
David Nelson – Member-at-Large

Carson Water Subconservancy District Applications Received		Applicant Availability for BOCC Meeting
David Nelson	Member-at-Large	Yes
Doug Johnson	Member-at-Large	Yes

Application Form

Profile

David (First Name) | E (Middle Initial) | Nelson (Last Name)

[redacted] (Home Address)

Gardnerville (City) | NV (State) | 89460 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

21

Mobile: (775) 690-2979 (Primary Phone) | (Alternate Phone)

dave@4davenelson.com (Email Address)

Which Boards would you like to apply for?

Carson Water Subconservancy District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Carson Water Subconservancy District

What qualifications do you have that make you a candidate to sit on the Carson Water Subconservancy District Board and why are you interested in serving on this particular board?

I am an incumbent on this board, and I have been told my term is expiring even though this system says there are no openings. I am on the Executive Committee and the current Treasurer of CWSD. I am also a past member of the BOCC in Douglas County and will be on the GRGID in January 2025.

Question applies to Carson Water Subconservancy District

The Carson Water Subconservancy District meets the 3rd Wednesday, monthly. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

◉ Yes ○ No

Question applies to Carson Water Subconservancy District

Given what you know about the Carson Water Subconservancy District, what is the most important thing we do for the community?

Protect the Carson River watershed in Nine Counties, including one in California. This organization is multi-state and multi-county. Watersheds are the lifeline for the populations that they serve.

Background and Education:

Occupation:

Retired

Qualifications:

I am currently the CWSD treasurer and a member of the CWSD Executive Committee. Past member of Douglas County BOCC, incoming elected Gardnerville/Ranchos General Improvement District Supervisor., I have a BS degree in business administration from Cal Poly Pomona and a real estate license in Nevada since 2003.

Experience in Community Service:

Douglas County Board of County Commissioners, Douglas County Planning Commission, head of Project Santa Claus,

Affiliation with Technical / Professional Societies:

National Association of Realtors.

Education Background and Degrees held, if any:

BS Degree in Business Administration from Cal Poly Pomona, California.

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

I have been very active with the CWSD for the past 4 years. I want to continue my service with this group as water is essential to my recent election to the GRGID. I am not including a resume as my service to Douglas County for the past 21 years is my resume for this position.

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

David Eugene Nelson 12/01/2024

Application Form

Profile

Doug (First Name) | N (Middle Initial) | Johnson (Last Name)

[redacted] (Home Address)

Gardnerville (City) | NV (State) | 89410 (Postal Code)

Do you reside in Douglas County? *

☑ Yes

If yes, for how many years?

40

Mobile: (775) 790-3195 (Primary Phone) | (Alternate Phone)

dougnjohnson@charter.net (Email Address)

Which Boards would you like to apply for?

Carson Water Subconservancy District: Submitted

Are you available to attend, in person, the Board of County Commissioners meeting on Thursday, January 16, 2025, to answer any questions the Board of County Commissioners may have regarding your application and/or qualifications? Attendance is not mandatory, but recommended.

◉ Yes ○ No

Boards, Committees, and Commissions Policies and Procedures states: Criteria for Appointment, section D. Conflicts. Except as specifically required or allowed by law, County employees (including elected officials), persons who have been a County employee and/or an elected official during the previous twelve months, and persons who have a contract for services and/or goods with the County are not eligible for appointment to any County board, committee, or commission that has authority over the contract. Are you currently an Elected Official, a Douglas County Employee and/or have been an elected official or a Douglas County employee in the previous twelve months?

No

Question applies to Carson Water Subconservancy District

What qualifications do you have that make you a candidate to sit on the Carson Water Subconservancy District Board and why are you interested in serving on this particular board?

See Qualifications. After being termed out as a County Commissioner I remained vigilante, but stayed out of public politics. Given my current availability and experience, I believe I would be a great asset to the CWSD board.

Question applies to Carson Water Subconservancy District

The Carson Water Subconservancy District meets the 3rd Wednesday, monthly. Members are expected to become familiar with agenda items and topics before these meetings. Can you meet this time commitment?

(•) Yes ( ) No

Question applies to Carson Water Subconservancy District

Given what you know about the Carson Water Subconservancy District, what is the most important thing we do for the community?

Fully transparent cooperation/management of the Carson River watershed from lost lakes (west fork) and Sonora peak area (east fork) to the Carson sink. Floodplain management, planning and grant funding would top my priority list for Douglas County.

Background and Education:

Doug N Johnson

Occupation:

Retired

Qualifications:

*Douglas County Commissioner 2005 - 2016 (Chairman 2007, 2014 - 2016) *Nevada Association of Counties 2007 - 2016 (President 2011, Honor role 2013) *NYU Wagner County Leadership graduate 2008 *Douglas County Fire Commissioner 2005 - 2016 *Carson Water Subconservancy District 2006 - 2018 (Chairman 2010 -2011) *Various boards and sub committees related to Douglas County and Nevada.

Experience in Community Service:

See Qualifications

Affiliation with Technical / Professional Societies:

See Qualifications

Education Background and Degrees held, if any:

See Qualifications

Do you anticipate any potential conflicts of interest?

○ Yes ◉ No

Additional Comments:

It would be a great privilege to serve the public through the CWSD multi county bi-state board. Some examples of my personal experience with the Carson river watershed: *Appointed to the CWSD as a Douglas County Commissioner for three terms. *Volunteer firefighter response during1997 flood. *Learning about complicated water law through a personal property flood issue. *25+ years rafting the Carson river from Hangman's bridge to the Old Power Dam. Please consider my application for the CWSD board, representing Douglas County Nevada. Thank you, Doug N. Johnson

Attachments

Review and Acknowledgement

I authorize the release and do not request redaction of any information.

◉ Yes ○ No

e-signature

Doug N. Johnson

AGENDA ITEM NO. 21.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For presentation only. Introduction of Ordinance 2025-1651, amending Title 2-*Administration and Personnel* by adding Chapter 2.23-Public Administrator to the Douglas County Code, including abolishing the elected Office of the Public Administrator, allowing a person to be employed or contracted with to carry out the duties and responsibilities set forth in Nevada Revised Statutes Chapter 253 and any other provision of law relating to a public administrator; and establishing other requirements for employment or contract which are prudent to ensure the proper administration of a deceased person's estate in Douglas County consistent with Nevada Revised Statutes. First Reading. (Kathy Lewis)

RECOMMENDED MOTION:

For presentation only. Pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners.

FINANCIAL IMPACT:
Dependent on number of cases, size of estates, and amount of costs incurred and fees collected from administering each estate pursuant to Nevada law.

BACKGROUND:
Following the resignation of the elected Public Administrator, the Board of County Commissioners, at its January 6, 2025, meeting, unanimously agreed to move forward with the process to abolish the elected Office of Public Administrator as allowed under NRS 253.125(1) in order to provide for more oversight, timely processing, and responsive handling of deceased persons' estates.

Ordinance 2025-1651, as presented, would formally abolish the elected Office of Public Administrator and allow the Board to employ or contract with a person to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator.

Furthermore, the ordinance establishes the qualifications for a contractor or person employed to serve as the Public Administrator, requires a bond to be posted, and provides a framework for the supervision and reporting requirements for the Public Administrator to ensure the proper administration of a deceased person's estate in Douglas County consistent with Nevada Revised Statutes.

ATTACHMENTS:
Ordinance_2025-1651 rev.docx

ORDINANCE NUMBER 2025-1651

SUMMARY

An ordinance amending Title 2-*Administration and Personnel* by adding Chapter 2.23-Public Administrator to the Douglas County Code. Chapter 2.23- Public Administrator abolishes the elected Office of the Public Administrator; allows the board to employ or contract with a person for services to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator; establishes minimum qualifications, supervision, compensation, budgeting, reporting, investigations, audits, and payment into the general fund of fees, costs and expenses received from a deceased's estate, and other provisions necessary to administer a deceased person's estate in Douglas County consistent with Nevada Revised Statutes.

TITLE

Ordinance 2025-1651, amending Title 2-*Administration and Personnel*, adding Chapter 2.23-Public Administrator to the Douglas County Code, including abolishing the elected Office of Public Administrator, allowing a person to be employed or contracted with to carry out the duties and responsibilities set forth in Nevada Revised Statutes Chapter 253 and any other provision of law relating to a public administrator; and establishing other requirements for employment or contract which are prudent to ensure the proper administration of a deceased person's estate in Douglas County consistent with Nevada Revised Statutes.

The Board of County Commissioners of the County of Douglas of the State of Nevada, does Ordain:

SECTION 1: The Douglas County Code, Title 2-*Administration and Personnel,* is hereby amended by adding new Chapter 2.23-Public Administrator to the Douglas County Code as set forth below:

CHAPTER 2.23
PUBLIC ADMINISTRATOR
SECTION:

2.23.010 Elected Office Abolished.
2.23.020 Employ, Contract or Designate.
2.23.030 Duties
2.23.040 Supervision and Compensation.
2.23.050 Payments into the County General Fund.
2.23.060 Board Reports, Investigations, and Budget.

2.23.010 Elected Office Abolished.

The publicly elected Office of the Public Administrator is hereby abolished in the County of Douglas.

2.23.020 Employ, Contract or Designate.

A. The board shall ensure the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator are fulfilled by:

1. Employing a person to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator pursuant to NRS 253.125. Employing a person includes assigning the duties and responsibilities to an existing employee;

2. Entering into a contract for the services of a person to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator pursuant to NRS 253.125; or

3. Designating an elected county officer as ex officio public administrator pursuant to NRS 244.1507.

B. Any such person employed, contracted with or designated as a Public Administrator must meet the following minimum qualifications:

1. Be at least 21 years of age;

2. Not have been convicted of a felony for which his or her civil rights have not been restored, or been convicted of any crime of fraud, misrepresentation, misappropriation, conversion, forgery, perjury, embezzlement and/or any other financial crime; and

3. Not have been found liable in a civil action involving a finding of fraud, misrepresentation, material omission, misappropriation, theft or conversion.

C. Security Bond:

1. Every person employed or contracted to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator must give an official bond in the amount of $10,000. The bond must be conditioned, secured, approved and recorded as the bonds of other county officers, and must be so conditioned as to hold the principal and sureties liable for any breach thereof made by the person employed or contracted to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator

2. The board may, upon reasonable cause shown, require a new bond or additional bonds at any time, to be given upon 10 days' notice in writing. If the new or additional bond is not given, the board may declare the position vacant or the contract void.

2.23.030 – Duties.

A. A person employed or contracted pursuant to this chapter has the duty to be responsible for, manage and settle the estate of a person who dies: within Douglas County, intestate or a testator who has no executor, and has no next of kin who are able to administer the deceased's estates. A person dies intestate when he or she dies without making a valid will,

trust, estate plan, or dies without leaving anything to testify what his or her wishes were with respect to the disposal of his or her property after his or her death.

B. Responsibility for, management, and settlement of an estate, as described in subsection (A), includes but is not limited to:

1. Investigating the family history to locate a next of kin, qualified person willing and able to administer the estate, and beneficiaries;

2. Investigating the assets and liabilities of an estate;

3. Securing all tangible and intangible assets of the estate, as appropriate;

4. Filing an affidavit, petition or other pleading with a court of competent jurisdiction to administer the estate or seek letters of administration, as applicable;

5. Pay debts and claims against the estate;

6. Pay estate taxes; and

7. Distribute the remainder of the estate among those entitled thereto.

C. A person employed or contracted, to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator

D. A person employed or contracted, to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator shall do so in conformance with state law, this chapter, and any applicable court order.

2.23.040 - Supervision and Compensation.

A. If employment is made by the board, the county manager or his designee, shall be deemed to have been delegated the authority to supervise, evaluate, and terminate the employment, as an at-will employee. The employee, carrying out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator, is subject to the Douglas County Personnel Regulations in chapter 2.02 and the Douglas County Administrative Policies and Procedures. Compensation for the employee will be set pursuant to the compensation and classification plan, as set forth in DCC 2.02.040 Classification plan, and will be eligible for compensation increases and benefits which are available to similarly situated positions.

B. If the board determines to enter into a contract for the services, the county manager or his designee, shall be deemed to have been delegated the authority to negotiate the terms, supervise, evaluate, and terminate the contract.

2.23.050 – Payments into the County General Fund.

A. Persons employed or contracted with to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator are entitled to be paid as other administrators or executors are paid for the administration of the estates of deceased persons.

B. Payment must be made into the county general fund of any compensation, fees, costs and expenses received for the administration of an estate of a deceased person by a person

employed or contracted to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator

2.23.060 – Board Reports, Investigations, and Budget.

A. The board of county commissioners shall:

1. Establish regulations by resolution for the form of any reports made by a person employed or contracted with to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator.

2. Review reports submitted to the board by a person employed or contracted with to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator, as applicable.

3. Investigate any complaint received by the board against a person employed or contracted with to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator and take any appropriate action it deems necessary to resolve the complaint.

B. The board may at any time investigate any estate for which, a person employed or contracted with to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator, as applicable, is serving as administrator.

C. The board may require an independent audit report prepared by a certified public accountant be submitted on or before March 1 of each year of the records of the person employed or contracted with to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator.

1. An audit report must cover the period starting January 1 of the previous calendar year and ending December 31 of the previous calendar year.

2. The county is responsible for the cost of the audit for a person employed to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator

3. The contractor is responsible for the cost of the audit for a person contracted to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator.

D. All costs and expenses required to fulfill the powers, duties, rights and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator must be included in the annual budget, subject to board approval as part of the county general fund.

PROPOSED on _____, 2025

PROPOSED by Commissioner_____

Adopted this ____ day of _____, 2025, by the following vote:

VOTE: AYES: Commissioners _____

_____

_____

_____

_____

NAYS: Commissioners _____

_____

Absent: _____

_____
Sharla Hales, Chair
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

This ordinance shall be in force and effect from and after the ____ day of the month of _____, 2025.

AGENDA ITEM NO. 22.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to adopt **Resolution 2025R-010** establishing a petty cash account, imprest account or revolving bank account to assist in the administration of deceased persons' estates managed by Douglas County. (Amy Burgans)

RECOMMENDED MOTION:
Adopt Resolution 2025R-010 establishing a petty cash account, imprest account or revolving bank account to assist in the administration of deceased persons' estates managed by Douglas County.

FINANCIAL IMPACT:
None. Establishing a separate account will allow for transparency for auditing purposes and not comingle estate assets with general funds.

BACKGROUND:
A resolution consistent with NRS 354.069 and DCC 3.03.050 is required to establish a new bank account. The County Manager's Office, the Finance Department, and the County Comptroller (who also serves as the County Auditor) have all requested the Treasurer establish a new account due to the abolishment of the elected Office of the Public Administrator and those responsibilities and duties will be transferred to a Douglas County employee or contractor.

Nevada law, including Nevada Revised Statutes Title 12-*Wills and Estates of Deceased Persons,* and Chapter 253-*Public Administration of Estates,* requires a person, employed by or contracted through Douglas County, to carry out those duties, be responsible to investigate, manage, and settle decedents' estates including: securing all tangible and intangible assets; paying debts, claims and taxes; and distributing the remainder of the estate to beneficiaries.

The object and purpose of the account will be to provide the person contractor or employed person, who is responsible for managing a decedents' estate, a separate account from Douglas County's general fund, which will allow for transparent and efficient deposits of assets, expense payments, or

expenditures necessary to secure, manage and close the estates. Only payments and expenditures authorized pursuant to NRS Chapter 253 and any other provision of law relating to a public administrator, Douglas County Code, or pursuant to a court order will be permitted. The maximum dollar amount of any single expenditure will be determined on a case-by-case basis as authorized by Nevada law, letters of administration or court order.

The County Treasurer recommends the establishment of a petty cash account, imprest account or revolving bank account to assist in the administration of deceased persons' estates managed by a person employed or contracted with by Douglas County based upon discussions with the County Manager's Office, the Finance Department, and County Comptroller. The intent is to prevent the comingling of County general funds with estate funds, as well as for the ease of reconciling auditing funds and transparency.

ATTACHMENTS:
Resolution_2025R-010_Public_Administrator_Custodial_Trust_Bank_Account.pdf
Letter to Treasurer reqeusting establishement of bank account.docx.pdf

RESOLUTION NO. 2025R-010

RESOLUTION OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ESTABLISHING A PETTY CASH ACCOUNT, IMPREST ACCOUNT OR REVOLVING BANK ACCOUNT TO ASSIST IN THE ADMINISTRATION OF DECEASED PERSONS' ESTATES MANAGED BY DOUGLAS COUNTY.

WHEREAS, Douglas County Code, Section 3.03.050 and NRS 354.609 provides for the establishment of new petty cash account, imprest account, revolving bank account, and

WHEREAS, the County Manager's Office, the Finance Department, and the County Comptroller who also serves as the county auditor all have requested the Treasurer to establish a new account due to the abolishment of the elected Public Administrator position and those responsibilities and duties being transferred to a Douglas County employee or contractor; and

WHEREAS, Nevada law, including Nevada Revised Statutes Title 12-*Wills and Estates of Deceased Persons* and Chapter 253-*Public Administration of* Estates requires a person, employed by or contracted through Douglas County to carry out those duties, be responsible to investigate, manage, and settle decedents' estates including: securing all tangible and intangible assets; paying debts, claims and taxes; and distributing the remainder of the estate to beneficiaries; and

WHEREAS, the object and purpose of the account will be to provide the person employed or contracted, who is responsible for managing a decedents' estate, a separate account from Douglas County's general fund, which will allow for transparent and efficient deposits of assets, expense payments, or expenditures necessary to secure, manage and close the estates. Only payments and expenditures authorized pursuant to NRS Chapter 253 and any other provision of law relating to a public administrator, Douglas County Code, or court order will be permitted. The maximum dollar amount of any single expenditure will be determined on a case-by-case basis as authorized by Nevada law, letters of administration or court order; and

WHEREAS, the County Treasurer is recommending the establishment of a petty cash account, imprest account or revolving bank account to assist in the administration of deceased person estates managed by a person employed or contracted with by Douglas County based upon discussions with the County Manager's Office, the Finance Department, and County Comptroller to prevent the comingling of County general funds with estate funds, as well as for the ease of reconciling auditing funds; and

WHEREAS, this Resolution is in accordance with NRS 354.609 and Douglas County Code 3.03.050; and,

/ / /

/ / /

/ / /

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners for Douglas County hereby approves the establishment of a petty cash account, imprest account and/or bank account as deemed necessary, to assist in the administration of deceased persons estates managed by Douglas County.

Adopted this 16th day of January, 2025, by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

_____

_____

_____

Absent Commissioners: _____

_____
Sharla Hales, Chair
Douglas County Board of
Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

JENIFER DAVIDSON
County Manager
WENDY LANG
Assistant County Manager
KATHY LEWIS, CPA
Chief Operating Officer

1594 Esmeralda Avenue
Minden, Nevada 89423

www.douglascountynv.gov
775-782-9821

OFFICE OF THE COUNTY MANAGER

January 9, 2025

Ms. Amy Burgans
Douglas County Clerk/Treasurer

Dear Ms. Burgans,

Please accept this letter as a formal request to establish a new account due to the possible abolishment of the elected Public Administrator position and those responsibilities and duties being transferred to a Douglas County employee or contractor.

Nevada law, including Nevada Revised Statutes Title 12-*Wills and Estates of Deceased Persons* and Chapter 253-*Public Administration of* Estates requires a person, employed by or contracted through Douglas County to carry out those duties, be responsible to investigate, manage, and settle decedents' estates including: securing all tangible and intangible assets; paying debts, claims and taxes; and distributing the remainder of the estate to beneficiaries.

The object and purpose of the account will be to provide the person employed or contracted, who is responsible for managing a decedents' estate, a separate account from Douglas County's general fund, which will allow for transparent and efficient deposits of assets, expense payments, or expenditures necessary to secure, manage and close the estates. Only payments and expenditures authorized pursuant to NRS Chapter 253 and any other provision of law relating to a public administrator, Douglas County Code, or court order will be permitted. The maximum dollar amount of any single expenditure will be determined on a case-by-case basis as authorized by Nevada law, letters of administration or court order.

Please let me know if you have any questions.

Thanks for your support and assistance.

Sincerely,

Kathy Lewis

Kathy Lewis, CPA, Chief Operating Officer
County Auditor/Comptroller
Douglas County

AGENDA ITEM NO. 23.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Review and discussion to accept the Douglas County Fiscal Year 2023-24 Financial Audit and Annual Comprehensive Financial Report (ACFR) and Douglas County Federal Awards Reports in Accordance with the Uniform Guidance for the Fiscal Year ended June 30, 2024, prepared by Douglas County Outside Auditor, Eide Bailly Public Accountants. (Kathy Lewis)

RECOMMENDED MOTION:
Accept the Douglas County Fiscal Year 2023-24 Financial Audit and Annual Comprehensive Financial Report (ACFR) and Douglas County Federal Awards Reports in Accordance with the Uniform Guidance for the Fiscal Year ended June 30, 2024, prepared by Douglas County Outside Auditor, Eide Bailly Public Accountants.

FINANCIAL IMPACT:
None

BACKGROUND:
The audit committee is scheduled to review and discuss this item at their January 15, 2024 meeting.

As required by NRS 354.624, the firm of Eide Bailly Public Accountants has completed the annual independent audit of Douglas County's financial records for the fiscal year ended June 30, 2024. Staff and a representative from Eide Bailly will present an overview of the results, as well as an overview of the Annual Comprehensive Financial Report (ACFR). The ACFR contains the audited financial statements, the auditor's report, management's discussion and analysis, as well as a ten-year statistical section.

Single Audit, previously known as the OMB Circular A-133 audit, is an organization-wide financial statement and federal awards audit of a non-federal entity that expends $750,000 or more in federal funds in one year. It is intended to provide assurance to the Federal Government that a non-federal entity has adequate internal controls in place and is generally in compliance with program requirements.

Non-federal entities typically include states, local governments, Indian tribes, universities, and non-profit organizations. In Fiscal Year 2024, Douglas County expended $11,494,582 of federal funds and was thus required to complete a Single Audit. The audit was completed by Eide Bailly and will be submitted to the Federal Government as required.

ATTACHMENTS:

Douglas County 2024 Final Governance Letter.pdf
Douglas County 2024 Final Single Audit Report.pdf
Douglas County 2024 Final ACFR.pdf

EideBailly

CPAs & BUSINESS ADVISORS

January 10, 2025

To the Board of Commissioners and Audit Committee
Douglas County, Nevada

We have audited the financial statements of Douglas County, Nevada (County) as of and for the year ended June 30, 2024, and have issued our report thereon dated January 10, 2025. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit under Generally Accepted Auditing Standards and *Government Auditing Standards* and our Compliance Audit under the Uniform Guidance

As communicated in our letter dated May 29, 2024, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America and to express an opinion on whether the County complied with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the County major federal programs. Our audit of the financial statements and major program compliance does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the County solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

Our responsibility, as prescribed by professional standards as it relates to the audit of the County's major federal program compliance, is to express an opinion on the compliance for each of the County major federal programs based on our audit of the types of compliance requirements referred to above. An audit of major program compliance includes consideration of internal control over compliance with the types of compliance requirements referred to above as a basis for designing audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, as a part of our major program compliance audit, we considered internal control over compliance for these purposes and not to provide any assurance on the effectiveness of the County's internal control over compliance.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding internal controls during our audit in our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* dated January 10, 2025 We have also provided our comments regarding compliance with the types of compliance requirements referred to above and internal controls over compliance during our audit in our Independent Auditor's Report on Compliance with Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance dated January 10, 2025.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and other firms utilized in the engagement, if applicable, have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. A summary of the significant accounting policies adopted by the County are described in Note 1 to the financial statements. As described in Note 1, the County changed accounting policies related to accounting for accounting changes and error corrections to adopt the provisions of GASB Statement No. 100, *Accounting Changes and Error Corrections*. Accordingly, the the presentation and disclosure requirements have been applied to the financial statements for the year ended June 30, 2024. Also, as described in Note 13 to the financial statements, a prior period adjustment was recorded to the Public Guardian and Public Administrator private-purpose trust funds*, to* record assets held in a fiduciary capacity by the County's Public Guardian and Public Administrator, as of June 30, 2023. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are below:

Management's estimates were used in estimating the net pension liability, related deferred inflows of resources and deferred outflows of resources, total OPEB liability, related deferred inflows of resources and deferred outflows of resources, and claims liability. We evaluated the key factors and assumptions used to develop the estimates and determined that it is reasonable in relation to the basic financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the County's financial statements relate to:

As disclosed in Note 11 to the financial statements, the valuation of the County's net pension liability and related deferred outflows/inflows of resources are sensitive to the underlying actuarial assumptions used including, but not limited to, the investment rate of return and discount rate. As disclosed in Note 11, a one percent increase or decrease in the discount rate has a material effect on the County's net pension liability.

As disclosed in Note 12 to the financial statements, the valuation of the County's total OPEB liability and related deferred outflows/inflows of resources are sensitive to the underlying actuarial assumptions used including, but not limited to, the investment rate of return, discount rate, and the healthcare cost trend rate. As disclosed in Note 12, a one percent increase or decrease in the discount rate or healthcare cost trend rate has a material effect on the County's total OPEB liability.

As discussed in Note 13 to the financial statements, a prior period adjustment was recorded to the Public Guardian and Public Administrator private-purpose trust funds, to record assets held in a fiduciary capacity by the County's Public Guardian and Public Administrator, as of June 30, 2023.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit.

The attached schedule of corrected misstatements that we identified as a result of our audit procedures were brought to the attention of, and corrected by, management.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report.

The auditor's report includes an emphasis of matter, describing the County's restatement of beginning net position of the private-purpose trust funds to record assets held in a fiduciary capacity by the County's Public Guardian and Public Administration, as of June 30, 2023.

Representations Requested from Management

We have requested certain written representations from management which are included in the management representation letter dated January 10, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the County, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating conditions affecting the entity, and operating plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the County's auditors.

Other Information Included in Annual Reports

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the County's annual reports, does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have read the other information and considered whether such information, or the manner of its presentation, was materially inconsistent with its presentation in the financial statements.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

Group Audits

The financial statements include the financial statements of the Douglas County Redevelopment Agency, a blended component unit of the County, which for the purposes of our audit we considered to be a significant component within the financial statements. Consistent with the audit of the statements as a whole, our audit included obtaining an understanding of the component unit and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and completion of further audit procedures.

This report is intended solely for the information and use of the Board of Commissioners, Audit Committee, and management of the County and is not intended to be, and should not be, used by anyone other than these specified parties.

Eide Bailly LLP

Sacramento, California

Number	Fund	Account/Description	Debit	Credit
1	Public Guardian Private-Purpose Trust Fund	Cash and cash equivalents	$ 2,360,653	
		Beginning net position		$ 2,360,653
		Beneficiary Payments	1,444,040	
		Cash - Restricted		178,448
		Private Contributions		1,265,592
	To record the assets held by the Public Guardian held in a fiduciary capacity			
2	Public Administrator Private-Purpose Trust Fund	Cash and cash equivalents	1,707,177	
		Beginning net position		1,707,177
		Beneficiary Payments	564,108	
		Cash - Restricted		245,963
		Private Contributions		318,146
	To record the assets held by the Public Administrator held in a fiduciary capacity			
3	Sewer Utility Fund	Sewer connection fees	403,300	
		Unearned revenue		403,300
4	Douglas County Water Utility	Water connection fees	427,040	
		Unearned revenue		427,040
	To reverse the recogntion of connection fee revenues collected but not earned			

Federal Awards Reports in Accordance
with the Uniform Guidance
June 30, 2024

Douglas County, Nevada

eidebailly.com

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* 1

Independent Auditor's Report on Compliance for the Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance 3

Schedule of Expenditures of Federal Awards 6

Notes to Schedule of Expenditures of Federal Awards 11

Schedule of Findings and Questioned Costs

- Section I – Summary of Auditor's Results 12
- Section II – Financial Statement Findings 13
- Section III – Federal Award Findings and Questioned Costs 15

Summary Schedule of Prior Audit Findings 16

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CPAs & BUSINESS ADVISORS

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Commissioners and Audit Committee
Douglas County, Nevada

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Douglas County, Nevada (County), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the County's basic financial statements and have issued our report thereon dated January 10, 2025. Our report includes an emphasis of matter, describing the County's restatement of beginning net position of the private-purpose trust funds to record assets held in a fiduciary capacity by the County's Public Guardian and Public Administration, as of June 30, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the County's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control. Accordingly, we do not express an opinion on the effectiveness of the County's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We identified certain deficiencies in internal control, described in the accompanying Schedule of Findings and Questioned Costs as item 2024-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the County's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

County's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the County's response to the findings identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The County's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Sacramento, California
January 10, 2025

EideBailly

CPAs & BUSINESS ADVISORS

Independent Auditor's Report on Compliance for the Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

To the Honorable Board of Commissioners and Audit Committee
Douglas County, Nevada

Report on Compliance for the Major Federal Program

Opinion on the Federal Program

We have audited Douglas County, Nevada's (County) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the County's major federal program for the year ended June 30, 2024. The County's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the County complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended June 30, 2024.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the County and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the County's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the County's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the County's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the County's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the County's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the County's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the County as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise County's basic financial statements. We issued our report thereon dated January 10, 2025, which contained unmodified opinions on those financial statements. Our report includes an emphasis of matter, describing the County's restatement of beginning net position of the private-purpose trust funds to record assets held in a fiduciary capacity by the County's Public Guardian and Public Administration, as of June 30, 2023. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Eide Bailly LLP

Sacramento, California
January 10, 2025

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Direct/ Pass-through Entity Identifying Number	Expenditures	Amounts Passed-Through to Subrecipients
U.S. Department of Agriculture				
Passed through State of Nevada Department of Agriculture				
Local Food for Schools Cooperative Agreement Program	10.185	LFS23-12	$ 10,055	$ -
Child Nutrition Cluster:				
National School Lunch Program -				
Supply Chain Assistance Funds	10.555	N/A	10,808	-
National School Lunch Program -		NSLP 2016-36 NSLP		
NSLP China Spring School Meals	10.555	2016-37	60,590	-
Subtotal Child Nutrition Cluster			71,398	-
Passed through Forest Services				
Forest Service Schools and Roads Cluster:				
National Forest Distribution	10.665	N/A	63,740	-
Direct Program				
Cooperative Fire Protection Agreement -		21-LE-11041700-		
US Forest - Humboldt Toyabe Patrol	10.703	001	12,916	-
Passed through Cooperative Fire Agreement				
Cooperative Fire Protection Agreement -		22-LE-11051360-		
US Forest - Lake Tahoe	10.703	013	5,000	-
Subtotal Cooperative Fire Protection Agreement			17,916	-
Passed through the State of Nevada Department of Transportation				
Special Evaluation Assistance for Rural				
Communities and Households - NSLP Equipment	10.759	FND22EQ01	19,264	-
Total U.S. Department of Agriculture			182,373	-
U.S. Department of Housing and Urban Development				
Passed through State of Nevada Governor's Office of Economic Development, Rural Economic and Community Development				
Community Development Block Grants, (CDBG)	14.228	22/PS/12	110,000	110,000
Passed through State of Nevada Department of Business and Industry, Nevada Housing Division				
Housing Trust Fund	14.275	RU 23-2303	3,308	-
Housing Trust Fund	14.275	2447	9,555	-
Subtotal State of Nevada Department of Business and Industry, Nevada Housing Division			12,863	-
Total U.S. Department of Housing and Urban Development			122,863	110,000

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Direct/ Pass-through Entity Identifying Number	Expenditures	Amounts Passed-Through to Subrecipients
U.S. Department of Justice				
Passed through State of Nevada Office of Attorney General				
Violence Against Women Formula Grants	16.588	2021-VAWA-14	$ 11,788	$ -
Violence Against Women Formula Grants	16.588	2024-VAWA-11	11,788	-
Subtotal State of Nevada Office of Attorney General			23,576	-
Direct Programs				
Rural Domestic Violence, Dating Violence, Sexual Assault, and Stalking Assistance Program	16.589	15JOVW-23-GG-02809-RURA	86,940	-
Rural Domestic Violence, Dating Violence, Sexual Assault, and Stalking Assistance Program	16.589	2017-WR-AX-0014	220,703	-
Subtotal Rural Domestic Violence, Dating Violence, Sexual Assault, and Stalking Assistance Program			307,643	-
Passed through Edward Byrne Memorial JAG Program				
Edward Byrne Memorial Justice Assistance Grant Program - Tri-Net	16.738	22-JAG-03	18,824	-
Edward Byrne Memorial Justice Assistance Grant Program - Tri-Net	16.738	23-JAG-02	20,000	-
Subtotal Edward Byrne Memorial Justice Assistance Grant Program			38,824	-
Total U.S. Department of Justice			370,043	-
U.S. Department of Transportation				
Direct Programs				
COVID-19 - Airport Improvement Program, COVID-19 Airports Programs, and Infrastructure Investment and Jobs Acts Programs	20.106	3-32-0013-042-2023	88,650	-
COVID-19 - Airport Improvement Program, COVID-19 Airports Programs, and Infrastructure Investment and Jobs Acts Programs	20.106	3-32-0013-043-2024	93,998	-
COVID-19 - Airport Improvement Program, COVID-19 Airports Programs, and Infrastructure Investment and Jobs Acts Programs	20.106	3-32-0013-035-2020	69,000	-
Subtotal COVID-19 - Airport Improvement Program, COVID-19 Airports Programs, and Infrastructure Investment and Jobs Acts Programs			251,648	-
Passed through Nevada Department of Transportation				
Formula Grants for Rural Areas and Tribal Transit Program - FTA Section 5311 DART	20.509	PR387-21-802	81,432	-
Formula Grants for Rural Areas and Tribal Transit Program - FTA Section 5311 DART	20.509	PR436-23-802	476,767	-
Subtotal Formula Grants for Rural Areas and Tribal Transit Program			558,199	-

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Direct/ Pass-through Entity Identifying Number	Expenditures	Amounts Passed-Through to Subrecipients
U.S. Department of Transportation (Continued)				
Passed through Nevada Department of Transportation (Continued)				
Federal Transit Cluster:				
Buses and Bus Facilities Formula, Competitive, and Low or No Emissions Programs	20.526	PR183-23-802	$ 44,426	$ -
Passed through State of Nevada Department of Public Safety				
Minimum Penalties for Repeat Offenders for Driving While Intoxicated - Joining Forces Grant	20.608	N/A	1,719	-
Minimum Penalties for Repeat Offenders for Driving While Intoxicated - Joining Forces Grant	20.608	N/A	15,001	-
Subtotal Formula Grants for Rural Areas and Tribal Transit Program			16,720	-
Total U.S. Department of Transportation			870,993	-
U.S. Department of Treasury				
Direct Programs				
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	8,003,373	387,444
COVID-19 Coronavirus State and Local Fiscal Recovery Funds - Court Appointed Special Advocates	21.027	23NCASA01	16,776	-
Passed through State of Nevada Department of Health and Human Services				
COVID-19 Coronavirus State and Local Fiscal Recovery Funds - China Spring	21.027	21027-22-008	299,544	-
COVID-19 Coronavirus State and Local Fiscal Recovery Funds - China Spring	21.027	21027-22-027	398,849	-
Subtotal COVID-19 Coronavirus State and Local Fiscal Recovery Funds			8,718,542	387,444
Passed through State of Nevada Department of Wildlife				
Local Assistance and Tribal Consistency Fund	21.032	N/A	190,836	-
Total U.S. Department of Treasury			8,909,378	387,444
National Foundation on the Arts and the Humanities				
Passed through Nevada State Library Archives and Public Records				
COVID-19 - Grants to States, Library Services and Technology Act	45.310	23-20 DCPL PLA	3,000	-
Total National Foundation on the Arts and the Humanities			3,000	-

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Direct/ Pass-through Entity Identifying Number	Expenditures	Amounts Passed-Through to Subrecipients
U.S. Environmental Protection Agency				
Passed through State of Nevada Environmental Protection				
Nonpoint Source Implementation Grant -				
NonPoint Source Pollution	66.460	DEPS 21-033	$ 5,310	$ -
Passed through Nevada Department of Conservation & Water Resources				
Drinking Water State Revolving Fund -				
Cave Rock Loan #DW2110	66.468	FS-99996019-0	202,780	-
Total U.S. Environmental Protection Agency			208,090	-
U.S. Department of Health and Human Services				
Direct Program				
Aging Cluster:				
Special Programs for the Aging, Title III, Part C, Nutrition Services	93.045	04-000-04-24-23	25,042	-
Special Programs for the Aging, Title III, Part C, Nutrition Services	93.045	04-000-04-24-24	75,615	-
Special Programs for the Aging, Title III, Part C, Nutrition Services	93.045	04-000-07-1H1-23	34,435	-
Special Programs for the Aging, Title III, Part C, Nutrition Services	93.045	04-000-07-1H1-24	71,736	-
Subtotal Special Programs for the Aging, Title III, Part C, Nutrition Services			206,828	-
Nutrition Services Incentive Program	93.053	04-000-57-NX-24	13,913	-
Subtotal Aging Cluster			220,741	-
Passed through Carson City, State of Nevada Department of Health and Human Services				
Family Planning Services - Title X	93.217	FPHPA006602-01-00	34,589	-
Passed through State of Nevada Department of Health and Human Services				
COVID 19 - Community Services Block Grant	93.569	9356920C	66,651	-
Community Services Block Grant	93.569	9356922 DO1333	5,843	-
Community Services Block Grant	93.569	9356923 DO1314	36,033	-
Community Services Block Grant	93.569	9356924 DO1403	59,740	-
Subtotal Community Services Block Grant			168,267	-
Passed through State of Nevada Department of Health and Human Services, Division of Aging				
Social Services Block Grant -				
Homemaker Program	93.667	04-000-02-L9W-24	9,800	-
Total U.S. Department of Health and Human Services			433,397	-

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Direct/ Pass-through Entity Identifying Number	Expenditures	Amounts Passed-Through to Subrecipients
U.S. Social Security Administration				
Direct Programs				
Disability Insurance SSI Cluster:				
Social Security Disability Insurance	96.001	N/A	$ 3,800	$ -
Total U.S. Security Administration			3,800	-
U.S. Department of Homeland Security				
Passed through State of Nevada Office of the Military, Division of Emergency Management, Homeland Security				
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	N/A	500	-
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	PA-09-NV-4708-PW-00030	5,333	-
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	N/A	7,069	-
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	PA-09-NV-4708-PW-00033	13,072	-
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	PA-09-NV-4708-PW-00053	16,839	-
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	PA-09-NV-4708-PW-00038	16,839	-
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	PA-09-NV-4708-PW-00027	31,204	-
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	PA-09-NV-4708-PW-00024	50,100	-
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	PA-09-NV-4708-PW-00021	63,985	-
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	PA-09-NV-4708-PW-00041	74,876	-
Subtotal Disaster Grants - Public Assistance (Presidentially Declared Disasters)			279,817	-
Hazard Mitigation Grant	97.039	HMGP FM5448-001-001P	19,620	-
Emergency Management Performance Grants	97.042	EMF-2022-EP-00002	68,790	68,790
Homeland Security Grant Program	97.067	97067.19-2000	1,129	-
Homeland Security Grant Program	97.067	97067.19-2000	15,000	-
Homeland Security Grant Program	97.067	N/A	6,289	6,289
Subtotal Homeland Security Grant Program			22,418	6,289
Total U.S. Department of Homeland Security			390,645	75,079
Total Federal Financial Assistance			**$ 11,494,582**	**$ 572,523**

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (Schedule) includes the federal award activity of the Douglas County, Nevada (County) under programs of the federal government for the year ended June 30, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the County, it is not intended to and does not present the financial position, changes in net position, or cash flows of the County.

Note 2 - Summary of Significant Accounting Policies

Expenditures reported in the Schedule are reported on the modified accrual basis of accounting for the governmental funds and the accrual basis of accounting for the proprietary funds, except for subrecipient expenditures, which are recorded on the cash basis. When applicable, such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3 - Indirect Cost Rate

The County has not elected to use the 10-percent de minimis indirect cost rate.

Note 4 - Pass-Through Entities' Identifying Number

When federal awards were received from a pass-through entity, the Schedule shows, if available, the identifying number assigned by the pass-through entity. When no identifying number is shown, the County has determined that no identifying number is assigned for the program, or the County was unable to obtain an identifying number from the pass-through entity.

Section I – Summary of Auditor's Results

FINANCIAL STATEMENTS

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	Yes
Significant deficiencies identified not considered to be material weaknesses	None Reported
Noncompliance material to financial statements noted?	No

FEDERAL AWARDS

Internal control over major program:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None Reported
Type of auditor's report issued on compliance for major program:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516(a):	No

Identification of Major Programs:

Name of Federal Program	Federal Financial Assistance Listing
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027

Dollar threshold used to distinguish between type A and type B programs:	$750,000
Auditee qualified as low-risk auditee?	No

Section II – Financial Statement Findings

2024-001 Financial Reporting

Type of Finding: Material Weakness in Internal Control over Financial Reporting

Criteria:

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein and for the fair presentation of the financial statements in conformity with U.S. Generally Accepted Accounting Principles (GAAP). This requires management to work through the financial reporting process to accumulate, reconcile, and summarize information for inclusion in the annual financial statements. A good system of internal control contemplates an adequate system for recording and processing adjusting journal entries significant to the financial statements.

In addition, GAAP establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. An activity meeting the criteria should be reported in a fiduciary fund in the basic financial statements.

Condition:

During the audit, we noted a prior period adjustment was recorded to the Public Guardian and Public Administrator private-purpose trust funds (fiduciary fund), to properly record the assets held in a fiduciary capacity (trust or equivalent arrangement) by the County's Public Guardian and Public Administrator as of June 30, 2023.

We also noted adjustments were recorded to the Sewer Utility and Douglas County Water Utility to properly record unearned revenue for connection fees collected but not yet earned.

Context:

Audit adjustments were recorded to the financial statements for the correction of accounting errors.

Effect:

The effect of the audit adjustments resulted in a prior period adjustment to the private-purpose trust funds and adjustments to revenue and unearned revenue recorded in the Sewer Utility and Douglas County Water Utility enterprise funds.

Cause:

The County did not record assets held by the County's Public Guardian and Public Administrator held in a fiduciary capacity. In addition, the County did not accurately detect the overstatement of connection fee revenue collected during the year but not yet earned.

Recommendation:

We recommend that the County implement procedures ensuring the assets held by the Public Guardian and Public Administrator and recorded in the financial statements in accordance with generally accepted accounting principles. We also recommend the County review all utility connection fee revenues during the year to ensure revenue is properly recognized in accordance with generally accepted accounting principles.

Views of Responsible Officials:

Management agrees. See the County's separately issued Corrective Action Plan.

Section III – Federal Award Findings and Questioned Costs

None noted.

Summarized below is the current status of all audit findings reported in the prior year audit's schedule of audit findings and questioned costs.

Finding No.	Program Name/Description	CFDA No.	Compliance Requirement	Status of Corrective Action
2023-001	Financial Reporting	N/A	N/A	Implemented
2023-002	COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	Reporting	Implemented

DOUGLAS COUNTY
NEVADA

ANNUAL COMPREHENSIVE FINANCIAL REPORT



Fiscal Year Ended June 30, 2024

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Annual Comprehensive Financial Report
For the Fiscal Year Ended June 30, 2024

Douglas County, Nevada

Prepared by the Douglas County Finance Department
Kathy Lewis, Chief Financial Officer

Introductory Section
Letter of Transmittal 1
County Commissioners, other Elected Officials and Appointed Officials 5
Organization Chart 7
Certificate of Achievement 8

Financial Section

Independent Auditor's Report 9
Management's Discussion and Analysis 13
Basic Financial Statements
Government Wide Financial Statements
Statement of Net Position 27
Statement of Activities 30
Government Fund Financial Statements
Balance Sheet – Governmental Funds 32
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position 33
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 34
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities 35
Proprietary Fund Financial Statements
Statement of Net Position – Proprietary Funds 36
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds 38
Statement of Cash Flows – Proprietary Funds 39
Fiduciary Fund Financial Statements
Statement of Fiduciary Net Position 41
Statement of Changes Fiduciary Net Position 42
Notes to Financial Statements 43

Required Supplementary Information
Schedule of Changes in the County's Total OPEB Liability and Related Ratios - Public Employees' Benefit Plan (PEBP) 86
Schedule of Changes in the County's Total OPEB Liability and Related Ratios - Douglas County Health Benefits Plan (CHBP) 88
Schedule of the County's Proportionate Share of the Net Pension Liability - NVPERS Plan 90
Schedule of the County's Contributions - NVPERS Plan 91
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual - General Fund 92
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual - Room Tax Special Revenue Fund 99
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual - One Nevada Special Revenue Fund 102
Note to the Required Supplementary Information 103

Supplementary Information – Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Regional Transportation Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Regional Transportation Capital Projects Fund 106

Supplementary Information – Combining and Individual Fund Financial Statements and Schedules
Combining Balance Sheet - Non-major Governmental Funds 108
Combining Statement of Revenues, Expenditures and Changes in the Fund Balance - Non-major Governmental Funds 110

Special Revenue Funds
Non-major Special Revenue Funds - Combining Balance Sheet 116
Combining Statement of Revenues, Expenditures and Changes in the Fund Balances - Non-major Special Revenue Funds 122
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Nevada Cooperative Extension Special Revenue Fund 126
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Solid Waste Management Fund 127
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Landscape Maintenance Districts Fund 128
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Medical Assistance to Indigents Fund 129
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Social Services Fund 130
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - ARPA Special Revenue Fund 132
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - PALS Sales Tax 133
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Law Library Fund 134
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Library 135
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Road Operating Fund 136
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Library Gifts Fund 138
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Tahoe-Douglas Transportation District Fund 139
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Justice Court Administrative Assessment Fund 140
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - China Spring Youth Camp Fund 141
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Stormwater Fund 143
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Flood Litigation Settlement Fund 144
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - 911 Emergency Services Fund 145
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - 911 Surcharge Fund 147
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Senior Services Program Fund 148
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Redevelopment Agency Fund 150
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Town of Gardnerville 151
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Town of Genoa 153
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Town of Minden 154

Debt Service Funds
Combining Balance Sheet - Non-major Debt Service Funds 159
Combining Statement of Revenues, Expenditures and Changes in the Fund Balance - Non-major Debt Service Funds 160
Schedule of Revenues, Expenditures and Changes in the Fund Balances – Budget to Actual
Douglas County Debt Service Fund – Budget to Actual - Non-major Debt Service Funds 161

Capital Projects Funds
Combining Balance Sheet - Non-major Capital Projects Funds 166
Statement of Revenues, Expenditures and Changes in Fund Balance - Non-major Capital Projects Funds 170
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Extraordinary Maintenance Fund 173
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Ad Valorem Capital Projects Fund 174
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Douglas County Construction Capital Projects Fund 175
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Park Residential Construction Fund 176
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Redevelopment Agency Capital Projects Fund 177
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Town of Gardnerville Ad Valorem Capital Projects Fund 178
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Town of Genoa Ad Valorem Capital Projects Fund 179
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Town of Genoa Construction Reserve Capital Projects Fund 180
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Town of Minden Ad Valorem Capital Projects Fund 181
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual - Town of Minden Capital Equipment Construction Capital Projects Fund 182

Major Enterprise Funds - Budgetary Schedules
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Airport Fund 185
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Sewer Utility 186
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Douglas County Water Utility 187

Non-major Enterprise Funds
Non-major Enterprise Funds - Combining Statement of Net Position 191
Statement of Revenues, Expenses and Changes in Net Position - Non-major Enterprise Funds 192
Combining Statement of Cash Flows - Non-major Enterprise Funds 193

Schedule of Revenues, Expenses and Changes in Net Position
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Regional Water Utility Non-major Enterprise Fund 194
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Town of Gardnerville Trash Non-major Enterprise Fund 195
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Town of Minden Trash Non-major Enterprise Fund 196
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Town of Minden Wholesale Water Utility Non-major Enterprise Fund 197
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Town of Minden Water Company Non-major Enterprise Fund 198

Internal Service Funds
Combining Statement of Net Position - Internal Service Funds 201
Combining Statement of Revenues, Expenses and Changes in Net Position - Internal Service Funds 203
Combining Statement of Cash Flows - Internal Service Funds 204
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Risk Management Internal Service Fund 206
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Self-insurance Dental Internal Service Fund 207
Schedule of Revenues, Expenses and Changes in Net Position – Budget to Actual - Motor Pool Internal Service Fund 208

Private-Purpose Trust Funds 211
Combining Statement of Fiduciary Net Position - Private-Purpose Trust Funds 211
Combining Statement of Changes in Fiduciary Net Position - Private-Purpose Trust Funds 212

Fiduciary Funds
Combining Statement of Fiduciary Net Position - Custodial Funds 216
Combining Statement of Changes in Fiduciary Net Position Custodial Funds 222

Statistical Section
Financial Trends
Net Position by Component 232
Changes in Net Position 234
Fund Balances, Governmental Funds 238
Changes in Fund Balances, Governmental Funds 240
Revenue Capacity
Assessed and Estimated Actual Value of Taxable Real Property 242
Property Tax Rates Direct and Overlapping Governments 244
Principal Property Taxpayers 245
Property Tax Levies and Collections 246
Revenue Capacity
Ratios of Outstanding Debt by Type 248
Ratios of General Bonded Debt Outstanding 250
Direct and Overlapping Governmental Activities Debt 251
Legal Debt Margin Information 252
Pledged Revenue Bond Coverage 255
Demographic and Economic
Demographic and Economic Statistics 256
Principal Employers 258
Operating Indicators
Full-time Equivalent County Government Employees by Function/Program 259
Operating Indicators by Function/Program 260
Capital Asset Statistics by Function/Program 264

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KATHY LEWIS
Chief Financial Officer

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775-782-6202

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Minden, Nevada 89423

PO Box 218
Minden, NV 89423

FINANCE DEPARTMENT

January 10, 2025

To the County Commissioners and Citizens of Douglas County:

The Annual Comprehensive Financial Report (ACFR) of Douglas County, Nevada, for the fiscal year ended June 30, 2024, is hereby submitted. Nevada Revised Statutes (NRS) 354.624 requires that a local government present to its governing body annual financial statements prepared in conformity with generally accepted accounting principles (GAAP) and audited per auditing standards generally accepted in the United States by a certified public accountant.

This report consists of management's representations concerning the finances of the County. Management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for management's representations, we have established a comprehensive internal control framework designed to protect the County's assets from loss, theft, or misuse and to compile sufficiently reliable information to prepare the County's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, we designed the comprehensive internal controls framework to provide reasonable rather than absolute assurance that the County's financial statements will be free from material misstatement. Management asserts that, to the best of our knowledge and belief, this ACFR is complete and reliable in all material respects.

Eide Bailly LLP, Certified Public Accountants & Business Advisors, audited the County's basic financial statements. The goal of the independent audit is to provide reasonable assurance that the County's basic financial statements as of and for the year ended June 30, 2024, are free from material misstatement. The independent audit involved examining (on a test basis) evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the County's basic financial statements, as of and for the year ended June 30, 2024, are fairly presented in all material respects in conformity with accounting principles generally accepted in the United States. The *Independent Auditors' Report* is presented as the first component of the financial section of this report. In addition, the *Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* is presented as the last component of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of Douglas County

Douglas County is a political subdivision of the State of Nevada, operating under Title 20 of Nevada Revised Statutes (NRS) provisions. On November 25, 1861, Douglas County became one of the first nine counties established by the first Nevada Territorial Legislature, with the county seat in Genoa. The county seat was retained when the territory became a state on October 31, 1864. Douglas County is named for Stephen A. Douglas, a former United States Senator from Illinois, who opposed Lincoln in the 1860 election for President.

Douglas County is the site of some of Nevada's earliest developments. Broad and green, nourished by the

Carson River and its tributaries, the County appeared as an oasis for early western settlers drawn by the California Gold Rush.

In the 1850's many small communities were scattered along the base of the Sierra Nevada Mountain Range, remnants of some of the first towns in the State. These communities were established as trading posts and centers of ranching and farming. Genoa, known initially as Mormon Station, is the oldest and was settled in 1851.

In 1910, a fire badly damaged the Douglas County Courthouse in Genoa. This disaster, along with a population decline within the Town of Genoa and subsequent growth in the Town of Minden, prompted the 1915 Nevada Legislature to change the location of the county seat to the Town of Minden, where it remains today.

Douglas County borders the State of California to the south and west, Lyon County to the east, and the State's capital, Carson City, to the north. Douglas County has 710.5 square miles of land area and is the 15th largest county by total area and the 6th most populated county in Nevada. Douglas County has elevations ranging from a low of 4,625 feet on the valley floor to a high of 9,500 feet at East Peak. The county's proximity to the Sierra Nevada Mountains creates one of the most comfortable daily temperature ranges in the continental United States. Generally, the climate is arid, with warm summers, moderate winters, and cool evening temperatures year-round.

The County is recognized as the gem of Northern Nevada due to its open space, expansive ranches and farms, historical sites, and a wealth of year-round outdoor recreation activities. Generally, the climate is arid, with warm summers, moderate winters, and mild evening temperatures year-round.

Douglas County Government Structure

The County operates under a commission-manager form of government. The Board of Commissioners, the governing body of the County, is comprised of five members elected at-large by district and serving four-year, overlapping terms. The County Commissioners also serve as the governing body for the Douglas County Redevelopment Agency and several other component units. Other elected offices of the County include the Assessor, Clerk/Treasurer, District Attorney, Justices of the Peace, Recorder, Sheriff, and Public Administrator.

The County provides a wide range of community services, including the airport, animal shelter, building safety, emergency management, community development, district and justice courts, economic development, general administrative services, juvenile care, law enforcement, library, parks and recreation, senior services, social services, street construction and maintenance, water and sewer services, and weed control. In addition to general governmental activities, the Board of County Commissioners exercises control over a Redevelopment Agency that collects incremental property taxes from specified areas within the County and distributes them for specified purposes. The County's unincorporated towns of Gardnerville, Genoa, and Minden are also component units. The Douglas County School District, East Fork Fire Protection District, and East Fork Swimming Pool District are separate reporting entities and are not reported by Douglas County.

Fiscal Year 2023-24 saw changes in County leadership. The county has new Directors in the positions of Assistant County Manager, Chief Technology Officer, Chief Financial Officer, and Director of Community Services. Fortunately, the former Director of Community Services was promoted to Assistant County Manager and the Chief Financial Officer had previously worked for Douglas County for 18 years. In addition, the Board of County Commissioners approved changes to the airport management structures (after a Request for Proposals (RFP) process failed to produce a successful vendor), changing from a consultant contract for management to the creation of new County positions to run the airport.

The annual budget is the foundation for the County's financial planning and control. Under Nevada Revised Statute 354.596, the County Manager and Chief Financial Officer submit, before April 15, a tentative budget

for the ensuing fiscal year to the Board of County Commissioners, the Nevada Department of Taxation, and the citizens of the County through a public hearing. The Board of County Commissioners adopts the budget before June 1 and submits it to the Nevada Department of Taxation for final approval. The annual budget includes activities of the General Fund, special revenue funds, debt service funds, capital projects funds, enterprise funds, and internal service funds. The level of budgetary control is statutorily required to be exercised at the function level.

Local Economy

In 2010, Douglas County's population was 46,997, and it has since grown by 5.4 percent (an average of 0.4% annually), with current estimates at 49,545. This growth, combined with a significant boost in tourism - evidenced by a 56.2 percent increase in room tax collections since 2021, particularly in the South Shore hotel-casino area at Lake Tahoe - has put considerable pressure on infrastructure and natural resources. Since the last strategic plan was adopted, the average age of residents has risen, interest rates and inflation have increased, housing prices have surged, and tourism dynamics have changed. The County acknowledges the need to manage development proactively while addressing vital infrastructure and service demands (Fiscal Years 25-30 Strategic Plan).

The state has granted certain tax abatements in Douglas County. As of June 30, 2024, there was $33,991 in abatements and $427,127 in Energy-related tax incentives.

Long-term Financial Planning

On May 2, 2024, the Board of County Commissioners adopted the Fiscal Years 25-30 Strategic Plan that focused on the areas of Balanced Growth and Infrastructure, Preserving Douglas County's Natural Beauty and Rural Character, Serving Our Community with Quality County Services and enhancing Residents' Quality of Life.

Relevant Financial Policies

The County maintains comprehensive financial management policies to ensure financial stability through sound financial management practices and timely and accurate financial information. These policies ensure that the County Commissioners' policy decisions are made proactively and not dictated by financial problems or emergencies. They also provide operational principles that minimize the cost of government and financial risk, provide essential public facilities and maintenance of the County's infrastructure, protect and enhance the County's credit rating, and ensure the legal use of all County funding sources through a sound system of internal controls. These policies can be viewed in full on the County's website, www.douglascountynv.gov, under the Finance Division's home page link.

The County maintains an accounting system and financial reporting practices that conform to Accounting Principles Generally Accepted in the United States (GAAP) and with the Governmental Accounting Standards Board (GASB) requirements. The County provides for an annual independent audit of its financial statements by a qualified, certified public accounting firm provided herein. The County publishes its audited financial statements and presents them in a public meeting in accordance with Nevada law.

The County's policy is to maintain a structurally balanced budget, where only recurring revenues reasonably expected to continue from year to year are utilized to fund ongoing operating expenditures. The County uses one-time revenues to fund one-time expenditures such as capital asset acquisition or one-off projects.

The County maintains reserves at desired policy levels. Using reserves to balance the budget is only considered within the context of a plan to return to a structurally balanced budget over time. The County strives to maintain a General Fund balance of at least 16.67%, and an appropriated contingency of 1.5% to 3.0% of estimated annual operating expenditures in the General Fund and special revenue funds. The County maintains a five-year Capital Improvement Plan, updated annually in developing the annual Capital Improvement Program Budget.

In 2016, Standard & Poor's (S&P) affirmed the County's general obligation bond rating of A+, with a stable outlook. The rating agency cited the County's management conditions as very strong, with robust, well-embedded, and likely sustainable financial practices. Regarding the stable outlook, S&P believed the County would continue to manage General Fund operations prudently, making the budget adjustments necessary to maintain sound financial operations and reserves.

Major Initiatives

The Muller Parkway Extension roadway project continues to be a major infrastructure initiative. This initiative is vital to the County road network and the downtown corridor. The Muller Parkway Extension is proposed as a divided 4-lane minor arterial that stretches from U.S. 395 at the south end of Gardnerville to U.S. 395 at the north end of Minden for approximately 6 miles. The estimated project cost is $15m, with completion scheduled for December 31, 2025.

The County plans to construct a new courthouse building for the Courts, District Attorney, and other court-related programs and a renovation of the existing Judicial Law Enforcement Center (JLEC) building for use by the Sheriff's Office. Project costs are estimated at $53m. The courthouse and JLEC remodel projects will correct space deficiencies within the existing JLEC facility (which in 1982 was planned for 20 years of growth) and develop additional hearing rooms and space for the consolidation of the East Fork Justice Court and the Tahoe Justice Court, staff and associated agencies. The estimated completion is 2026. Anticipated project funding is via a $37M general obligation revenue-supported bond issuance, with the remaining costs funded via medium-term general obligation bonds.

Awards

Douglas County has had a long history of quality financial reporting, as in many years past, last year Douglas County received the Distinguished Budget Award for the Fiscal Year 2023/24 Budget and the Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year 2022/23 Annual Comprehensive Financial Report from The Government Finance Officers Association.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

Preparation of this ACFR could not have been accomplished without the efforts and dedication of the staff of the Finance Department. A special thanks to the firm of Eide Bailly LLP, Certified Public Accountants & Business Advisors, for its timely and professional service to the County as its independent auditors.

We wish to commend the members of the Board of County Commissioners for their continued interest in conducting the financial operations of the County in a responsible and prudent manner.

Respectfully submitted,



Kathy Lewis, CPA
Chief Financial Officer

COUNTY COMMISSIONERS, OTHER ELECTED AND APPOINTED OFFICIALS
AS OF JUNE 30, 2024

ELECTED COUNTY COMMISIONERS

Danny Tarkanian, District 1
Vice Chair Sharla Hales, District 2
Mark Gardner, District 3
Chair Wesley Rice, District 4
Walt Nowosad, District 5



Danny Tarkanian, Sharla Hales, Mark Gardner, Wesley Rice, Walt Nowosad

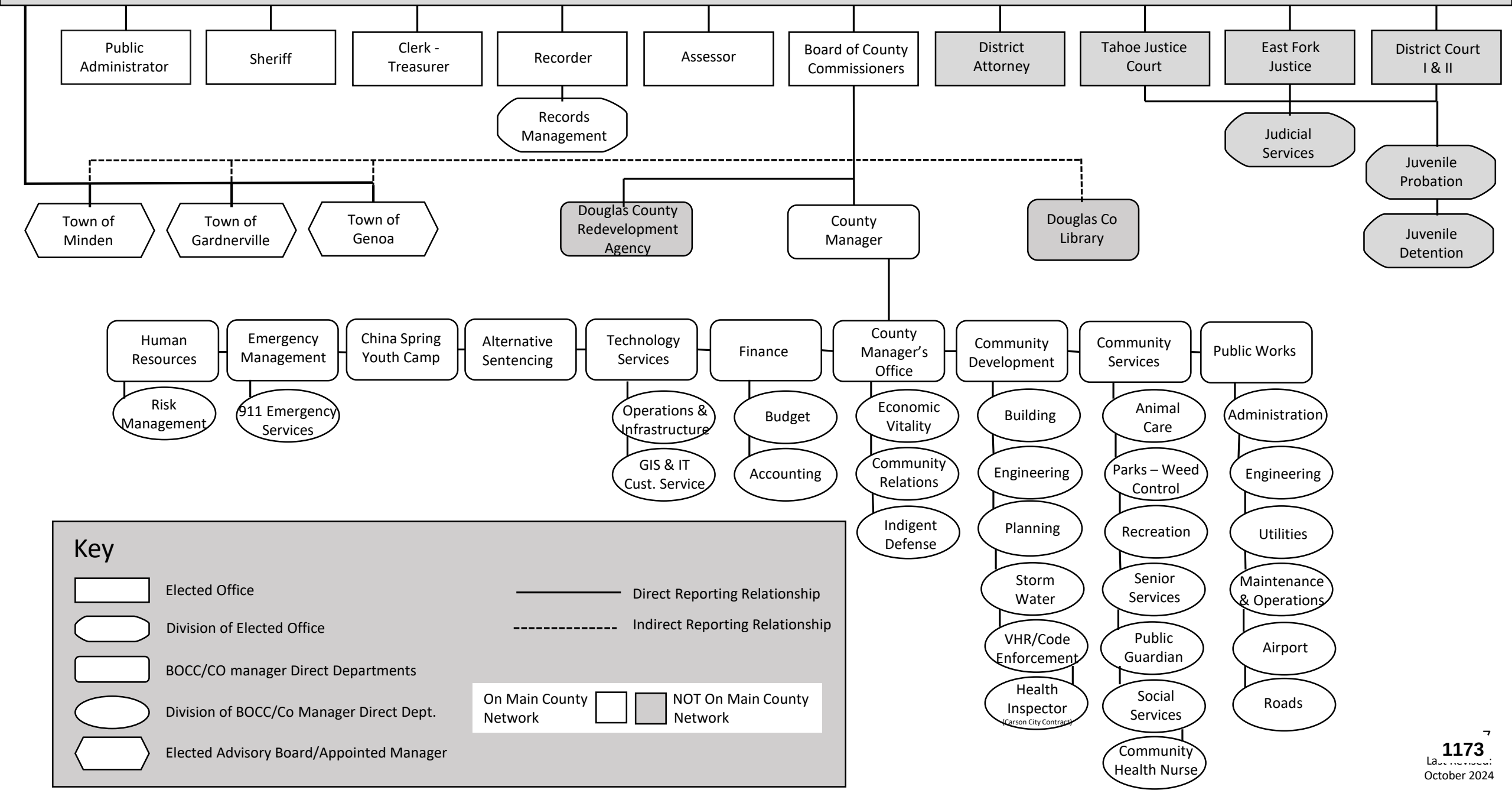
ELECTED OFFICIALS

Assessor - Trent Tholen
Clerk/Treasurer - Amy Burgans
District Attorney - Mark B. Jackson
Judge, District Court I - Tod Young,
Judge, District Court II - Thomas W. Gregory
Judge, East Fork Justice Court - Paul Gilbert
Judge, Tahoe Justice Court - Michael Johnson
Public Administrator - Stephen Walsh
Recorder - Shawnyne Garren
Sheriff - Dan Coverley

COUNTY LEADERSHIP

Chief Financial Officer - Kathy Lewis
Chief Technology Officer – Peace Ruggia
Chief Juvenile Probation Officer – Tammy Morris
Chief Alternative Sentencing Officer – Yvette Doan
China Spring Youth Camp Director – Jessica Stocking
County Manager - Jenifer Davidson
Assistant County Manager - Scott Morgan
Acting Assistant County Manager – Wendy Lang
Court Administrator – Rebecca Edwards
Community Development Director - Thomas Dallaire
Community Services Director - Brook Adie
Emergency Management Director - Kara Easton
Interim Human Resources Director – Christine Vido
Library Director - Timothy DeGhelder
Public Works Director - Phil Ritger
Town of Gardnerville Manager – Erik Nilssen
Town of Genoa Manager – Jody Brunz
Town of Minden Manager – JD Frisby

Douglas County Organization Chart



1173

Last Revised: October 2024

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Douglas County
Nevada

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

Christopher P. Morrill

Executive Director/CEO

EideBailly

CPAs & BUSINESS ADVISORS

Independent Auditor's Report

To the Honorable Board of Commissioners and Audit Committee
Douglas County, Nevada

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Douglas County, Nevada (County) as of and for the fiscal year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the County's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the County, as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States *(Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the County and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Correction of Error

As discussed in Note 13 to the financial statements, a prior period adjustment was recorded to the Public Guardian and Public Administrator private-purpose trust funds, to record assets held in a fiduciary capacity for the benefit of individuals by the County's Public Guardian and Public Administrator as of June 30, 2023. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the County's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the County's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of changes in the County's total OPEB liability and related ratios – Public Employees' Benefit plan (PEBP), the schedule of changes in the County's total OPEB liability and related ratios – County Health Benefit plan (CHBP), the schedule of the County's proportionate share of the net pension liability – NVPERS plan, the schedule of County contributions – NVPERS plan, and budgetary comparison information for the General Fund and major special revenue funds, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the County's basic financial statements. The combining and individual nonmajor fund financial statements and schedules and schedule of revenues, expenditures and changes in the fund balance – budget to actual – Regional Transportation Capital Project Fund are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual fund financial statements and schedules and schedule of revenues, expenditures and changes in the fund balance – budget to actual – Regional Transportation Capital Project Fund are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section, and statistical section, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 10, 2025, on our consideration of the County's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the County's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the County's internal control over financial reporting and compliance.



Sacramento, California
January 10, 2025

As management of Douglas County, Nevada, we offer readers of the County's financial statements this narrative overview and analysis of the fiscal activities of the County as of and for the year ended June 30, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-4 of the report.

Financial Highlights:

- The American Rescue Plan Act funds ($9.5 million) were completely spent by the end of June 2024.
- The County's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at fiscal year-end by $317,773,632. (net position).
- The County's net position increased by $15,253,960 (5%). The increase is primarily attributable to an increase in Charges for Service, Operating Grants, increase in property, room, sales, and construction taxes, and investment income. The increase in operating grants was from the County's ability to spend the remaining ARPA funds. The increase in taxes is expected increase due to Nevada's property tax laws that allow for a capped growth in taxes collected each year.
- The County's General Fund unassigned fund balance was $15,887,480, or 23% of General Fund operating expenditures and transfers. This balance represents coverage of 84 days of operating expenditures.
- The County's outstanding long-term debt obligations (bonds and notes payable) on June 30, 2024, totaled $43,857,978, a decrease of $2,622,050 from the prior year. The decrease is due to routine debt service payments and amortizations, offset by the issuance of new leases, subscriptions and water bonds.
- The County's capital assets decreased by $3,688,505 from the prior year, with governmental activities assets decreasing by $1,021,191 and business-type activities decreasing by $2,667,314. Overall decrease is from routine capital asset transactions and depreciation.

Overview of the Financial Statements:

This discussion and analysis are intended to serve as an introduction to the County's basic financial statements. The County's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information besides the basic financial statements.

The government-wide financial statements provide readers with a broad overview of the County's finances, similar to a private sector business.

Overview of the Financial Statements:

Types of financial statements:
The County's financial statements present data in the Annual Comprehensive Financial Report (ACFR) from two very different vantage points: The *fund financial statements* offer the government's perspective as a collection of separate funds. In contrast, the *government-wide statements* provide a vision of the government as a single, integrated financial unit. These two sets of statements incorporate different horizons, with governmental fund statements focused on near-term liquidity and government-wide statements focused on the long-term perspective. The combination of government-wide statements with individual funds statements provides *fiscal accountability*, reporting to ensure that the raising and spending of monies comply with public decisions, and *operational accountability,* which reports on the extent to which the entire government has met its operating objectives. There are also differences in the measurement focus used in each type of statement. Proprietary funds, like private-sector businesses, report all assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, and all transactions that affect the net position (*economic resources measurement focus*). Governmental funds focus on assets, liabilities and deferred inflows of resources relevant to near-term liquidity and availability (*current financial resources measurement focus*). When the fund statements are unified in a single, government-wide financial statement, the *economic resources measurement focus* is used as a single measurement focus and basis of accounting. This difference between how a transaction may be reported differently between the government fund and government-wide statements can be illustrated by the treatment of the purchase of a capital asset. In the governmental fund statements (current financial resources measurement), the asset's cost would be recorded as an expenditure, reducing the fund balance. In contrast, the same transaction in the government-wide statements would be recorded as an additional asset and would not reduce net position.

Statement of Net Position - Presents information on the County's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a valuable indicator of whether the County's financial situation is improving or deteriorating.

Statement of Activities - Presents information showing how the County's net position changed during the fiscal year. The County reports changes in net position when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses in this statement are for some items that will only result in cash flows for future fiscal periods.

The amounts in the government-wide financial statements distinguish the operating functions of the County as follows.

Governmental Activities - This section reports activities that are principally supported by taxes and intergovernmental revenues, including federal and state grants and other shared revenues, including general government, judicial, public safety, public works, community support, culture and recreation, health and welfare, and sanitation.

Business-type Activities - This section includes functions that recover all or a significant portion of their costs through user fees and charges. The business-type activities of the County include water, sewer, refuse service operations, and debt service.

The government-wide financial statements are in this report's "Basic Financial Statements" section on pages 27-31.

Fund Financial Statements

A fund is a legal and accounting entity with a self-balancing set of accounts that maintains accounting control over resources segregated to record specific activities or objectives. Like other state and local governments, the County uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Funds fall into one of three categories: governmental, proprietary, and fiduciary.

Governmental Funds

Governmental funds account for the same functions reported as governmental activities in the government-wide financial statements. However, unlike government-wide financial statements, fund financial statements focus on near-term inflows and outflows of expendable resources and the balances of expendable resources available at the end of the fiscal year.

This report includes separately presented information in the balance sheet and the statement of revenues, expenditures, and changes in fund balances for each major fund as defined by Governmental Accounting Standards Board (GASB) Statement No. 34, as amended. Data from the remaining non-major funds is combined into a single, aggregated presentation. Individual fund data for these non-major governmental funds is provided by combining separate fund statements and schedules included elsewhere in this report.

Governmental funds include four types:

- General Fund – Accounts for all financial resources not accounted for in other funds.
- Special Revenue Funds - Account for financial resources restricted or committed to purposes other than debt service and capital projects.
- Debt Service Funds - Account for accumulating financial resources restricted, committed, or assigned to repay debt principal and interest.
- Capital Project Funds - Account for financial resources that are restricted, committed, or assigned to improving, acquiring, or constructing capital assets.

The governmental fund financial statements can be found in this report's "Basic Financial Statements" section.

Proprietary Funds

The County maintains two types of proprietary funds:

- Enterprise Funds – Account for activities for which a user fee is charged for providing goods or services. The County uses enterprise funds to account for its airport, water, sewer, and refuse service operations.
- Internal Service Funds - Account for financing goods or services provided by one department or agency to other departments or agencies of the government and other governmental units on a cost-reimbursement basis. The County uses internal service funds to account for risk management, employee dental programs, and fleet services. Because these services predominantly benefit governmental rather than business-type functions, they have been included within the governmental activities in the government-wide financial statements.

The proprietary fund financial statements provide separate information for each major proprietary fund. Data from the remaining non-major enterprise funds are combined into a single aggregated presentation. All internal service funds are incorporated into a single aggregated presentation in the proprietary fund financial statements. Individual and combining fund data for the non-major enterprise and internal service funds is provided in this report's other supplementary information section.

The proprietary fund financial statements can be found in this report's "Basic Financial Statements" section.

Fiduciary Funds

Fiduciary Funds - Account for the County's private-purpose trust funds and custodial funds and are used to report resources held by the County in a purely trust or custodial capacity. Fiduciary funds are not reflected on the government-wide financial statements because the resources from those funds do not arise from County operational activities and are not available to support the County's programs. The accounting method used for fiduciary funds is much like that used for proprietary funds.

The fiduciary fund financial statement can be found in this report's "Basic Financial Statements" section.

Notes to Basic Financial Statements

The notes provide additional information essential to fully understanding the data provided in the government-wide and fund financial statements.

The notes to the basic financial statements can be found immediately following this report's "Basic Financial Statements" section.

Supplementary Information

In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information, including budget comparison data for the general and major special revenue funds. Other supplementary information for the non-major funds includes budget comparison data, combining, and individual fund statements and schedules. This section also contains information concerning the County's progress on funding its Other Post-Employment Benefits (OPEB), schedules of the County's share of the net pension liability, and schedules of the County's retirement contributions.

The required and other supplementary information can be found immediately following the notes to the basic financial statements in this report.

Government-wide Financial Analysis

As noted earlier, net position over time may be a helpful indicator of a government's financial position. In the case of the County, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $317,773,632 at the close of Fiscal Year 2023-24.

By far, the most significant portion of the County's net position (72%) reflects its investments in capital assets, less any outstanding related debt used to acquire those assets. The County uses these capital assets to provide various services to its citizens. Accordingly, these assets are not available for future spending. Although the County's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources since the assets themselves cannot be converted to cash to liquidate these liabilities. The 2024 information was taken from the County's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year Ended June 30, 2024.

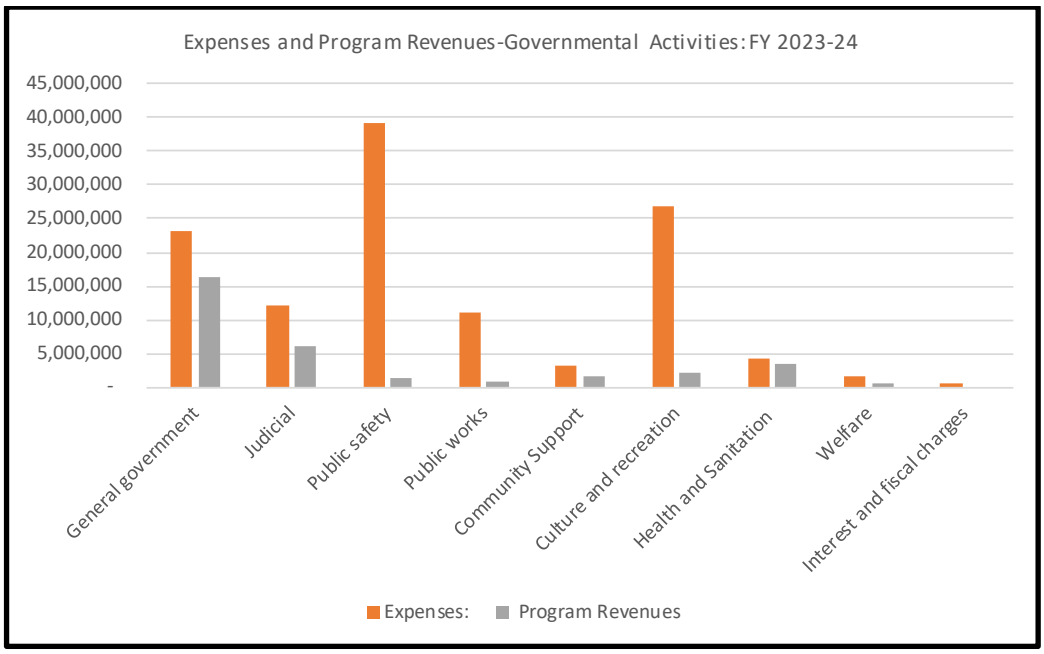
An additional portion of the County's net position (23%) represents resources subject to external restrictions on their use. After the external restrictions, a balance of $ 17,108,866 is left as an *unrestricted net position.*

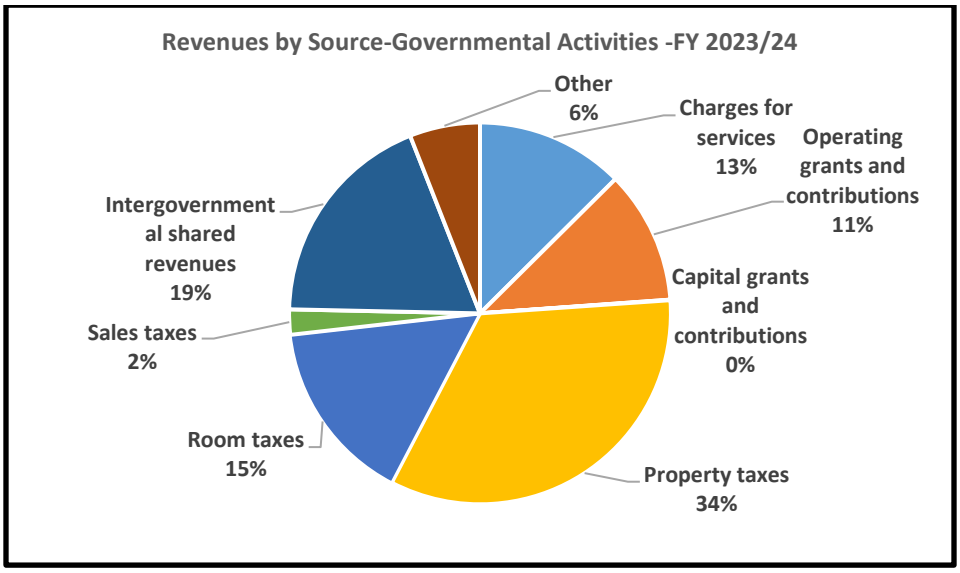
	Governmental Activities		Business-type Activities		Total-Primary Government	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Current and other assets	$ 132,056,684	$ 126,351,544	$ 58,305,597	$ 52,853,395	$ 190,362,281	$ 179,204,939
Capital assets	119,032,333	120,053,524	153,958,567	156,625,881	272,990,900	276,679,405
Total assets	251,089,017	246,405,068	212,264,164	209,479,276	463,353,181	455,884,344
Deferred outflows of resources	34,869,801	31,225,480	2,349,168	1,926,254	37,218,969	33,151,734
Total assets and deferred outflows of resources	285,958,818	277,630,548	214,613,332	211,405,530	500,572,150	489,036,078
Current liabilities outstanding	16,250,700	21,618,860	6,067,435	2,941,051	22,318,135	24,559,911
Long-term liabilities outstanding	121,117,243	119,822,488	31,040,478	34,293,128	152,157,721	154,115,616
Total liabilities	137,367,943	141,441,348	37,107,913	37,234,179	174,475,856	178,675,527
Deferred inflows of resources	3,296,910	3,113,105	5,025,752	4,727,774	8,322,662	7,840,879
Total liabilities and deferred inflows of resources	140,664,853	144,554,453	42,133,665	41,961,953	182,798,518	186,516,406
Net position:						
Net investment in capital assets	102,089,194	102,010,510	127,040,235	127,589,490	229,129,429	229,600,000
Restricted	71,072,255	60,329,556	463,082	444,284	71,535,337	60,773,840
Unrestricted	(27,867,484)	(29,263,971)	44,976,350	41,409,803	17,108,866	12,145,832
Total net position	$ 145,293,965	$ 133,076,095	$ 172,479,667	$ 169,443,577	$ 317,773,632	$ 302,519,672

The County's net position increased by $15,253,960, an increase of 5%, during the current fiscal year. The increase is primarily attributable to an increase in Charges for Service ($2.3 million), Operating Grants ($5.8 million), increase in property, room, sales, and construction taxes ($2.3 million), and investment income ($5 million). The increase in operating grants was from the County's ability to spend the remaining ARPA funds. The increase in taxes is due to Nevada's property tax laws that allow for a capped growth in taxes collected each year.

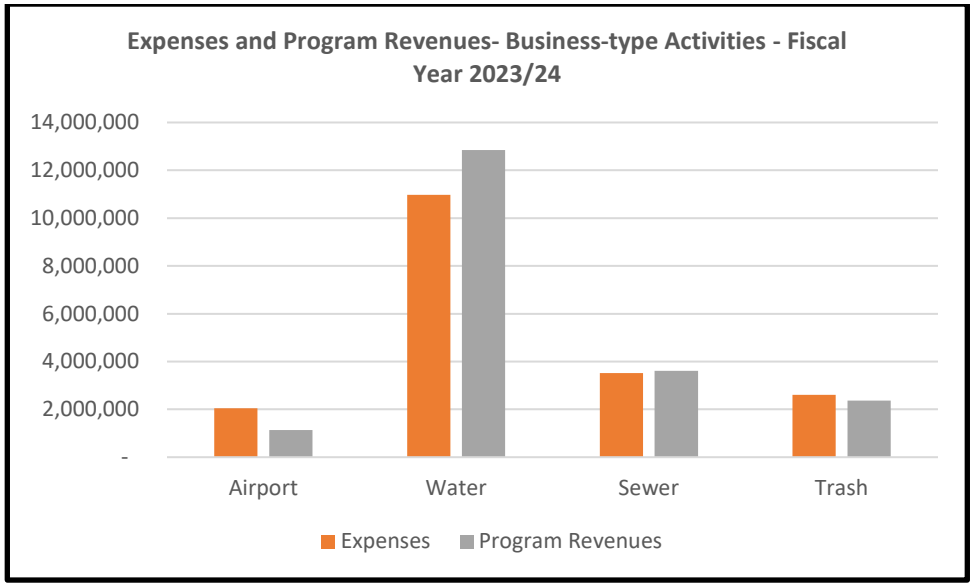
	Governmental Activities		Business-type Activities		Total-Primary Government	
Fiscal Year Ended:	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Revenues:						
Program revenues:						
Charges for services	$ 16,852,732	$ 15,326,425	$ 19,716,276	$ 18,938,049	$ 36,569,008	$ 34,264,474
Operating grants and contributions	15,138,296	9,378,599	-	-	15,138,296	9,378,599
Capital grants and contributions	58,543	533,787	250,907	142,900	309,450	676,687
General revenues:						
Property taxes	45,268,495	42,495,241	-	-	45,268,495	42,495,241
Sales Tax	2,863,756	2,690,141	-	-	2,863,756	2,690,141
Room taxes	20,864,718	21,419,211	-	-	20,864,718	21,419,211
Construction taxes	591,903	631,326	-	-	591,903	631,326
Intergovernmental shared revenues, unrestricted	25,074,640	24,136,696	18,141	12,809	25,092,781	24,149,505
Invetsment income	4,775,698	1,354,425	2,226,718	611,175	7,002,416	1,965,600
Miscellaneous	2,635,531	2,380,861	17,305	582,146	2,652,836	2,963,007
Total Revenues:	134,124,312	120,346,712	22,229,347	20,287,079	156,353,659	140,633,791
Expenses:						
General government	$23,180,714	24,380,024		-	23,180,714	24,380,024
Judicial	12,169,757	8,464,311		-	12,169,757	8,464,311
Public safety	39,204,575	28,281,226		-	39,204,575	28,281,226
Public works	10,971,589	11,732,601		-	10,971,589	11,732,601
Community support	3,048,270	2,396,651		-	3,048,270	2,396,651
Culture and recreation	26,901,942	26,457,461		-	26,901,942	26,457,461
Health and welfare	4,342,105	4,623,714		-	4,342,105	4,623,714
Sanitation	1,641,278	-		-	1,641,278	-
Interest expense	496,212	524,412		-	496,212	524,412
Airport	-	-	2,040,662	2,642,372	2,040,662	2,642,372
Water	-	-	10,979,591	9,648,238	10,979,591	9,648,238
Sewer	-	-	3,515,188	3,089,506	3,515,188	3,089,506
Trash	-	-	2,607,816	2,088,442	2,607,816	2,088,442
Total Expenses	121,956,442	106,860,400	19,143,257	17,468,558	141,099,699	124,328,958
Excess (deficiency) before transfers	12,167,870	13,486,312	3,086,090	2,818,521	15,253,960	16,304,833
Transfers	50,000	34,039	(50,000)	(34,039)	-	-
Increase (decrease) in Net Position	12,217,870	13,520,351	3,036,090	2,784,482	15,253,960	16,304,833
Net Position, July 1	133,076,095	119,555,744	169,443,577	166,659,095	302,519,672	286,214,839
Net Position, June 30	$ 145,293,965	$ 133,076,095	$ 172,479,667	$ 169,443,577	$ 317,773,632	$ 302,519,672

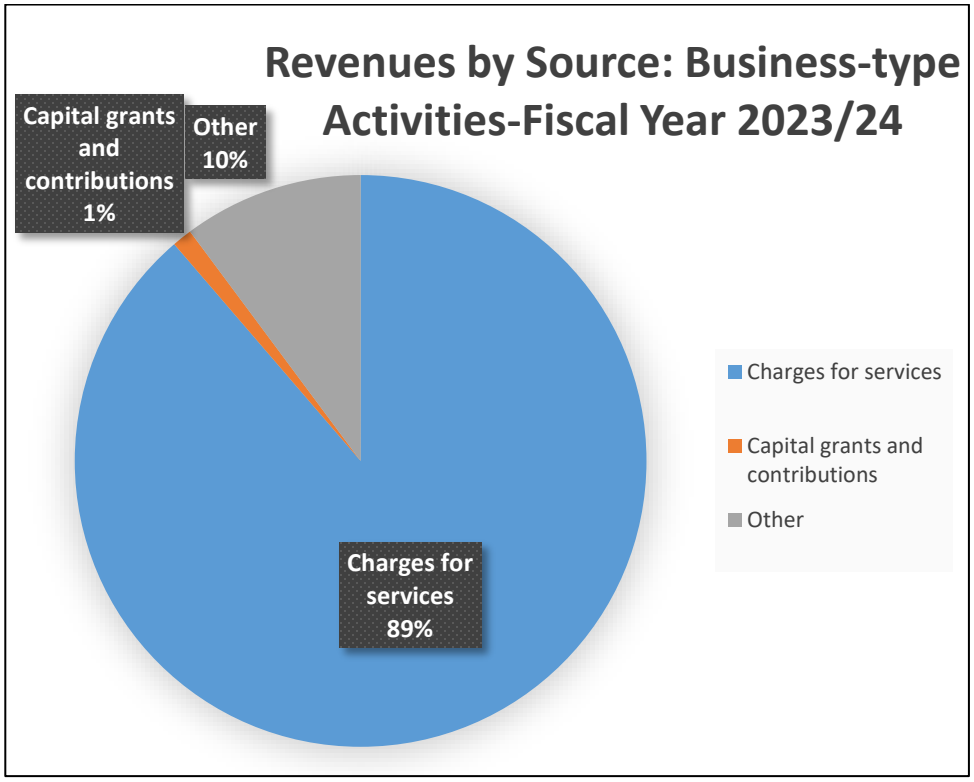
Government Activities: Program revenues for governmental activities provided 24% of the resources necessary to pay the cost of providing program services. The remaining program costs were financed with general revenues. The most significant general revenues are property tax revenues of ($45,268,495), room taxes ($20,864,718), and intergovernmental shared revenues of $25,092,781. Consolidated taxes, reported as intergovernmental shared revenues, totaled $16,083,279, a 7% increase over the prior year. General revenues increased by $6,966,840, comprised of increased property tax, construction tax, and intergovernmental revenues. These increases are all indicators of a return to a strong economy. Overall, expenditures related to governmental activities increased by 14%, or $15.1 million, from the prior year.





Business-type activities: Business-type activities increased the County's net position by $3,036,090 compared to $2,784,482 in the prior year. The increase of $251,608 indicates the revenues are able to support the increased costs.





Financial Analysis of the Government's Funds

As noted earlier, the County uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the County's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information helps assess the County's financing requirements. In particular, unassigned fund balance may serve as a valuable measure of a government's net resources available for discretionary use as they represent the portion of fund balance that has not been limited to use for a particular purpose by either an external party, the County Board of Commissioners, or a group or individual who has been delegated authority to assign resources for use for a particular purpose by the County's Board.

On June 30, 2024, the County's governmental funds reported a combined ending fund balance of $104,071,451, an increase of $14,009,712 over the prior year's reported fund balance total. Approximately 15% of this amount ($15,887,480) constitutes *an unassigned fund balance* available for spending at the County's discretion. The remainder of the fund balance is either nonspendable, restricted, committed or assigned, as shown in the table below.

Governmental Fund Balance Fiscal Year 2023-24		
Nonspendable	$609,482	In nonspendable form - deposits and prepaid items.
Restricted	64,710,542	Constraints have been placed on resources from external parties or by law.
Committed	4,777,664	Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the Board of County Commissioners
Assigned	18,086,283	Constraints that are neither restricted nor committed.
Unassigned	15,887,480	
Total fund balance	$104,071,451	

General Fund:

The General Fund is the chief operating fund of the County. At the end of the current fiscal year, the unassigned fund balance was $15,887,480, with the total fund balance increasing by $1,595,863. Comparing the unassigned fund balance to total General Fund expenditures may help measure the General Fund's liquidity. The Douglas County General Fund Balance and Budget Policy requires that the County maintain a minimum Unassigned Fund Balance equivalent to two months of operating expenditures, including transfers out. As of June 30, 2024, the County's General Fund unassigned fund balance equals 84 days of operating expenditures and transfers out.

The fund balance of the County's General Fund increased by $1,595,863 from the prior year. Key components of this increase are:

- Increase of 19% ($10,411,970) in General Fund revenues, mainly from an increase in grant funding ($7,25 million) and Property Tax Growth ($2.0 million). The General Fund's current expenditures increased 14% ($6.5 Million) from the previous year due to the County implementing the Compensation and Classification Study. Additionally, transfers out to other funds increased by $3.4 million due to approved funding of one-time capital projects from the fund balance of the General Fund.

Room Tax Fund:

The County's Room Tax fund accounts for activities related to and supporting tourism, including support of local visitor authorities, the chamber of commerce, and other specified Douglas County programs as allowed under the Nevada legislation and the County Code.

The majority of the fund balance of the Room Tax Fund Balance is categorized as assigned for funding cultural and community development programs. At the end of Fiscal Year 2023-24, the ending fund balance in the Room Tax fund totaled $9,370,177, an increase of $628,829 from the prior year. The primary reason for this increase is continuing capital improvements/projects that were budgeted but not completed at the end of the fiscal year.

One Nevada Special Revenue Fund:

The One Nevada Special Revenue accounts for funds for a legal settlement related to the opioid epidemic and was formed in Fiscal Year 2022-23. At the end of Fiscal Year 2023-24, the One Nevada Fund reported assets of $7,462,215, liabilities and deferred inflows of $6,250,440, and an ending fund balance of $1,211,775, restricted for use in health and welfare programs.

Regional Transportation Commission (RTC) Fund

The RTC fund accounts for funds under the control of the County's Regional Transportation Commission, whose duties are outlined in Nevada Revised Statutes (NRS) 277A set aside to fund significant transportation projects. At the end of Fiscal Year 2024, the ending fund balance of the RTC fund was $17,536,998, an increase of $2,041,960 from the prior year. All of the fund balance is restricted for capital improvement projects.

Proprietary funds. The County's proprietary funds financial statements provide the same information found in the government-wide financial statements but in more detail.

Unrestricted net position at the end of the year totaled $44,976,350, with the majority of that derived from the Douglas County Water Utility Fund ($18,661,839), the Sewer Utility Fund ($6,838,213) and Non-major Enterprise Funds ($17,622,759). The net position of the County's Enterprise Funds increased by $3,036,090, while the County's Internal Service Fund net position increased by $1,486,482.

General Fund Budgetary Highlights:

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Taxes	$30,587,640	$30,126,184	$30,037,996	$ (88,188)
Licenses, permits, franchise and other fees	7,420,775	7,420,775	8,542,152	1,121,377
Intergovernmental shared revenues	19,070,755	21,039,544	25,361,669	4,322,125
Charges for services	3,367,078	3,615,583	3,995,806	380,223
Fines and forfeitures	712,100	712,100	799,938	87,838
Miscellaneous	1,299,476	1,612,613	2,515,272	902,659
Total revenues:	62,457,824	64,526,799	71,252,833	6,726,034
Expenditures:				
General government	18,042,115	21,309,750	16,925,474	4,384,276
Judicial	10,058,042	12,844,311	10,649,334	2,194,977
Public safety	26,195,652	29,341,900	28,071,272	1,270,628
Public works	1,794,019	2,594,812	1,712,599	882,213
Health and Welfare	606,226	912,335	553,260	359,075
Sanitation	1,134,432	1,191,839	1,130,413	61,426
Capital outlay				
General government	196,381	493,445	585,564	(92,119)
Public safety	380,000	620,995	304,072	316,923
Health, welfare and sanitation	-	140,359	1,199	139,160
Debt service				
Principal	70,867	464,017	358,458	105,559
Interest	-	-	60,732	(60,732)
Total expenditures	58,477,734	69,913,763	60,352,377	9,561,386
Excess (deficiency) of revenues over (under)	3,980,090	(5,386,964)	10,900,456	(2,835,352)
Other Financing Sources				
Contingencies	(910,955)	(910,955)	-	910,955
Sale of capital asset	-	-	3,040	3,040
Inception of lease	-	-	307,032	307,032
Inception of subscription	-	-	154,694	154,694
Transfers in	283,116	6,782,703	369,758	(6,412,945)
Transfers out	(3,794,911)	(10,557,117)	(10,139,117)	418,000
	(4,422,750)	(4,685,369)	(9,304,593)	(4,619,224)
Change in fund balance	(442,660)	(10,072,333)	1,595,863	(7,454,576)
Beginning Fund Balance	10,658,833	20,752,445	20,752,445	-
Ending Fund Balance	$ 10,216,173	$ 10,680,112	$ 22,348,308	$ (7,454,576)

Budgeted appropriations increased $18,198,235 between the original budget and the amended budget. The increase can be briefly summarized as shown below:

- The General Fund revenue budget increased $2,068,975 from the original budget primarily due to budget augments associated with new grant revenues in intergovernmental revenues ($1,968,789).
- General Fund revenues were $6,726,034 greater than budgeted primarily due to intergovernmental revenues, which were $4.3 million more than expected, primarily due to the recognition of the remaining ARPA fund.
- The General Fund expenditure budget increased by $11,436,029 from the original budget to the final budget. $5.8 million of this increase can be attributed to the carryover of encumbrances and prior-year program costs funded by specific revenues, such as DEA forfeitures and donations. Another $3.4 million was augmented from the beginning fund balance for approved projects.
- General Fund budgets for transfers out to other funds were increased by $6.7 million, primarily to the County Construction Fund to account for approved projects.

General Fund's actual current expenditures were 14% or $9,561,386 less than the final budget primarily due to employee vacancies and items that are budgeted on a multi-year basis (restricted accounts and ongoing projects) and not fully completed within the fiscal year.

Capital Asset and Debt Administration

Capital Assets: The County's investment in capital assets for its governmental and business-type activities as of June 30, 2024, amounts to $272,990,900 (net of accumulated depreciation and amortization). This investment in capital assets includes land, buildings, improvements, machinery and equipment, infrastructure, leases, subscription assets and water rights. The total decrease in the County's capital assets for the current fiscal year is 1.3% (a .09% decrease for governmental activities and a 1.7% decrease for business-type activities) for a total dollar decrease of $3,688,505 from the prior fiscal year.
Major capital asset events during the current fiscal year include:

- The County completed work on 4 stormwater retention basins at a cost of $1.2M
- The County spent approx. $3M on machinery & equipment including $323K for an armored bearcat vehicle for public safety and $460K for a Town of Gardnerville trash truck.
- The final phases of the Cave Rock Water System Improvements were completed, accounting for $8M in business-type capital asset additions.

	Governmental activities		Business-type activities		Total	
	2024	2023	2024	2023	2024	2023
Land	$19,310,647	$ 18,893,735	$6,450,935	$ 6,450,935	$ 25,761,582	$ 25,344,670
Construction in progress	6,516,189	4,692,362	1,388,477	7,543,261	7,904,666	12,235,623
Water rights	-	-	7,788,266	7,788,266	7,788,266	7,788,266
Lease assets	401,757	95,513	6,741	10,677	408,498	106,190
Subscription assets	2,712,268	3,278,138	67,432	-	2,779,700	3,278,138
Buildings and building improvements	39,470,699	41,170,496	2,377,532	2,513,775	41,848,231	43,684,271
Machinery, equipment and software	8,521,018	8,521,297	2,548,722	2,358,548	11,069,740	10,879,845
Infrastructure	42,099,755	43,401,983	15,796,008	17,071,908	57,895,763	60,473,891
Water and sewer systems	-	-	117,534,454	112,888,511	117,534,454	112,888,511
	$ 119,032,333	$ 120,053,524	$ 153,958,567	$ 156,625,881	$ 272,990,900	$ 276,679,405

Additional information on the County's capital assets can be found in Note 4 of this report.

Long-term debt: At the end of the current fiscal year, the County had a total debt outstanding of $43,857,978 (including unamortized premiums and discounts). Total outstanding debt decreased $2,622,050 (6%) from the prior fiscal year due to routine repayments of debt and amortizations.

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Bonds/Notes from direct borrowings & placements	$ -	$ -	$ 24,260,456	$ 25,251,686	$ 24,260,456	$ 25,251,686
General obligation/pledged revenue bonds	14,652,000	15,737,000	1,377,000	1,600,000	16,029,000	17,337,000
Notes Payable	-	-	1,209,752	1,613,002	1,209,752	1,613,002
Direct financing, subscriptions & leases	1,767,768	1,685,347	63,514	10,711	1,831,282	1,696,058
Unamortized Premiums & Discounts	523,371	565,806	4,117	16,476	527,488	582,282
	$ 16,943,139	$ 17,988,153	$ 26,914,839	$ 28,491,875	$ 43,857,978	$ 46,480,028

The County maintains an A+ rating from Standard & Poor's. More information on the County's long-term liabilities can be found in Note 6 of this report.

Economic Factors and Conditions of Future Significance

- In December 2023, Douglas County's Board of County Commissioners approved a resolution to declare their intent to issue bonds for the construction of a Justice Center. The Board will hear subsequent resolutions in December 2024 to approve the sale of such bonds in the Spring of 2025. Construction of a new Justice Center will begin in the Summer of 2025. The total of the bonds will be around $51 Million.
- The American Rescue Plan Act funds ($9.5 million) were completely spent by the end of June 2024.
- The County's unemployment rate was 5.4% as of June 30, 2024, a .6% increase from the same period in 2023. The County's rate can be compared to national (5.2%) and state (4.1%) unemployment rates.
- Although Property taxes are capped in Nevada, the County's assessed value increased 11.0% in Fiscal Year 2023-24 to $4.50 billion.
- The County recognized a new employee association for FY2024/25, the Douglas County Sheriff's Administration Protection Association (Captains)
- Negotiations with all associations have been successful with current contracts in effect for all associations. The labor contracts Douglas County Sheriff's Protective Association (deputies) and the Douglas County Sheriff's Protective Association-Sergeants expire in June 2025. With the labor contract for the Douglas County Employees Association expiring in June 2008 and the Douglas County Sheriff's Administration Protection Association (Captains) expiring in June 2027.

Requests for Information:

This financial report is designed to provide a general overview of the County's finances for those interested in this government's finances. Questions concerning any information in this report or requests for additional information should be addressed to the Douglas County Finance Department, PO Box 218, Minden, Nevada 89423.

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Assets			
Cash, cash equivalents and investments, unrestricted	$ 112,349,687	$ 49,307,858	$ 161,657,545
Cash, cash equivalents and investments, restricted	28,789	463,082	491,871
Accounts receivable, net	11,774,161	2,318,113	14,092,274
Notes receivable, net	-	687,500	687,500
Taxes and penalties receivable	616,964	-	616,964
Interest receivable	794,217	397,289	1,191,506
Due from other governments	5,743,392	96,020	5,839,412
Lease receivable	-	4,920,859	4,920,859
Inventories	113,264	26,000	139,264
Prepaid items	357,480	97,410	454,890
Other assets	270,196	-	270,196
Internal balances	8,534	(8,534)	-
Capital assets:			
Capital and intangible assets, not being depreciated	25,826,836	15,627,678	41,454,514
Capital, lease, and subscription IT assets, net of accumulated depreciation/ amortization	93,205,497	138,330,889	231,536,386
Total Assets	251,089,017	212,264,164	463,353,181
Deferred Outflows of Resources			
Unamortized deferred refunding charges	-	4,465	4,465
Deferred outflows related to pensions	33,215,816	2,232,273	35,448,089
Deferred outflows related to OPEB	1,653,985	112,430	1,766,415
Total Deferred Outflows of Resources	34,869,801	2,349,168	37,218,969
Liabilities			
Accounts payable	4,537,546	1,432,379	5,969,925
Accrued salaries, wages and benefits	2,155,963	69,010	2,224,973
Unearned revenue	1,480,637	1,289,818	2,770,455
Contract retentions payable	-	7,958	7,958
Deposits	1,021,519	125,705	1,147,224
Due to others	727,394	-	727,394
Due to other governments	53,131	-	53,131
Interest payable	112,192	207,742	319,934

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	Primary Government		
	Governmental Activities	Business-type Activities	Total
Long-term liabilities, due within one year			
Claims and judgments	$ 957,810	$ -	$ 957,810
Compensated absences	3,664,660	202,252	3,866,912
Bonds, leases, subscriptions and notes payable, net of unamortized premiums and discounts	1,539,848	2,732,571	4,272,419
Long-term liabilities, due in more than one year:			
Claims and judgments	2,442,255	-	2,442,255
Compensated absences	1,635,725	174,614	1,810,339
Total OPEB liability	10,458,646	556,014	11,014,660
Net pension liability	91,177,326	6,127,582	97,304,908
Bonds, leases, subscriptions and notes payable, net of unamortized premiums and discounts	15,403,291	24,182,268	39,585,559
Total Liabilities	137,367,943	37,107,913	174,475,856
Deferred Inflows of Resources			
Deferred inflows related to leases	-	4,801,857	4,801,857
Deferred inflows related to pensions	1,386,380	93,173	1,479,553
Deferred inflows related to OPEB	1,910,530	130,722	2,041,252
Total Deferred Inflows of Resources	3,296,910	5,025,752	8,322,662
Net Position			
Net investment in capital assets	102,089,194	127,040,235	229,129,429
Restricted for			
Debt service	1,371,577	463,082	1,834,659
Capital improvement projects	39,276,738	-	39,276,738
General, town and district redevelopment programs	953,136	-	953,136
Youth and other judicial programs	3,491,844	-	3,491,844
Fire, police and other public safety programs	3,357,474	-	3,357,474
Streets and other public works programs	10,227,405	-	10,227,405
Cultural and community development programs	4,936,385	-	4,936,385
Health and Welfare	7,457,696	-	7,457,696
Unrestricted	(27,867,484)	44,976,350	17,108,866
Total Net Position	$ 145,293,965	$ 172,479,667	$ 317,773,632

Function/Program	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental Activities				
General government	$ 23,180,714	$ 7,089,791	$ 9,126,605	$ 58,543
Judicial	12,169,757	1,695,691	4,290,207	-
Public safety	39,204,575	1,261,655	140,433	-
Public works	10,971,589	826,882	13,810	-
Community support	3,048,270	-	1,482,130	-
Culture and recreation	26,901,942	2,028,549	85,111	-
Health and welfare	4,358,232	3,338,610	-	-
Sanitation	1,641,278	611,554	-	-
Interest expense	496,212	-	-	-
Total Governmental Activities	121,972,569	16,852,732	15,138,296	58,543
Business-type Activities				
Airport	2,040,662	881,277	-	250,907
Water	10,979,591	12,849,861	-	-
Sewer	3,515,188	3,613,980	-	-
Trash	2,607,816	2,371,158	-	-
Total Business-type Activities	19,143,257	19,716,276	-	250,907
Total Primary Government	$ 141,115,826	$ 36,569,008	$ 15,138,296	$ 309,450
General Revenues				
Property taxes				
Room taxes				
Sales taxes				
Construction taxes				
Intergovernmental shared revenues, unrestricted				
Investment income				
Miscellaneous				
Transfers				
Total General Revenues and Transfers				
Change in Net Position				
Net Position, Beginning of Year				
Net Position, End of Year				

Net (Expense) Revenue and Changes in Net Position		
Governmental Activities	Business-type Activities	Total
$ (6,905,775)	$ -	$ (6,905,775)
(6,183,859)	-	(6,183,859)
(37,802,487)	-	(37,802,487)
(10,130,897)	-	(10,130,897)
(1,566,140)	-	(1,566,140)
(24,788,282)	-	(24,788,282)
(1,019,622)	-	(1,019,622)
(1,029,724)	-	(1,029,724)
(496,212)	-	(496,212)
(89,922,998)	-	(89,922,998)
-	(908,478)	(908,478)
-	1,870,270	1,870,270
-	98,792	98,792
-	(236,658)	(236,658)
-	823,926	823,926
(89,922,998)	823,926	(89,099,072)
45,268,495	-	45,268,495
20,864,718	-	20,864,718
2,863,756	-	2,863,756
591,903	-	591,903
25,074,640	18,141	25,092,781
4,775,698	2,226,718	7,002,416
2,635,531	17,305	2,652,836
50,000	(50,000)	-
102,124,741	2,212,164	104,336,905
12,201,743	3,036,090	15,237,833
133,076,095	169,443,577	302,519,672
$ 145,277,838	$ 172,479,667	$ 317,757,505

	General Fund	Room Tax	One Nevada	Regional Transportation	Non-major Governmental Funds	Total Governmental Funds
Assets						
Cash, cash equivalents and investments	$ 22,198,837	$ 8,875,714	$ 862,548	$ 17,608,672	$ 51,634,095	$ 101,179,866
Cash, cash equivalents and investments, restricted	28,789	-	-	-	-	28,789
Accounts receivable	1,176,041	3,463,709	6,599,172	-	535,239	11,774,161
Taxes receivable	487,085	-	-	18,272	108,893	614,250
Interest receivable	174,332	61,277	-	117,261	354,839	707,709
Due from other governments	3,764,396	-	-	322,053	1,619,006	5,705,455
Due from other funds	101,451	101,450	-	-	405,801	608,702
Prepaid items	239,560	1,630	495	-	97,961	339,646
Other assets	136,393	-	-	-	133,803	270,196
Total Assets	$ 28,306,884	$ 12,503,780	$ 7,462,215	$ 18,066,258	$ 54,889,637	$ 121,228,774
Liabilities						
Accounts payable	$ 736,055	$ 2,764,162	$ 2,484	$ 38,164	$ 754,066	$ 4,294,931
Due to others	727,394	-	-	-	-	727,394
Accrued salaries, wages and benefits	1,847,324	68,381	1,540	4,238	215,863	2,137,346
Due to other funds	60,764	4,763	-	774	532,017	598,318
Unearned revenue	468,660	231,488	-	469,376	311,113	1,480,637
Deposits	929,230	64,809	-	-	27,480	1,021,519
Due to other governments	-	-	-	-	53,131	53,131
Total Liabilities	4,769,427	3,133,603	4,024	512,552	1,893,670	10,313,276
Deferred Inflows of Resources						
Unavailable revenue, taxes and penalties	461,066	-	-	16,708	98,211	575,985
Unavailable revenue, special assessments	-	-	-	-	378	378
Unavailable revenue, special settlement	-	-	6,246,416	-	-	6,246,416
Unavailable revenue, grants	21,268	-	-	-	-	21,268
Total Deferred Inflows of Resources	482,334	-	6,246,416	16,708	98,589	6,844,047
Total Liabilities and Deferred Inflows of Resources	5,251,761	3,133,603	6,250,440	529,260	1,992,259	17,157,323
Fund Balances						
Nonspendable						
Prepaid items	239,560	1,630	495	-	97,961	339,646
Inventory	136,033	-	-	-	133,803	269,836
Restricted						
Debt service	-	-	-	-	1,371,577	1,371,577
Capital improvement projects	-	-	-	17,536,998	21,723,032	39,260,030
General, town and district redevelopment programs	915,452	-	-	-	37,684	953,136
Youth and other judicial programs	1,895,330	-	-	-	1,596,514	3,491,844
Fire, police and other public safety programs	442,031	-	-	-	2,915,443	3,357,474
Streets and other public works programs	-	-	-	-	10,227,405	10,227,405
Cultural and community development programs	-	-	-	-	4,837,796	4,837,796
Health and welfare	-	-	1,211,280	-	-	1,211,280
Committed						
Capital improvement projects					352,380	352,380
General, town and district redevelopment programs	1,134,841	-	-	-	9,990	1,144,831
Youth and other judicial programs	31,607	-	-	-	-	31,607
Fire, police and other public safety programs	341,779	-	-	-	657,943	999,722
Streets and other public works programs	54,186	-	-	-	-	54,186
Cultural and community development programs	-	672,358	-	-	1,522,580	2,194,938
Assigned						
Capital improvement projects	-	-	-	-	2,495,094	2,495,094
General, town and district redevelopment programs	1,278,385	-	-	-	2,073,388	3,351,773
Youth and other judicial programs	54,312	-	-	-	-	54,312
Fire, police and other public safety programs	644,127	-	-	-	-	644,127
Streets and other public works programs	-	-	-	-	674,576	674,576
Cultural and community development programs	-	8,696,189	-	-	2,170,212	10,866,401
Unassigned	15,887,480	-	-	-	-	15,887,480
Total Fund Balances	23,055,123	9,370,177	1,211,775	17,536,998	52,897,378	104,071,451
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 28,306,884	$ 12,503,780	$ 7,462,215	$ 18,066,258	$ 54,889,637	$ 121,228,774

Fund Balances, Governmental Funds		$ 104,071,451
Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds:		
Capital assets, leases and subscriptions	$ 397,656,548	
Less accumulated depreciation and amortization	(279,717,731)	
		117,938,817
Long-term liabilities, including bonds payable, lease liabilities, subscriptions, compensated absences, OPEB liabilities, and pension liabilities are not due and payable in the current period; and therefore, are not reported in governmental funds:		
Bonds, leases, sunscriptions and notes payable	(16,943,139)	
Compensated absences payable	(5,235,426)	
Total other postemployment benefit (OPEB) liabilities	(10,333,236)	
Deferred outflows related to OPEB	1,630,428	
Deferred inflows related to OPEB	(1,881,615)	
Net pension liability	(89,291,233)	
Deferred outflows related to pensions	32,528,714	
Deferred inflows related to pensions	(1,357,701)	
		(90,883,208)
Other liabilities are not due and payable in the current period; and therefore, are not reported in governmental funds:		
Interest payable	(112,192)	
		(112,192)
Unavailable revenue represents amounts that were not available to fund current expenditures; and therefore, are not reported as revenues in governmental funds:		
Unavailable revenue, taxes and penalties	575,985	
Unavailable revenue, special assessments	378	
Unavailable revenue, grants	21,268	
Unavailable revenue, special settlement	6,246,416	
		6,844,047
Internal service funds are used by management to charge the costs of motor pool, self-insurance dental and risk management to individual funds. The assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the internal service funds are included in governmental activities in the statement of net position.		7,435,050
Net Position, Governmental Activities		$ 145,293,965

	General Fund	Room Tax	One Nevada	Regional Transportation	Non-major Governmental Funds	Total Governmental Funds
Revenues						
Taxes	$ 30,037,996	$ 19,492,236	$ -	$ 1,911,265	$ 13,841,740	$ 65,283,237
Licenses, permits, franchise and other fees	8,542,152	617,108	-	-	815,801	9,975,061
Intergovernmental shared revenues	25,361,669	-	-	1,769,018	12,357,401	39,488,088
Charges for services	3,995,806	2,005,216	742,551	-	1,317,131	8,060,704
Fines and forfeitures	799,938	-	-	-	32,951	832,889
Miscellaneous	2,515,272	649,774	-	868,996	3,150,070	7,184,112
Total Revenues	71,252,833	22,764,334	742,551	4,549,279	31,515,094	130,824,091
Expenditures						
Current						
General government	16,925,474	-	-	-	3,516,583	20,442,057
Judicial	10,649,334	-	-	-	108,521	10,757,855
Public safety	28,071,272	-	-	-	8,244,413	36,315,685
Public works	1,712,599	-	-	971,489	5,056,500	7,740,588
Community support	-	-	-	-	2,734,471	2,734,471
Culture and recreation	-	21,424,022	-	-	3,415,394	24,839,416
Health and welfare	553,260	-	46,876	-	3,220,282	3,820,418
Sanitation	1,130,413	-	-	-	435,050	1,565,463
Total Current	59,042,352	21,424,022	46,876	971,489	26,731,214	108,215,953
Capital outlay						
General government	585,564	-	-	-	3,000,749	3,586,313
Public safety	304,072	-	-	-	180,758	484,830
Public works	-	-	-	535,846	490,513	1,026,359
Community support	-	-	-	-	23,442	23,442
Culture and recreation	-	1,276,018	-	-	523,876	1,799,894
Health and welfare	1,199	-	-	-	34,462	35,661
Total Capital Outlay	890,835	1,276,018	-	535,846	4,253,800	6,956,499
Debt service						
Principal payments	358,459	7,354	-	-	1,194,151	1,559,964
Interest expense	60,731	1,003	-	-	503,447	565,181
Fiscal charges	-	-	-	-	350	350
Total Debt Service	419,190	8,357	-	-	1,697,948	2,125,495
Total Expenditures	60,352,377	22,708,397	46,876	1,507,335	32,682,962	117,297,947
Excess (Deficiency) of Revenues Over (Under) Expenditures	10,900,456	55,937	695,675	3,041,944	(1,167,868)	13,526,144
Other Financing Sources (Uses)						
Sale of capital asset	3,040	38	-	-	18,430	21,508
Inception of Lease	307,032	35,482	-	-	76,679	419,193
Inception of SBITA	154,694	-	-	-	29,797	184,491
Transfers in	369,758	792,372	-	-	17,058,720	18,220,850
Transfers (out)	(10,139,117)	(255,000)	-	(999,984)	(6,968,373)	(18,362,474)
Total Other Financing Sources (Uses)	(9,304,593)	572,892	-	(999,984)	10,215,253	483,568
Net Changes in Fund Balances	1,595,863	628,829	695,675	2,041,960	9,047,385	14,009,712
Fund Balance, Beginning of Year	21,459,260	8,741,348	516,100	15,495,038	43,849,993	90,061,739
Fund Balance, End of Year	$ 23,055,123	$ 9,370,177	$ 1,211,775	$ 17,536,998	$ 52,897,378	$ 104,071,451

Change in Fund Balances, Governmental Funds		$ 14,009,712
Amounts reported in the Statement of activities are different because:		
Governmental Funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of capital assets is capitalized and depreciated over their estimated useful lives.		
Expenditures for capital assets, leases and subscriptions	$ 7,010,853	
Less current year depreciation and amortization	(7,885,670)	
Disposition of capital assets	(308,146)	
		(1,182,963)
Revenues in the statement of activities, which do not provide current financial resources are not reported as revenues in governmental funds. Some revenues reported in the governmental funds result from interfund transactions; and therefore, are not reported in the statement of activities:		
Change in unavailable revenues		2,342,198
Debt proceeds provide current financial resources to governmental funds, but issuing debt increases liabilities in the statement of net position. Repayment of debt principal is an expenditure in governmental funds, but the repayment reduces liabilities in the statement of net position. This is the amount by which repayments exceeded debt issued.		
Debt, leases and subscription principal repayments	1,559,964	
Inception of Leases liability	(419,194)	
Inception of Subscription IT liability	(184,490)	
		956,280
Some expenses reported in the statement of activities do not require the use of current financial resources; and therefore, are not reported as expenditures in governmental funds:		
Change in total OPEB liabilities and related deferred outflows and inflows of resources	431,027	
Change in compensated absences payable	(669,521)	
Change in net pension liability and related deferred outflows and inflows of resources	(5,240,791)	
Amortization of debt premiums and discounts	42,435	
Change in interest payable	26,884	
		(5,409,966)
Internal service funds are used by management to charge the costs of fleet management, self-insurance dental coverage, and risk management to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.		1,486,482
Change in Net Position of Governmental Activities		$ 12,201,743

	Business -Type Activities					Governmental Activities
	Airport	Sewer Utility	Douglas County Water Utility	Non-major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Assets						
Current Assets						
Cash and cash equivalents	$ 1,833,799	$ 8,694,477	$ 20,593,304	$ 18,186,278	$ 49,307,858	$ 11,169,821
Accounts receivable, net	97,043	275,919	906,252	1,038,899	2,318,113	-
Taxes receivable	-	-	-	-	-	2,714
Interest receivable	44,257	74,318	146,981	131,733	397,289	86,508
Due from other governments	96,020	-	-	-	96,020	37,937
Lease receivable	252,021	-	17,209	-	269,230	-
Inventories	-	-	-	26,000	26,000	113,264
Prepaid items	-	3,202	-	94,208	97,410	17,834
Restricted assets						
Cash, cash equivalents and investments	7,903	212,116	243,063	-	463,082	-
Total Current Assets	2,331,043	9,260,032	21,906,809	19,477,118	52,975,002	11,428,078
Noncurrent Assets						
Notes receivable	-	-	-	687,500	687,500	-
Lease receivable	4,651,629	-	-	-	4,651,629	-
Capital Assets						
Land	3,404,327	1,005,900	1,475,757	564,951	6,450,935	-
Construction in progress	219,866	377,067	746,565	44,979	1,388,477	-
Water rights	-	-	7,288,266	500,000	7,788,266	-
Buildings and building improvements	2,634,838	288,985	1,645,756	1,278,657	5,848,236	13,980
Machinery, equipment and software	823,623	697,542	1,087,835	4,054,645	6,663,645	3,015,015
Infrastructure	29,986,434	-	-	456,304	30,442,738	-
Water and sewer systems	-	44,544,418	86,135,347	46,399,435	177,079,200	-
Right to use leased copier assets	18,550	-	-	-	18,550	-
Subscription IT asset	-	-	-	70,898	70,898	-
Less: accumulated depreciation/amortization	(17,071,811)	(15,935,048)	(30,955,849)	(17,829,670)	(81,792,378)	(1,935,479)
Net Capital Assets	20,015,827	30,978,864	67,423,677	35,540,199	153,958,567	1,093,516
Total Noncurrent Assets	24,667,456	30,978,864	67,423,677	36,227,699	159,297,696	1,093,516
Total Assets	26,998,499	40,238,896	89,330,486	55,704,817	212,272,698	12,521,594
Deferred Outflows of Resources						
Unamortized deferred refunding charges	-	-	4,465	-	4,465	-
Deferred outflows related to pensions	55,485	570,807	691,779	914,202	2,232,273	687,102
Deferred outflows related to OPEB	-	29,642	35,273	47,515	112,430	23,557
Total Deferred Outflows of Resources	55,485	600,449	731,517	961,717	2,349,168	710,659

	Business -Type Activities					Governmental Activities
	Airport	Sewer Utility	Douglas County Water Utility	Non-major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Liabilities						
Current Liabilities						
Accounts payable	$ 26,523	$ 397,746	$ 594,214	$ 413,896	$ 1,432,379	$ 242,615
Accrued salaries, wages and benefits	5,574	15,087	20,582	27,767	69,010	18,617
Due to other funds	646	2,283	2,530	3,075	8,534	1,850
Unearned revenue	92,425	501,001	677,156	19,236	1,289,818	-
Deposits	83,069	-	40,236	2,400	125,705	-
Contract retentions payable	4,358	-	3,600	-	7,958	-
Interest payable	1,069	46,341	160,332	-	207,742	-
Claims and judgments	-	-	-	-	-	957,810
Compensated absences	5,438	57,610	67,149	72,055	202,252	44,413
Bonds, leases, subscriptions and notes payable, net of unamortized premiums and discounts	86,022	541,355	2,092,226	12,968	2,732,571	-
Total Current Liabilities	305,124	1,561,423	3,658,025	551,397	6,075,969	1,265,305
Noncurrent Liabilities						
Claims and judgments	-	-	-	-	-	2,442,255
Compensated absences	4,695	49,737	57,972	62,210	174,614	20,546
Total OPEB liability	17,814	115,403	122,408	300,389	556,014	125,410
Net pension liability	152,306	1,566,864	1,898,929	2,509,483	6,127,582	1,886,093
Bonds, leases, subscriptions and notes payable, net of unamortized premiums and discounts	355,706	3,903,713	19,879,034	43,815	24,182,268	-
Total Noncurrent Liabilities	530,521	5,635,717	21,958,343	2,915,897	31,040,478	4,474,304
Total Liabilities	835,645	7,197,140	25,616,368	3,467,294	37,116,447	5,739,609
Deferred Inflows of Resources						
Deferred inflows related to pensions	2,316	23,825	28,874	38,158	93,173	28,679
Deferred inflows related to leases	4,784,041	-	17,816	-	4,801,857	-
Deferred inflows related to OPEB	799	34,255	40,761	54,907	130,722	28,915
Total Deferred Inflows of Resources	4,787,156	58,080	87,451	93,065	5,025,752	57,594
Net Position						
Net investment in capital assets	19,569,741	26,533,796	45,453,282	35,483,416	127,040,235	1,093,516
Restricted						
Debt service	7,903	212,116	243,063	-	463,082	-
Unrestricted	1,853,539	6,838,213	18,661,839	17,622,759	44,976,350	6,341,534
Total Net Position	$ 21,431,183	$ 33,584,125	$ 64,358,184	$ 53,106,175	$ 172,479,667	$ 7,435,050

	Business -Type Activities					Governmental Activities
	Airport	Sewer Utility	Douglas County Water Utility	Non-major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Operating Revenues						
Charges for services	$ 881,277	$ 2,765,119	$ 6,802,987	$ 6,746,399	$ 17,195,782	$ 5,761,153
Total Operating Revenues	881,277	2,765,119	6,802,987	6,746,399	17,195,782	5,761,153
Operating Expenses						
Salaries and wages	135,398	781,897	930,398	1,263,535	3,111,228	908,588
Employee benefits	173,259	651,386	634,704	838,752	2,298,101	578,902
Services and supplies	344,691	841,942	2,500,169	3,754,184	7,440,986	3,611,245
Depreciation and amortization	1,372,221	1,143,904	1,924,276	1,328,873	5,769,274	316,085
Total Operating Expenses	2,025,569	3,419,129	5,989,547	7,185,344	18,619,589	5,414,820
Operating Income (Loss)	(1,144,292)	(654,010)	813,440	(438,945)	(1,423,807)	346,333
Non-Operating Revenues (Expenses)						
Investment income	197,932	344,180	984,300	700,306	2,226,718	463,049
Interest and fiscal charges	(15,093)	(96,059)	(344,484)	(384)	(456,020)	-
Property taxes	-	-	-	-	-	283,259
Intergovernmental shared revenues	18,141	-	-	-	18,141	44,426
Lease revenues	-	-	24,059	-	24,059	-
Gain (loss) on sale of capital assets	-	(76,278)	(106,570)	115,200	(67,648)	(9,497)
Connection charges	-	848,861	744,912	802,063	2,395,836	-
Water rights	-	-	100,599	-	100,599	-
Miscellaneous, net	16,970	17	247	71	17,305	77,288
Total Non-Operating Revenues (Expenses)	217,950	1,020,721	1,403,063	1,617,256	4,258,990	858,525
Income (Loss) Before Transfers and Capital Contributions	(926,342)	366,711	2,216,503	1,178,311	2,835,183	1,204,858
Capital Contributions						
Capital contributions	250,907	-	-	-	250,907	90,000
Transfers						
Transfers in	-	-	125,000	-	125,000	208,000
Transfers out	-	(50,000)	-	(125,000)	(175,000)	(16,376)
Total Transfers	-	(50,000)	125,000	(125,000)	(50,000)	191,624
Changes in Net Position	(675,435)	316,711	2,341,503	1,053,311	3,036,090	1,486,482
Net Position, Beginning of Year	22,106,618	33,267,414	62,016,681	52,052,864	169,443,577	5,948,568
Net Position, End of Year	$ 21,431,183	$ 33,584,125	$ 64,358,184	$ 53,106,175	$ 172,479,667	$ 7,435,050

	Business-Type Activities					Governmental Activities
	Airport	Sewer Utility	Douglas County Water Utility	Non-major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Cash Flows from Operating Activities						
Cash received from customers	$ 744,601	$ 3,056,148	$ 7,046,850	$ 6,769,338	$ 17,616,937	$ 5,725,893
Cash payments to suppliers	(334,610)	(559,495)	(2,921,084)	(3,684,696)	(7,499,885)	(3,565,259)
Cash received from other funds	646	2,283	2,530	3,075	8,534	1,850
Cash payments to employees	(170,842)	(1,111,155)	(1,885,956)	(1,846,231)	(5,014,184)	(1,918,880)
Miscellaneous non-operating income	16,970	17	4,394	71	21,452	712
Net Cash Provided by (Used for) Operating Activities	256,765	1,387,798	2,246,734	1,241,557	5,132,854	244,316
Cash Flows from Non-Capital Financing Activities						
Miscellaneous	-	-	-	-	-	121,002
Transfers in	-	-	125,000	-	125,000	208,000
Transfers (out)	-	(50,000)	-	(125,000)	(175,000)	(16,376)
Property taxes	-	-	-	-	-	283,576
Intergovernmental shared revenues	18,141	-	-	-	18,141	-
Net Cash Provided by (Used for) Non-Capital Financing Activities	18,141	(50,000)	125,000	(125,000)	(31,859)	596,202
Cash Flows from Capital and Related Financing Activities						
Acquisition and construction of capital assets	(299,543)	(468,213)	(1,894,556)	(622,496)	(3,284,808)	(524,156)
Proceeds (loss) from disposition of capital asset	-	-	60,220	-	60,220	6,630
Principal paid for subscriptions and leases	(3,980)	-	-	(14,115)	(18,095)	-
Cash received on lease receivables	-	-	20,484	-	20,484	-
Capital contributions	250,907	-	-	-	250,907	90,000
Long term debt proceeds	-	-	202,780	-	202,780	-
Principal payments on debt	(80,000)	(523,028)	(1,229,591)	-	(1,832,619)	-
Interest payments on debt and subscriptions	(15,290)	(101,951)	(331,272)	(384)	(448,897)	-
Water rights	-	-	100,599	115,200	215,799	-
Connection charges	-	848,861	744,912	802,063	2,395,836	-
Net Cash Provided by (Used for) Capital and Related Financing Activities	(147,906)	(244,331)	(2,326,424)	280,268	(2,438,393)	(427,526)
Cash Flows from Investing Activities						
Investment income	176,966	306,564	896,385	620,086	2,000,001	416,157
Net Cash Provided by by Investing Activities	176,966	306,564	896,385	620,086	2,000,001	416,157
Net Increase (decrease) in cash and cash equivalents	303,966	1,400,031	941,695	2,016,911	4,662,603	829,149
Cash and Cash Equivalents, Beginning of Year	1,537,736	7,506,562	19,894,672	16,169,367	45,108,337	10,340,672
Cash and Cash Equivalents, End of Year	$ 1,841,702	$ 8,906,593	$ 20,836,367	$ 18,186,278	$ 49,770,940	$ 11,169,821
Unrestricted Cash and Cash Equivalents, End of Year	$ 1,833,799	$ 8,694,477	$ 20,593,304	$ 18,186,278	$ 49,307,858	$ 11,169,821
Restricted Cash and Cash Equivalents, End of Year	$ 7,903	$ 212,116	$ 243,063	$ -	$ 463,082	$ -

	Business-Type Activities					Governmental Activities
	Airport	Sewer Utility	Douglas County Water Utility	Non-major Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Reconciliation of Operating Income (loss) to Net Cash Provided by Operating Activities						
Operating Income (loss)	$ (1,144,292)	$ (654,010)	$ 813,440	$ (438,945)	$ (1,423,807)	$ 346,333
Adjustments to reconcile operating income (loss) to net cash flows provided by from operating activities:						
Depreciation and amortization	1,372,221	1,143,904	1,924,276	1,328,873	5,769,274	316,085
OPEB expense	18,613	47,478	55,300	99,809	221,200	55,747
Pension expense	99,137	235,484	148,560	101,096	584,277	88,807
(Increase) decrease in accounts receivable	14,949	(14,880)	(235,358)	32,762	(202,527)	21,307
(Increase) decrease in inventory	-	-	-	-	-	4,859
(Increase) decrease in prepaids	200	1,710	2,500	(10,393)	(5,983)	(9,766)
(Increase) decrease) in due from other governments	(94,191)	-	-	-	(94,191)	(37,937)
(Decrease) increase in accounts payable and accrued expenses	9,881	280,737	(423,415)	79,881	(52,916)	50,893
(Decrease) increase in accrued payroll	5,574	3,070	4,189	5,837	18,670	6,324
(Decrease) increase) in contract retentions payable	4,358	-	(558,779)	-	(554,421)	-
(Decrease) increase in refundable deposits	4,132	-	7,556	1,200	12,888	-
(Decrease) increase in unearned revenue	7,064	305,909	471,665	(11,023)	773,615	-
(Decrease) increase in compensated absences	10,133	36,096	29,876	49,314	125,419	18,809
(Decrease) increase in claims and judgments payable	-	-	-	-	-	(619,707)
(Decrease) increase in leases related deferred inflow	(68,630)	-	(19,912)	-	(88,542)	-
Miscellaneous non-operating income	16,970	17	24,306	71	41,364	712
Total Adjustments	1,401,057	2,041,808	1,433,294	1,680,502	6,556,661	(102,017)
Net Cash Provided by (Used For) Operating Activities	$ 256,765	$ 1,387,798	$ 2,246,734	$ 1,241,557	$ 5,132,854	$ 244,316
Subscription liability for the acquisition of a right to use subscription asset	$ -	$ -	$ -	$ 70,898	$ 70,898	$ -

	Private-Purpose Trust Funds	Custodial Funds
Assets		
Cash, cash equivalents and investments	$ 3,643,420	$ 2,472,872
Accounts receivable, net	-	88,644
Taxes receivable	-	645,482
Interest receivable	-	269
Due from other governments	-	191
Special assessments receivable	-	2,481
Total Assets	3,643,420	3,209,939
Liabilities		
Taxes due to other governments	-	1,620,718
Accounts payable and other liabilities	-	129
Total Liabilities	-	1,620,847
Net Position		
Restricted for		
Individuals, organizations, and other governments	3,643,420	1,589,092
Total Net Position	$ 3,643,420	$ 1,589,092

	Private-Purpose Trust Funds	Custodial Funds
Additions		
Taxes collected for other governments	$ -	$ 69,012,953
Licenses and permits collected for other governments	-	607,045
Intergovernmental revenues collected for other governments	-	8,500
Charges for services collected for other governments	-	5,836,596
Interest income	-	2,355
Private contributions, gifts and bequests	1,583,738	-
Total Additions	1,583,738	75,467,449
Deductions		
Payment of property taxes to other governments	-	75,359,289
Payment of charges for services to other governments	-	1,994
Benefit payments to individuals	2,008,148	-
Total Deductions	2,008,148	75,361,283
Change in Net Position	(424,410)	106,166
Beginning Net Position, as previously reported	-	1,482,926
Adjustments	4,067,830	-
Net Position, Beginning of Year, as restated	4,067,830	1,482,926
Net Position, End of Year	$ 3,643,420	$ 1,589,092

Note 1 - Summary of Significant Accounting Policies

The financial statements of Douglas County (County) have been prepared in conformity with accounting principles generally accepted in the United States as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Reporting Entity

The County is incorporated as a municipality of the State of Nevada (State) and is governed by a five-member elected Board of County Commissioners (County Commission). The County's major operations include various tax assessments and collections, judicial functions, law enforcement, certain public health and welfare functions, road maintenance, parks, libraries and various administrative activities.

The reporting entity is defined as the primary government and those component units for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Financial accountability is defined as the appointment of a voting majority of the organization's governing board, and either the ability of the primary government to impose its will on the organization or the possibility that the organization will provide a financial benefit to or impose a financial burden on the primary government. In addition to financial accountability, component units can be other organizations in which the economic resources received or held by that organization are entirely or almost entirely for the direct benefit of the primary government, the primary government is entitled to or has the ability to otherwise access a majority of the economic resources received or held by that organization and the resources to which the primary government is entitled or has the ability to otherwise access are significant to the primary government.

The County has determined that it is financially accountable, as the County Commission (or members thereof in an ex officio capacity) serves as the governing body for; and therefore, has the ability to impose its will on, which is presented as a blended component unit due to the significance of the operational and financial relationship between the County. The following entity is a blended component unit, Douglas County Redevelopment Agency.

For the year ended June 30, 2024, the County's component unit did not issue stand-alone financial statements.

Basic Financial Statements

The government-wide financial statements include a statement of net position and a statement of activities and present consolidated information for the County's nonfiduciary activities. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on user fees and charges for support.

Included in the statement of net position are capital assets, right to use assets, and long-term liabilities including general obligation and revenue bonds, leases, subscriptions, notes, compensated absences, obligations for pensions and other postemployment benefits, and claims and judgments. Net position is classified as 1) net investment in capital assets, 2) restricted net position, or 3) unrestricted net position.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment and include indirect expenses allocated to each function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions, which are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other revenues not restricted for use by a particular function or segment are reported as general revenues.

Separate fund financial statements are provided for governmental, proprietary and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental and proprietary funds are reported as separate columns on the fund financial statements. All remaining governmental and enterprise funds are aggregated and reported as non-major funds. Governmental fund financial statements include a balance sheet and a statement of revenues, expenditures and changes in fund balances with schedules presented to reconcile fund balances presented in the governmental fund financial statements to net position presented in the government-wide financial statements. Proprietary fund financial statements include a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary and fiduciary funds financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. As a general rule, certain interfund activities, such as interfund receivables and payables, are eliminated from the government-wide financial statements. The effect of interfund services provided and used between functions are not eliminated in the statement of activities.

Government Fund Financial Statements

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized in the accounting period in which they become both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the County considers revenues to be available if they are collected within 60 days of the current fiscal year end. The primary revenue sources, which have been treated as susceptible to accrual by the County, are property taxes,

interest, intergovernmental consolidated taxes, governmental service taxes, motor vehicle fuel taxes and grants. All other revenue sources are considered to be measurable and available only when cash is received by the County. Expenditures generally are recorded when the liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, obligations for postemployment benefits other than pensions, and claims and judgments, are recorded only when payment is due.

The County reports the following major governmental funds:

General Fund - Accounts for all financial resources not accounted for in other funds.

Room Tax Special Revenue Fund - Accounts for activities related to, and support of, chambers of commerce, visitor authorities, and other specific Douglas County programs, such as parks, recreation and libraries.

One Nevada Special Revenue Fund – Related to a legal settlement in regards to the opioid epidemic.

Regional Transportation Capital Project Fund – Accounts for reserves held specifically for capital equipment.

During 2024 the ARPA special revenue fund, which was previously reported as a major governmental fund is no longer a major fund due to not meeting the quantitative threshold to be classified as a major fund.

Proprietary Fund Financial Statements

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the proprietary fund's principal ongoing operations. The principal operating revenues of the County's proprietary funds are charges for services and other user fees. Operating expenses include the cost of goods and services, administrative expenses, and capital asset depreciation. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The County reports the following major proprietary funds:

Airport Fund - Accounts for activities related to, and support of, the Minden - Tahoe airport services.

Sewer Utility Fund - Accounts for the operations of the Douglas County sewer system.

Douglas County Water Utility Fund - Accounts for the operations of the Carson Valley water system, a separate water system in Douglas County, Zephyr, Cave Rock and Skyland water systems, three separate water systems in Douglas County.

Additionally, the County reports the following fund type:

Internal Service Funds - Accounts for the financing of goods or services (primarily related to the County's maintenance of County vehicles, and management and funding of various self-insurance needs) provided by one department or agency to other departments or agencies of the government and to other governmental units, on a cost reimbursement basis.

Fiduciary Fund Financial Statements

Fiduciary fund financial statements comprise of a statement of net position, and statement of changes in fiduciary net position. Fiduciary funds are excluded from the government-wide financial statements.

The County reports the following fiduciary fund type:

Private-Purpose Trust Funds - accounts for public guardian and public administrator fiduciary activities that are held in a trust or equivalent arrangements for the benefit of individuals or estates.

Custodial Funds - Accounts for assets held as an agent for individuals, private organizations, or other governments. Transactions accounted for in these funds are primarily related to the collection and distribution of apportioned property taxes.

Assets, Deferred outflows of resources, Liabilities, and Deferred inflows of resources

Cash, Cash Equivalents and Investments

The County's cash and cash equivalents consist of cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. All County cash, cash equivalents and investments are pooled for investment purposes. The pooled cash, cash equivalents and investments belonging to proprietary funds are available on demand; accordingly, amounts invested by proprietary funds are considered to be cash equivalents.

The County categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset’s fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Receivables, Payables and Unearned Revenues

The assessed valuation of the real property and its improvements and personal property is computed at 35 percent of taxable value as defined by Nevada Revised Statues (NRS) and is further limited to $3.66 per hundred dollars of assessed valuation, except in cases of severe financial emergency as defined by NRS 354.705. The NRS also provide for a partial abatement of the property tax levied on qualified property that limits the increase of property taxes based on the previous year's assessed value. All real property in Douglas County is subject to physical reappraisal every five years. Taxes on personal property (primarily, commercial and mobile homes) are based on annual personal property declarations and computed using percentages and tax rates previously discussed.

Upon the certification of the combined tax rate by the State Tax Commission, the County Commission levies the real property tax rate for the fiscal period beginning with the succeeding July 1. Effective upon the tax levy on July 1 each year, a perpetual lien is recorded against the property assessed until the tax and any penalty charges and interest, which may accrue thereon, are paid. Real property taxes are due on the third Monday in August of each year and may be paid in quarterly installments on or before the third Monday in August and first Mondays in October, January and March. Penalties are assessed if a taxpayer fails to pay an installment within 10 days of the due date. In the event of nonpayment, on the first Monday in June of the subsequent year, a Treasurer's Trustee Certificate is issued conveying the property to the County Treasurer as Trustee, constituting a lien for back taxes and accumulated delinquency charges. The County Treasurer is authorized to hold the property for two years, subject to redemption upon payment of taxes, penalties and costs, together with interest from the date the taxes were due until paid. If delinquent taxes are not paid within the two-year redemption period, the County Treasurer obtains a deed to the property free of all encumbrances and may sell the property to satisfy the tax lien.

Property taxes and other receivables that are not collected within 60 days of year end are classified as unavailable revenue in the fund financial statements rather than current revenue since the asset is not available to satisfy current obligations.

No allowance for uncollectable amounts related to receivables has been established since management does not anticipate any material collection loss in respect to delinquent accounts.

Unearned revenues arise when the County receives resources before it has a legal claim to them, such as when grant funds are received prior to fulfillment of all eligibility requirements or property taxes for the following tax year are received before year end.

During the course of operations, individual funds engage in numerous reimbursable transactions with one another for goods provided or services rendered and any outstanding receivables and payables at year end are reported as due to/from other funds. Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are reported as advances to/from other funds. All such balances within the governmental activities or business-type activities are eliminated in the government-wide statements. Indirect cost allocations for support services, reported as revenues and expenses in the fund financial statements, are eliminated in the government-wide statements. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide statements as internal balances.

Lease receivables are recorded by the County as the present value of future lease payments expected to be received from the lessee during the lease term, reduced by any provision for estimated uncollectible amounts. Lease receivables are subsequently reduced over the life of the lease as cash is received in the applicable reporting period. The present value of future lease payments to be received are discounted based on the interest rate the County charges the lessee.

Inventories

Inventories in the governmental funds are valued at cost, which approximates market, using the first-in/first-out method. Inventories in proprietary funds are valued at the lower of cost (first-in/first-out method) or market. In the governmental fund financial statements, inventories are recorded as expenditures when purchased, rather than when consumed.

Prepaid Items

Certain payments to vendors reflect costs applicable to future periods and are recorded as prepaid items in both the government-wide and fund financial statements. In the governmental fund financial statements, prepaid items are recorded as expenditures when consumed, rather than when purchased.

Restricted Assets

Bond covenants and other legal restrictions require portions of debt proceeds and other resources, be set aside for various purposes. These amounts are reported as restricted cash, cash equivalents and investments.

Capital Assets

Capital assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined as those assets with an initial cost of $5,000 or more, depending on the asset type, and an estimated useful life of more than one year. All purchased capital assets are valued at cost or estimated historical cost, including capitalized interest incurred during the construction phase on debt-financed projects. Donated assets are recorded at their estimated acquisition value on the date donated. The costs of normal maintenance and repairs that do not significantly increase the functionality of the assets or materially extend the assets' useful lives are not capitalized.

Depreciation and amortization are computed using the straight-line method over the following estimated useful lives:

	Years
Building and building improvements	25-40
Machinery, equipment and software	5-25
Infrastructure	20-40
Water and sewer systems	40
Lease assets	3-5
Subscription IT assets	2-20

Right to use subscription IT assets are recognized at the subscription commencement date and represent the County’s right to use the underlying IT asset for the subscription term. Right to use subscription IT assets are measured at the initial value of the subscription liability plus any payments made to the vendor at the commencement of the subscription term, less any subscription incentives received from the vendor at or before the commencement of the subscription term, plus any capitalizable initial implementation costs necessary to place the subscription asset into service. Right to use subscription IT assets are amortized over the shorter of the subscription term or useful lives of the underlying asset using the straight-line method or the same method amortizing the debt. The amortization period varies from 2 to 20 years.

Right to use leased assets are recognized at the lease commencement date and represent the County's right to use an underlying asset for the lease term. Right to use leased assets are measured at the initial value of the lease liability plus any payments made to the lessor before commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease term, plus any initial direct costs necessary to please the lease asset into service. Right to use leased assets are amortized over the shorter of the lease term or useful life of the underlying asset using the straight-line method. The amortization period varies from 3 to 5 years.

Long-term Obligations

In the government-wide and proprietary fund statements, long-term obligations are reported as liabilities in the statement of net position. Premiums and discounts are deferred and amortized as a component of interest expense over the life of the bonds using the straight-line method, which approximates the effective interest method. For current and advance refundings resulting in defeasance of debt, the difference between the reacquisition price and the net carrying amount of the defeased debt is deferred and amortized as a component of interest expense using the straight-line method, which also approximates the effective interest method. Debt issuance costs are expensed in the period incurred.

In the governmental fund financial statements, premiums, discounts and debt issuance costs are recognized in the period they are paid or received. The face amount of debt issued, and premiums received on debt issuances, are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Debt issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Lease Liabilities represent the County's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the lease commencement date based on the present value of future lease payments expected to be made during the lease term. The present value of lease payments is discounted based on a borrowing rate determined by the County.

Subscription Liabilities represent County's obligation to make subscription payments arising from the subscription contract. Subscription liabilities are recognized at the subscription commencement date based on the present value of future subscription payments expected to be made during the subscription term. The present value of subscription payments is discounted based on a borrowing rate determined by County.

Compensated Absences

It is the County's policy to permit employees to accumulate earned vacation and sick leave benefits that would be paid to them upon separation from County service if not previously taken. Accumulated sick leave benefits are payable to terminated employees who have accumulated a set number of hours up to a specified maximum, depending on the particular employee association. A liability for these obligations is reported in the government-wide and proprietary fund financial statements as incurred. A liability for compensated absences is reported in the governmental fund financial statements only to the extent it is due and payable at year end.

Pensions

For purposes of measuring the net pension liability, deferred outflow of resources and deferred inflows of resources related to pension, and pension expense, information about the fiduciary net position of the Public Employees' Retirement System of Nevada (NVPERS) and additions to/deductions from NVPERS fiduciary net position have been determined on the same basis as they are reported by NVPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized by NVPERS when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Outflows and Inflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to future periods; and therefore, will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred debt refunding charges and amounts related to pensions and other postemployment benefits (Note 11 & Note 12) are reported as deferred outflows of resources.

Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Unavailable revenues reported in the governmental funds and amounts related to pensions and other postemployment benefits reported in the government-wide and proprietary fund financial statements (Note 11 & Note 12) are reported as deferred inflows of resources. Deferred inflows related to leases where the County is the lessor is reported in the governmental funds balance sheet, proprietary fund financial statements and statement of net position. The deferred inflows of resources related to leases are recognized as an inflow of resources (revenue) on the straight-line basis over the term of the lease.

Net Position

In the government-wide and proprietary fund financial statements, net position is reported as net investment in capital assets, restricted, or unrestricted. Net position is reported as restricted when constraints placed on it are either imposed by external parties (such as creditors, grantors, contributors or other governments) or imposed by law through a constitutional provision or enabling legislation.

Fund Balance

Fund balances of the governmental funds are classified as follows:

Nonspendable fund balances include items that cannot be spent, such as amounts that are not in a spendable form (for example, inventories and prepaid items) and amounts that are legally or contractually required to remain intact, such as a permanent fund principal balance.

Restricted fund balances have constraints placed upon the use of the resources either by external parties (such as creditors, grantors, contributors or other governments) or imposed by law through a constitutional provision or enabling legislation.

Committed fund balances can be used only for specific purposes pursuant to constraints imposed by an ordinance of the County Commission, which is the County's highest level of decision-making authority. These constraints remain binding unless removed or changed in the same manner used to create the constraints.

Assigned fund balances include amounts that are constrained by the County's intent to be used for a specific purpose but are neither restricted nor committed. Such intent should be expressed by the County Commission or appropriately authorized officials. The Chief Financial Officer has been authorized by the County Commission in the budget approval process to make all fund balance assignments. Constraints imposed on the use of assigned fund balances can be removed or changed without formal County Commission action. For governmental funds, other than the General Fund, this is the classification for residual amounts that are not restricted, committed or nonspendable.

Unassigned fund balance is the classification used by the General Fund for residual amounts not included in the four categories described above.

The County includes the following fund balances in the annual budget per County policy:

- A minimum unrestricted ending General Fund balance of 16.67% (2 months) of total budgeted operating expenditures.
- A minimum ending Room Tax fund balance of 25% (3 months) of total budgeted operating expenditures.
- A minimum enterprise fund operating reserve of 16.67% (2 months) of total budgeted operating expenditures, with a goal of 25% (3 months).

The County also includes a contingency of between 1.5% and 3.0% in its General Fund and Special Revenue Funds in the annual budget. The budgeted Fiscal Year 2023-24 contingency is 1.5%.

Prioritization and Use of Available Resources

When both restricted resources and other resources (committed, assigned and unassigned) can be used for the same purposes, it is the County's policy to use restricted resources first. Furthermore, when committed, assigned and unassigned resources can be used for the same purpose, it is the County's policy to use committed resources first, assigned second, and unassigned last.

Use of Estimates

The preparation of the basic financial statements in conformity with accounting principles generally accepted in the United States of America require management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Implementation of New Governmental Accounting Standards

The Governmental Accounting Standards Board (GASB) releases new accounting and financial reporting standards which may have a significant impact on the County’s financial reporting process. New standards applicable to the year ending June 30, 2024, are as follows:

GASB Statement No. 99 – *Omnibus 2022* – In April 2022, GASB issued Statement No. 99, *Omnibus 2022*. The objectives of this Statement are to enhance comparability in account and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB statements and (2) accounting and financial reporting for financial guarantees. The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023. The County has determined this Statement did not have an impact on the financial statements.
GASB Statement No. 100 – *Accounting Changes and Error Correction* – In June 2022, GASB issued Statement No. 100, *Accounting Changes and Error Correction*. The objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The financial statements have been updated to conform to the presentation requirements related to the restatement in the financial statements for the year ended June 30, 2024. The additional disclosures required by this standard are included in Note 13.

Note 2 - Stewardship and Accountability

Budgetary Information

The County adopts annual budgets for all funds except for custodial funds and private-purpose trust funds. All budget augmentations made during the year ended June 30, 2024, were as prescribed by law. All budgets are adopted on a basis consistent with accounting principles generally accepted in the United States and used by the County for financial reporting.

The County uses the following procedures to establish, modify, and control budgetary data:

- Prior to April 15, the County submits the tentative budget for the next fiscal year, commencing on July 1, to the State Department of Taxation. The County Commission has the ability to reject the tentative budget prior to its submission to the State.
- Public hearings are conducted between May 20 - May 31.
- After all changes have been noted and the public hearings closed, the County Commission adopts the budget on or before June 1.
- Budget transfers within the same department and expense category may be approved administratively. All other budget transfers require approval by the County Commission.
- Budget augmentations in excess of original budget amounts may not be made without greater than anticipated resources and must be approved by the County Commission.
- All annual appropriations lapse at the fiscal year end.

The County adheres to the Local Government Budget Act (NRS 354.470-626) incorporated within State Statutes and the procedures set by the Nevada Department of Taxation to establish the budgetary data reflected in these financial statements. Management believes that the County conformed to all significant statutory and administrative code constraints on its financial administration during the fiscal year.

Tax Abatements

All tax abatement agreements/programs, entered into with the State of Nevada, have been summarized, by type of agreement/program and the gross, accrual basis reduction of the County's taxes for the year ended June 30, 2024 aggregated as follows:

Agreements: NRS 361.0687 Partial abatements of new or expanded businesses Source: County Assessor	$	33,991
Agreements: NRS 701A Energy-related tax incentives Source: County Clerk-Treasurer		427,127

Note 3 - Cash, Cash Equivalents and Investments

When investing monies, the County is required to comply with the NRS. County monies must be deposited with federally insured banks. The County is authorized to use demand accounts, time accounts and certificates of deposit. The NRS do not specifically require collateral for demand deposits but do specify that collateral for time deposits may be of the same type as those described for permissible State investments. Permissible State investments are similar to allowable County investments, described below, except that some State investments are for longer terms and include securities issued by municipalities outside of the State.

At June 30, 2024, the County's carrying amount of deposits was $16,630,425 and the bank balance was $16,788,767. The Federal Depository Insurance Corporation (FDIC) covered $250,000 of the bank balance at fiscal year-end and the bank balance was collateralized by the Nevada Collateral Pool.

The County manages its custodial credit risk related to deposits by participating in the Nevada Collateral Pool, which requires depositories to maintain as collateral, acceptable securities having a fair value of at least 102 percent of the amount of the uninsured balances of the public money held by the depository. Under NRS, the State Treasurer manages and monitors all collateral for all public monies deposited by members of the Nevada Collateral Pool. However, the County often carries cash and cash equivalents on deposit with financial institutions in excess of federally insured limits, and the risk of losses related to such concentrations may be increasing as a result of ongoing economic instability.

At June 30, 2024, total cash, cash equivalents and investments (including restricted amounts) were presented in the County's financial statements as follows:

Governmental activities	$ 112,378,476
Business-type activities	49,770,940
Fiduciary funds	6,116,292
Total cash, cash equivalents and investments	$ 168,265,708

The County has a formal investment policy that, in the opinion of management, is designed to ensure conformity with the NRS and seeks to limit exposure to investment risks. All investments are governed by the County Commission's policy of the "prudent person" rule. The prudent person rule is a standard to guide those with responsibility for investing the money of others. Such fiduciaries must act as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital and, in general, avoid speculation.

Allowable County investments are as follows:

	Maximum Term (Years)	Maximum Single Purchase	Maximum Percent Per Issuer	Maximum Aggregate Position
U.S Treasury Bills / Notes	10	$10,000,000	None	None
United States Government Securities	10	$10,000,000	None	None
Federal Agencies Securities	10	$10,000,000	35%	100%
Federal Agencies Mortgage-Backed Securities	10	$10,000,000	15%	40%
Corporate Notes / Bond	5	None	5% (in aggregate with commercial paper exposure)	25%
State of Nevada and Nevada Local Agencies	5	None	25%	25%
Banks Repurchase Agreements	90 days	None	None	None. Must be collateralized at 102%
Bankers' Acceptances	180 days	None	5%	20% of portfolio
Commercial Paper	270 days	None	5% (in aggregate with corporate obligation exposure)	25% of portfolio
Negotiable Certificates of Deposit	10	Individual purchases greater than $250,000 per banking institution must be fully collateralized in excess of insured amounts.	5% (in aggregate with corporate obligation exposure)	20% of portfolio
Certificate of Deposit	None	Individual purchases greater than $250,000 per banking institution must be fully collateralized in excess of insured amounts.	None	None. Must be federally insured.
Money Market Funds (MMFs)	Same as cash, available daily, pay interest monthly	None	None	45% of MMF assets
Asset-Backed Securities	5	None	5% of the portfolio	20% of portfolio
Local Government Investment Pool (LGIP)	None	None	None	70% of portfolio
Supranational Securities	5	None	5% of the portfolio	15% of the portfolio

The County categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1 — Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the County has the ability to access.

Level 2 — Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 — Inputs to the valuation methodology are unobservable and significant to the fair value measurement. Unobservable inputs reflect the County's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk). Unobservable inputs are developed based on the best information available in the circumstances and may include the County's own data.

The asset's level within the hierarchy is based on the lowest level of input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The determination of what constitutes observable requires judgment by the County's management. County management considers observable data to be that market data, which is readily available, regularly distributed or updated, reliable, and verifiable, not proprietary, and provided by multiple independent sources that are actively involved in the relevant market. The categorization of an investment within the hierarchy is based upon the relative observability of the inputs to its fair value measurement and does not necessarily correspond to County management's perceived risk of that investment.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The County's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

Deposits and withdrawals in governmental investment pools, such as LGIP are made on the basis of $1 and not fair value. Accordingly, the County's proportionate share in these types of investments is an uncategorized input not defined as a Level 1, Level 2, or Level 3 input.

The following is a description of the valuation methods and assumptions used by the County to estimate the fair value of its investments. There have been no changes in the methods and assumptions used at June 30, 2024. The methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. County management believes its valuation methods are appropriate and consistent with other market participants. The use of different methodologies or assumptions to determine fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The County's treasury pool's asset market prices are derived from closing bid prices as of the last business day of the month as supplied by Interactive Data, Bloomberg or Telerate. Where prices are not available from generally recognized sources, the securities are priced using a yield-based matrix system to arrive at an estimated market value. Prices that fall between data points are interpolated. Non-negotiable FDIC insured bank certificates of deposit are priced at par.

When available, quoted prices are used to determine fair value. When quoted prices in active markets are available, investments are classified within Level 1 of the fair value hierarchy. For investments classified within Level 2 of the fair value hierarchy, the County's custodians generally use a multi-dimensional relational model. Inputs to their pricing models are based on observable market inputs in active markets. The inputs to the pricing models are typically benchmark yields, reported trades, broker dealer quotes, issuer spreads and benchmark securities, among others. The County does not have any investments that are measured using Level 3 inputs.

At June 30, 2024, the County had the following cash equivalents and investments:

Investments by fair value level	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
US Treasury Notes	$ 22,692,855	$ -	$ 22,692,855	$ -
US Agencies				
Federal Agricultural Mortgage Corp	3,828,440	-	3,828,440	-
Federal Farm Credit Bank	19,875,434	-	19,875,434	-
Federal Home Loan Bank	23,668,859	-	23,668,859	-
Federal Home Loan Mortgage Corporation	3,966,400	-	3,966,400	-
Federal National Mortgage Association	5,678,560	-	5,678,560	-
Corporate Notes	24,338,337	-	24,338,337	-
Commercial Paper	1,928,160	-	1,928,160	-
Negotiable Certificates of Deposit	7,574,063	-	7,574,063	-
Total investments measured at fair value	113,551,108	$ -	$ 113,551,108	$ -
Investments not measured at fair value or subject to fair value hierarchy				
Money Market Funds	326,627			
Local Government Investment Pool (LGIP)	37,757,546			
Total investments	151,635,281			
Cash and cash equivalents	16,630,427			
Total cash, cash equivalents and investments	$ 168,265,708			

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. In accordance with the County's investment policy, one of the ways that the County manages its exposure to interest rate risk is by purchasing a combination of short-term and long-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow liquidity needed for operations.

At June 30, 2024, the County's investments by maturity is distributed as follows:

Investment Type	Less than 1 Year	One to Five Years	Five to Ten Years	Total
US Treasury Notes	$ 17,104,757	$ 5,588,098	$ -	$ 22,692,855
US Agencies				
Federal Agricultural Mortgage Corp	-	3,828,440	-	3,828,440
Federal Farm Credit Bank	7,950,680	10,932,657	992,097	19,875,434
Federal Home Loan Bank	2,938,100	17,603,928	3,126,831	23,668,859
Federal Home Loan Mortgage Corp	1,972,220	1,994,180	-	3,966,400
Federal National Mortgage Association	-	5,678,560	-	5,678,560
Money Market Funds	326,627	-	-	326,627
Corporate Notes	5,902,607	18,435,730	-	24,338,337
Commercial Paper	-	1,928,160	-	1,928,160
Negotiable Certificates of Deposit	1,702,504	5,871,559	-	7,574,063
Total	$ 37,897,495	$ 71,861,312	$ 4,118,928	113,877,735
Non-maturing investments				
Local Government Investment Pool (LGIP)				37,757,546
Total investments				151,635,281
Cash and cash equivalents				16,630,427
Total cash, cash equivalents and investments				$ 168,265,708

At June 30, 2024, the County's investments were rated by Moody's Investors Service as follows:

Investment Type	AA+ / AA / AA-	A+ / A / A-	A3/BBB+/A-	Non-rated	Total
US Treasury Notes	$ 22,692,855	$ -	$ -	$ -	$ 22,692,855
US Agencies					
Federal Agricultural Mortgage Corp	-	-	-	3,828,440	3,828,440
Federal Farm Credit Bureau	19,875,434	-	-	-	19,875,434
Federal Home Loan Bank	23,668,859	-	-	-	23,668,859
Federal Home Loan Mortgage Corp	3,966,400	-	-	-	3,966,400
Federal National Mortgage Association	5,678,560	-	-	-	5,678,560
Money Market Funds	-	-	-	326,627	326,627
Corporate Notes	7,694,350	15,841,937	802,050	-	24,338,337
Commercial Paper	1,928,160	-	-	-	1,928,160
Local Government Investment Pool (LGIP)	-	-	-	37,757,546	37,757,546
Negotiable Certificates of Deposit	-	-	-	7,574,063	7,574,063
Total investments	$ 85,504,618	$ 15,841,937	$ 802,050	$ 49,486,676	151,635,281
Total cash and cash equivalents					16,630,427
Total cash, cash equivalents and investments					$ 168,265,708

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical organization. The County's investment policy allows investments in obligations of the U.S. Treasury and U.S. agencies, agency issued mortgage backed securities, negotiable medium-term obligations issued by local governments of the State of Nevada, corporate bonds rated "AA" or better, commercial paper rated "A-1", "P-1" or better, and repurchase agreements, certificates of deposit, money market mutual funds rated "AAA" by a nationally recognized rating service or other securities in which banking institutions may legally invest.

Concentration of credit risk is the risk of loss attributed to the magnitude of the County's investment in a single issuer of securities. Investments in any one issuer that represent 5 percent or more of total investments at June 30, 2024, were as follows:

Issuer	Amount	of Portfolio
Federal Farm Credit Bank	$ 19,875,434	13%
Federal Home Loan Bank	23,668,859	16%

Note 4 - Capital Assets

For the year ended June 30, 2024, capital asset activity was as follows:

Governmental Activities	Balance at July 1, 2023	Additions	Retirements	Completed Construction	Balance at June 30, 2024
Capital assets not being depreciated or amortized:					
Land	$ 18,893,735	$ 416,912	$ -	$ -	$ 19,310,647
Construction in progress	4,692,362	3,803,541	-	(1,979,714)	6,516,189
Total capital assets not being depreciated or amortized	23,586,097	4,220,453	-	(1,979,714)	25,826,836
Capital assets being depreciated or amortized:					
Lease assets - building	69,979	164,775	-	-	234,754
Lease assets - copiers and mailing system	201,907	254,419	(38,981)	-	417,345
Subscription IT assets	3,976,592	184,490	(281,290)	-	3,879,792
Buildings and building improvements	82,570,675	344,632	(82,404)	-	82,832,903
Machinery, equipment and software	30,907,499	2,395,521	(1,085,078)	-	32,217,942
Infrastructure	253,415,917	1,860,058	-	-	255,275,975
Total capital assets being depreciated or amortized	371,142,569	5,203,895	(1,487,753)	-	374,858,711
Accumulated depreciation and amortization:					
Lease assets - building	(57,914)	(31,299)	-	-	(89,213)
Lease assets - copiers and mailing system	(118,459)	(81,651)	38,981	-	(161,129)
Subscription IT assets	(698,454)	(691,954)	222,884	-	(1,167,524)
Buildings and building improvements	(41,400,179)	(1,974,111)	12,086	-	(43,362,204)
Machinery, equipment and software	(22,386,202)	(2,392,961)	1,082,239	-	(23,696,924)
Infrastructure	(210,013,934)	(3,162,286)	-	-	(213,176,220)
Total accumulated depreciation and amortization	(274,675,142)	(8,334,262)	1,356,190	-	(281,653,214)
Total capital assets being depreciated or amortized, net	96,467,427	(3,130,367)	(131,563)	-	93,205,497
Total governmental activities	$ 120,053,524	$ 1,090,086	$ (131,563)	$ (1,979,714)	$ 119,032,333

Business-type activities	Balance at July 1, 2023	Additions	Retirements	Transfers	Balance at June 30, 2024
Capital assets not being depreciated or amortized:					
Land	$ 6,450,935	$ -	$ -	$ -	$ 6,450,935
Construction in progress	7,543,261	2,488,354	(8,643,138)	-	1,388,477
Water rights	7,788,266	-	-	-	7,788,266
Total capital assets not being depreciated or amortized	21,782,462	2,488,354	(8,643,138)	-	15,627,678
Capital and lease assets being depreciated or amortized:					
Lease assets - copiers	18,550	-	-	-	18,550
Subscription IT assets	-	70,898	-	-	70,898
Buildings and building improvements	5,848,236	-	-	-	5,848,236
Machinery, equipment and software	5,981,981	681,664	-	-	6,663,645
Infrastructure	30,442,738	-	-	-	30,442,738
Water and sewer systems	168,812,265	8,687,030	(420,095)	-	177,079,200
Total capital and lease assets being depreciated or amortized	211,103,770	9,439,592	(420,095)	-	220,123,267
Accumulated depreciation and amortization:					
Lease assets-copiers	(7,873)	(3,936)	-	-	(11,809)
Subscription IT assets	-	(3,466)	-	-	(3,466)
Buildings and building improvements	(3,334,461)	(136,243)	-	-	(3,470,704)
Machinery, equipment and software	(3,623,433)	(491,490)	-	-	(4,114,923)
Infrastructure	(13,370,830)	(1,275,900)	-	-	(14,646,730)
Water and sewer systems	(55,923,754)	(3,858,239)	237,247	-	(59,544,746)
Total accumulated depreciation and amortization	(76,260,351)	(5,769,274)	237,247	-	(81,792,378)
Total capital assets being depreciated or amortized, net	134,843,419	3,670,318	(182,848)	-	138,330,889
Total business-type activities	$ 156,625,881	$ 6,158,672	$ (8,825,986)	$ -	$ 153,958,567

For the year ended June 30, 2024, charges, by function, for depreciation expense were as follows:

Governmental Activities	
General Government	$ 2,235,591
Judicial	569,910
Public Safety	665,502
Public Works	2,793,604
Community Support	149,489
Culture and Recreation	1,743,653
Health and Welfare	70,411
Sanitation	106,102
Total Depreciation and Amortization Expense, Governmental Activities	$ 8,334,262
Business-Type Activities	
Airport	$ 1,372,221
Sewer	1,143,904
Douglas County Water Utility	1,924,276
Non-major funds	1,328,873
Total Depreciation and Amortization Expense, Business-Type Activities	$ 5,769,274

Construction Projects Commitments

The County entered into contractual commitments for the construction and/or improvement of capital assets. At year end, such commitments were as follows:

	Contract Amounts	Amount of Work Completed as of June 30, 2024	Commitment Remaining at June 30, 2024
Governmental Activities			
General government projects	$ 12,940,353	$ 5,176,747	$ 7,763,606
Judicial projects	210,149	70,229	139,920
Public safety projects	543,528	426,018	117,510
Public works projects	9,352,717	7,633,678	1,719,039
Culture and recreation projects	1,773,690	772,062	1,001,628
Health	48,000	24,000	24,000
Welfare	45,590	30,638	14,953
Community Support	597,540	298,770	298,770
Total Governmental Activities	$ 25,511,567	$ 14,432,141	$ 11,079,425
Business-Type Activities			
Airport system projects	$ 1,604,454	$ 677,350	$ 927,104
Water system projects	2,484,115	1,661,730	822,385
Total Business-Type Activities	$ 4,088,569	$ 2,339,080	$ 1,749,489

Note 5 - Interfund Balances and Activity

Due to and from Other Funds

At June 30, 2024, amounts due to and from other funds resulting from the time lag between the dates that reimbursable transactions occur and payments between funds are made, were as follows:

	Receivable	Payable
General Fund	$ 101,451	$ (60,764)
Room Tax Special Revenue Fund	101,450	(4,763)
Regional Transportation	-	(774)
Non-major Governmental Funds	405,801	(532,017)
Airport Enterprise Fund	-	(646)
Sewer Utility Enterprise Fund	-	(2,530)
Douglas County Water Utility Enterprise Fund	-	(2,283)
Non-major Enterprise Funds	-	(3,075)
Internal Service Funds	-	(1,850)
	$ 608,702	$ (608,702)

Interfund Transfers

For the year ended June 30, 2024, interfund transfers were as follows:

	Transfers in	Transfers out
General Fund	$ 369,758	$ (10,139,117)
Room Tax Special Revenue Fund	792,372	(255,000)
Regional Transportation Capital Project Fund	-	(999,984)
Non-major Governmental Funds	17,058,720	(6,968,373)
Sewer Utility Enterprise Fund	-	(50,000)
Douglas County Water Utility Enterprise Fund	125,000	-
Non-major Enterprise Funds	-	(125,000)
Internal Service Funds	208,000	(16,376)
	$ 18,553,850	$ (18,553,850)

Transfers of revenues collected in various funds specific to the government are used to finance various programs and expenditures accounted for in other funds, primarily in non-major governmental funds, in accordance with budgetary authorization or legal requirements. During the year ended June 30, 2024, the County made the following significant transfers:

1. A transfer of $6,412,945 from the General Fund to the County Construction fund (non-major governmental fund) to finance future projects.
2. The PALS Fund (non-major governmental fund) collected $2,863,756 of sales tax which was distributed to the Library Fund (non-major governmental fund) (55% or $1,575,066) for operations, Senior Services Fund (non-major governmental fund) (25% or $715,939) for operations, and the Room Tax Fund (20% or $572,751) for parks.
3. A transfer of $1,105,000 from the General Fund to the Stormwater Fund (non-major governmental fund) to fund storm water maintenance.
4. Transfers totaling $1,918,062 from the Assistance to Indigents Fund (non-major governmental fund) to the Social Services Fund ($1,399,057) (non-major governmental fund) and Senior Services Fund ($347,000) (non-major governmental fund) for services provided to indigent clients, and to the General Fund ($172,005) for the Public Guardian and jail medical contracts.
5. Transfers totaling $1,749,332 to the Debt Service Fund (non-major governmental fund) from the Room Tax Fund ($255,000) (non-major governmental fund) to repay Community Center bonds, the Regional Transportation Fund ($867,184) (non-major governmental fund) to repay highway bonds, and the 911 Surcharge Fund ($65,267) (non-major governmental fund) for the 9-1-1 consoles debt repayment.
6. A transfer of $1,074,565 from the General Fund to the Senior Services Fund (non-major governmental fund) to subsidize senior service programs and provide grant match funds.
7. A transfer of $576,838 from the General Fund to the Library Fund (non-major governmental fund) to support library operations.

Note 6 - Long-Term Liabilities

Outstanding long-term debt obligations at June 30, 2024, were as follows:

Governmental Activities	Maturity Date	Interest Rate	Original Amount	Balance June 30, 2024
Revenue bonds				
Highway Revenue Improvement Bonds, Series 2016A	November 2021 - November 2036	3.00% - 5.00%	$ 11,635,000	$ 8,680,000
General obligation /pledged revenue bonds				
Community Center Refunding Bonds, Series 2022	May 2022 - February 2033	2.15% - 3.25%	6,567,000	5,972,000
Direct finance purchase				
Motorola Dispatch Console System	October 2021 - October 2023	2.78%	410,000	-
Lease liabilities			-	389,470
Subscription liabilities			-	1,378,298
Unamortized bond premiums and discounts, net			-	523,371
Total Governmental Activities			$ 18,612,000	$ 16,943,139
Business-type Activities				
General obligation/pledged revenue bonds				
Douglas County, Nevada General Obligation 2020 Water Refunding Bonds	December 2021 - December 2029	1.13%	$ 1,992,000	$ 1,377,000
Airport Revenue Bonds, Series 2014	June 2022 - June 2029	2.95%	1,075,000	435,000
State Revolving Fund Sewer Bonds, Series 2016	January 2022 - January 2036	2.05%	5,550,000	4,217,068
State Revolving Fund Water Bonds, Series 2014	January 2022 - January 2034	2.56%	1,000,000	584,875
Douglas County, Nevada General Obligation Sewer Refunding Bonds, Series 2014	February 2022 - August 2024	0.32 - 3.28%	2,010,000	228,000
State Revolving Fund Water Bonds, Series 2012	January 2022 - July 2032	2.49%	1,300,000	572,782
Nevada General Douglas County, Obligation Water Refunding Bonds, Series 2012A	November 2021 - November 2024	2.00 - 4.00%	2,485,000	165,000
State Revolving Fund Water Bonds, Series 2021	July 2023 - January 2041	1.42%	16,250,000	16,250,000
State Revolving Fund Water Bonds, Series 2011	January 2022 - January 2031	3.21%	1,000,000	457,995
State Revolving Fund Water Bonds, Series 2010	January 2022 - January 2030	2.84%	1,150,000	431,556
State Revolving Fund Water Bonds, Series 2009	January 2022 - January 2029	3.27%	3,500,000	844,052
State Revolving Fund Water Bonds, Series 2005	January 2022 - July 2025	2.99%	674,542	74,128
Notes Payable				
Water Rights Payable, 2022	October 2022 - October 2026	0.00%	2,016,252	1,209,752
Leases			-	6,731
Subscriptions			-	56,783
Unamortized bond premiums and discounts, net			-	4,117
Total Business-type Activities			40,002,794	26,914,839
Total Long-term Debt Obligations			$ 58,614,794	$ 43,857,978

The County issues general obligation bonds and notes payable for various purposes including, but not limited to, financing the improvement, acquisition or construction of capital assets. These bonds and notes constitute general obligations of the County, and the full faith and credit of the County is pledged for the payment of principal and interest.

Revenue Bonds and General Obligation/Pledged Revenue Bonds

The County issues revenue bonds and general obligation/pledged revenue bonds for various purposes including, but not limited to, financing the improvement, acquisition or construction of capital assets and has pledged specific revenues to repay these bonds.

Governmental activities	
Community Center Bonds, Series 2022	
Pledged revenue – Revenues generated from intergovernmental consolidated taxes (liquor taxes, tobacco taxes, real property transfer taxes, basic governmental services tax and basic supplemental sales taxes).	
Total revenue bond principal and interest remaining to be paid at June 30, 2024	$ 6,568,218
Total revenue bond principal and interest paid during the year ended June 30, 2024	729,794
Total pledged revenue for the year ended June 30, 2024	2,412,492
Comparison of pledged revenues recognized to the payment requirements for the FY	1,682,698
Proportion of pledged amount to total revenue stream	15%
Maturity of revenue bond issued and revenue pledge Community Center Bonds, Series 2022	August 2032
Highway Revenue Improvement Bonds, Series 2016A	
Pledged revenue – Revenues generated from motor vehicle fuel taxes ($0.09 per gallon levied by the County and $0.0535 per gallon levied by the State).	
Total revenue bond principal and interest remaining to be paid at June 30, 2024	$ 11,084,319
Total revenue bond principal and interest paid during the year ended June 30, 2024	854,413
Total pledged revenue for the year ended June 30, 2024	2,688,925
Comparison of pledged revenues recognized to the payment requirements for the FY	1,834,513
Proportion of pledged amount to total revenue stream	100%
Maturity of revenue bond issued and revenue pledge Highway Revenue Improvement Bonds, Series 2016	November 2036
Business-type activities	
Airport Revenue Bonds, Series 2014	
Pledged revenue - Revenues generated from the operations of the Airport system	
Total revenue bond principal and interest remaining to be paid at June 30, 2024	$ 473,213
Total revenue bond principal and interest paid during the year ended June 30, 2024	94,999
Total pledged revenue for the year ended June 30, 2024	1,105,499
Comparison of pledged revenues recognized to the payment requirements for the FY	1,010,500
Proportion of pledged amount to total revenue stream	100%
Maturity of revenue bonds issued and revenue pledge Airport Revenue Bonds, Series 2014	June 2029

Water Utility Bonds

Pledged revenue – Revenues generated from water utility customer net revenues.

Total revenue bond principal and interest remaining to be paid at June 30, 2024	$ 23,075,823
Total revenue bond principal and interest paid during the year ended June 30, 2024	1,157,643
Total pledged revenue for the year ended June 30, 2024	10,620,468
Comparison of pledged revenues recognized to the payment requirements for the FY	9,462,825
Proportion of pledged amount to total revenue stream	100%
Maturity of revenue bonds issued and revenue pledge	
State Revolving Fund Water Bonds, Series 2021	January 2041
Douglas County, Nevada General Obligation Water Refunding Bonds, Series, 2020	December 2029
State Revolving Fund Water Bonds, Series 2014	July 2034
State Revolving Fund Water Bonds, Series 2012	July 2032
Douglas County, Nevada General Obligation Water Refunding Bonds, Series 2012A	November 2024
State Revolving Fund Water Bonds, Series 2011	January 2031
State Revolving Fund Water Bonds, Series 2010	January 2030
State Revolving Fund Water Bonds, Series 2009	January 2029
State Revolving Fund Water Bonds, Series 2005	July 2025

Sewer Utility Bonds

Pledged revenue – Revenues generated from sewer utility customer net revenues.

Total revenue bond principal and interest remaining to be paid at June 30, 2024	$ 4,963,893
Total revenue bond principal and interest paid during the year ended June 30, 2024	619,106
Total pledged revenue for the year ended June 30, 2024	4,361,517
Comparison of pledged revenues recognized to the payment requirements for the FY	3,742,411
Proportion of pledged amount to total revenue stream	100%
Maturity of revenue bonds issued and revenue pledge	
State Revolving Fund Sewer Bonds, Series 2016	January 2036
Douglas County, Nevada General Obligation Sewer Refunding Bonds, Series 2014	August 2024

Note Payable

2022 Water Rights Loan Payable

Total revenue principal and interest remaining to be paid at June 30, 2024	$ 1,209,751
Total revenue principal and interest paid during the year ended June 30, 2024	403,250
Maturity of revenue bonds issued and revenue pledge	
2022 Water Rights Loan Payable	October 2026

Changes in Long-term Liabilities

Long-term liabilities activity for the year ended June 30, 2024, was as follows:

Governmental Activities:	Balance July 1, 2023	Increases	Decreases	Balance June 30, 2024	Due Within One Year
General Obligation Bonds					
Highway Revenue Improvement Bonds, 2016	$ 9,170,000	$ -	$ (490,000)	$ 8,680,000	$ 515,000
Community Center Refunding Bonds, Series 2022	6,567,000	-	(595,000)	5,972,000	608,000
Total General Obligation Bonds	15,737,000	-	(1,085,000)	14,652,000	1,123,000
Direct finance purchase	63,501	-	(63,501)	-	-
Lease liabilities	79,854	419,194	(109,578)	389,470	104,024
Subscription liabilities	1,541,992	184,490	(348,184)	1,378,298	270,389
Unamortized bond premiums and discounts, net	565,806	-	(42,435)	523,371	42,435
Total Governmental Activities	$ 17,988,153	$ 603,684	$ (1,648,698)	$ 16,943,139	$ 1,539,848
Business-type Activities:					
2020 Water Refunding Bonds	$ 1,600,000	$ -	$ (223,000)	$ 1,377,000	$ 224,000
Total General Obligation Bonds	1,600,000	-	(223,000)	1,377,000	224,000
Bonds and notes from direct borrowings and direct placements					
Airport Revenue Bond, Series 2014	515,000	-	(80,000)	435,000	82,000
State Revolving Fund Sewer Bonds, 2016	4,524,096	-	(307,028)	4,217,068	313,355
Douglas County, Nevada General Obligation Sewer Refunding Bonds, Series 2014	444,000	-	(216,000)	228,000	228,000
State Revolving Fund Water Bonds, 2014	632,856	-	(47,981)	584,875	49,218
State Revolving Fund Water Bonds, Series 2012	632,592	-	(59,810)	572,782	61,307
Douglas County, Nevada General Obligation Water Refunding Bonds, Series 2012A	325,000	-	(160,000)	165,000	165,000
State Revolving Fund Water Bonds, 2021	16,047,220	202,780	-	16,250,000	851,944
State Revolving Fund Water Bonds, Series 2011	515,481	-	(57,486)	457,995	59,346
State Revolving Fund Water Bonds, Series 2010	496,647	-	(65,091)	431,556	66,952
State Revolving Fund Water Bonds, Series 2009	997,049	-	(152,997)	844,052	158,041
State Revolving Fund Water Bonds, Series 2005	121,745	-	(47,617)	74,128	49,051
Note Payable - 2022	1,613,002	-	(403,250)	1,209,752	403,250
Sub-total Notes From Direct Borrowings and Direct Placements	26,864,688	202,780	(1,597,260)	25,470,208	2,487,464
Lease liabilities	10,711	-	(3,980)	6,731	4,022
Subscription liabilities	-	70,898	(14,115)	56,783	12,968
Sub-total Subscriptions and leases	10,711	70,898	(18,095)	63,514	16,990
Unamortized bond premiums and discounts, net	16,476	-	(12,359)	4,117	4,117
Total Business-type Activities	$ 28,491,875	$ 273,678	$ (1,850,714)	$ 26,914,839	$ 2,732,571

At June 30, 2024, the annual requirements to pay principal and interest on bonds and notes outstanding were as follows:

For the Year Ending June 30,	Governmental Activities General Obligation Bonds Principal	 Interest
2025	$ 1,123,000	$ 461,150
2026	1,161,000	421,563
2027	1,205,000	380,311
2028	1,243,000	340,369
2029	1,277,000	305,161
2030 - 2034	6,233,000	944,783
2035 - 2037	2,410,000	147,200
	$ 14,652,000	$ 3,000,537

For the Year Ending June 30,	Business-Type Activities General Obligation Bonds Principal	 Interest	Notes from Direct Borrowings and Direct Placements Principal	 Interest
2025	$ 224,000	$ 14,295	$ 2,487,464	$ 394,908
2026	224,000	11,763	2,102,492	357,752
2027	230,000	9,198	2,111,520	323,822
2028	230,000	6,599	1,743,057	289,114
2029	235,000	3,972	1,777,543	253,613
2030 - 2034	234,000	1,322	7,273,011	860,458
2035 - 2039	-	-	5,854,420	325,935
2040 - 2041	-	-	2,120,701	22,719
	$ 1,377,000	$ 47,149	$ 25,470,208	$ 2,828,321

Debt Covenants and Legal Debt Margin

Certain long-term liabilities are subject to restrictive debt covenants. NRS limits the amount of long-term general obligation debt the County can incur. Additionally, the County's Charter limits the total outstanding long-term liabilities (debt principal) during a year to no more than 10 percent of the assessed value of taxable property at the beginning of the fiscal year. Management believes that the County complies with these requirements.

Arbitrage Rebate Requirement

The Federal Tax Reform Act of 1986 imposes a rebate requirement with respect to certain long-term debt obligations. Under this Act, an arbitrage amount may be required to be rebated to the United States Treasury for interest on the bonds to qualify for exclusion from gross income for federal income tax purposes. Rebatable arbitrage is computed as of each installment computation date. As of the most recent date, management believes that there is no rebatable arbitrage amount due. Future calculations might result in adjustments to this determination.

Compensated Absences

Compensated absences activity for the year ended June 30, 2024, was as follows:

Governmental Activities:	Balance June 30, 2023	Increases	Decreases	Balance June 30, 2024	Due Within One Year
Compensated absences	$ 4,612,055	$ 4,742,947	$ (4,054,617)	$ 5,300,385	$ 3,664,660

Business-type Activities:	Balance June 30, 2023	Increases	Decreases	Balance June 30, 2024	Due Within One Year
Compensated absences	$ 251,447	$ 363,562	$ (238,143)	$ 376,866	$ 202,252

Compensated absences in the governmental activities have been liquidated by the General Fund in prior years.

Note 7 - Leases

Lessee Activities

The County has entered into lease agreements for a building, mailing equipment and copier machines. The leases have payments that range from $143 - $30,214 and interest rates ranging from 0.5140% - 3.6510%. As of June 30, 2024, the value of the lease liability was $389,470 and $6,731, for governmental activities and business-type activities, respectively.

A summary of the changes in lease liabilities during the year ended June 30, 2024 is as follows:

Governmental Activities:

Leases	Balance as of July 1, 2023	Additions	Reductions	Balance as of June 30, 2024	Due Within One Year
Lease Liabilities	$ 79,854	$ 419,194	$ (109,578)	$ 389,470	$ 104,024

Business-Type Activities:

Leases	Balance as of July 1, 2023	Additions	Reductions	Balance as of June 30, 2024	Due Within One Year
Lease Liabilities	$ 10,711	$ -	$ (3,980)	$ 6,731	$ 4,022

Remaining principal and interest payments on leases are as follows:

	Governmental Activities		Business-Type Activities	
	Leases		Leases	
For the Year Ending June 30,	Principal	Interest	Principal	Interest
2025	$ 104,024	$ 6,314	$ 4,022	$ 52
2026	97,648	4,442	2,709	11
2027	90,303	2,596	-	-
2028	76,815	873	-	-
2029	20,680	55	-	-
	$ 389,470	$ 14,280	$ 6,731	$ 63

Lessor Activities

Business-Type Activities

The County has accrued a receivable for 56 leases related to the use of land, buildings, and infrastructure for the Airport and Douglas County Water Utility Enterprise Funds. The remaining receivable for these leases was $4,920,859. Deferred inflows related to these leases were $4,801,857. Interest revenue recognized on these leases was $110,993 for the year ended June 30, 2024. Principal receipts of $657,336 were recognized during the fiscal year. The interest rates on the leases ranged from 0.5140% - 4.1190%. Final receipt is expected in fiscal year 2062.

Note 8 - Subscription-Based Information Technology Arrangements (SBITAs)

The County has entered into SBITA contracts for IT software. The County is required to make annual principal and interest payments. The subscription liability was valued using a discount rate from 2.19% - 3.25% based on the County's incremental borrowing rate at the inception of the subscriptions.

A summary of the changes in subscription IT liabilities during the year ended June 30, 2024 is as follows:

Governmental Activities:

Subscription IT Liabilities	Balance as of July 1, 2023	Additions	Reductions	Balance as of June 30, 2024	Due Within One Year
Software Subscription Liability	$ 1,541,992	$ 184,490	$ (348,184)	$ 1,378,298	$ 270,389

Business-Type Activities:

Subscription IT Liabilities	Balance as of July 1, 2023	Additions	Reductions	Balance as of June 30, 2024	Due Within One Year
Software Subscription Liability	$ -	$ 70,898	$ (14,115)	$ 56,783	$ 12,968

Remaining principal and interest payments for subscriptions are as follows:

	Governmental Activities		Business-Type Activities	
	Subscription IT Liabilities		Subscription IT Liabilities	
For the Year Ending June 30,	Principal	Interest	Principal	Interest
2025	$ 270,389	$ 42,111	$ 12,968	$ 1,571
2026	103,356	35,919	13,763	1,212
2027	65,698	32,677	14,593	831
2028	65,205	30,550	15,459	428
2029	67,327	28,429	-	-
2030 - 2034	370,956	107,820	-	-
2035 - 2039	435,367	43,408	-	-
	$ 1,378,298	$ 320,914	$ 56,783	$ 4,042

Note 9 - Commitments and Contingencies

Litigation

In the ordinary course of its operations, claims are filed against the County including, but not limited to those arising from alleged improper actions by employees, police actions and negligence. County management intends to vigorously defend each claim and believes that most claims will be dismissed or settled for substantially less than the claimed amount and may be partially offset by payments from the County's liability insurance policies, discussed below under "Risk Management," and will not result in any material adverse future effect on the County's financial position, results of operation, or cash flows.

The County does not accrue for estimated future legal and defense costs, if any, to be incurred in connection with outstanding or threatened litigation and other disputed matters but rather, records such as period costs when the services are rendered. The County is a defendant in several lawsuits arising from the course of business. The possibility of an unfavorable outcome in these cases ranges from remote to possible. In the opinion of management, these lawsuits will not have a materially adverse effect on the financial position or operations of the County.

Note 10 - Risk Management

The County is exposed to various risks of losses related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; and natural disasters. For these and other risks, The County switched insurance carrier from Nevada Public Agency Insurance Pool (NPAIP) to Alliant Property Insurance Program (APIP) and Travelers for property and casualty insurance coverage for fiscal year 2021-22; is self-insured for workers compensation and purchases commercial insurance coverage for other risks of loss, including specific risks not covered by Pool (airport liability and bonding coverage) and employee health and accident insurance. Settled claims have not exceeded this commercial insurance coverage in any of the past three years.

At June 30, 2024, insurance coverages were as shown below:

Property, boiler and machinery		
Blanket Limit per schedule of locations	$ 220,000,000	Per loss
Sublimit for earthquake coverage	25,000,000	Annual aggregate
Sublimit for flood coverage	25,000,000	Annual aggregate
Sublimit for flood coverage zone A	5,000,000	Annual aggregate
Sublimit for machinery breakdown	100,000,000	Each accident
Sublimit for money and securities	2,500,000	Each loss
Casualty		
Bodily injury, property damage, personal injury		
Employment based benefits administration	$ 10,000,000	Per event
Law enforcement activities, and wrongful acts	10,000,000	Annual aggregate
Cyber Security Event		
Cyber Security Event	$ 2,000,000	Per event and annual aggregate
Sublimit for privacy response expense	750,000	Per event

Workers Compensation

As of July 1, 2017, the County formed its own self-insured workers compensation program. This program exposes the County to various risk of loss related to large claims based on the health of their work force; therefore, an excess loss policy provides coverage. The basic statutory limits are $100,000 per occurrence for bodily injury, $100,000 per employee for bodily injury by disease and a $500,000 policy limit for bodily injury by disease for employer's liability limits. The County also carries a self-insured retention of $750,000 per accident and $2,000,000 for Presumptive Claims.

Liabilities are reported when it is probable that a loss has occurred, and the amount of loss can be reasonably estimated. Claims liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amounts of payouts, and other economic and social factors.

Changes in the claim liabilities for fiscal years 2022-23 and 2023-24 were:

	Risk Management Internal Service Fund		Self-insurance Dental Internal Service Fund	
	Workers Compensation	General Liability	Dental	Total
Balance at June 30, 2022	$ 4,784,978	$ 190,329	$ 27,495	$ 5,002,802
Claims and changes in estimates for FY 2023	(77,686)	59,921	370,208	352,443
Claim payments and adjustments	(952,420)	(18,000)	(365,053)	(1,335,473)
Balance at June 30, 2023	3,754,872	232,250	32,650	4,019,772
Claims and changes in estimates for FY 2024	(108,847)	472,264	361,901	725,318
Claim payments and adjustments	(642,768)	(351,175)	(351,082)	(1,345,025)
Balance at June 30, 2024	$ 3,003,257	$ 353,339	$ 43,469	$ 3,400,065
Due Within One Year	$ 706,953	$ 207,388	$ 43,469	$ 957,810

Note 11 - Defined Benefit Pension Plans

Multiple-Employer Cost-Sharing Defined Benefit Pension Plans

Plan Description – NVPERS

The County's employees are covered by the Public Employees' Retirement System of Nevada (NVPERS), which was established by the Nevada Legislature in 1947, effective July 1, 1948, and is governed by the Public Employees Retirement Board (NVPERS Board) whose seven members are appointed by the governor. The County does not exercise any control over NVPERS.

NVPERS is a cost-sharing, multiple-employer, defined benefit public employees' retirement system which includes both regular and police/fire members. NVPERS is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability. NVPERS issues a publicly available Annual Comprehensive Financial Report that includes financial statements and required supplemental information. This report is available on the NVPER's website, www.nvpers.org under publications.

Benefits Provided

Benefits, as required by NRS, are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the system on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5 percent of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67 percent of average compensation. For members entering the system on or after January 1, 2010, this multiplier is 2.5 percent for all years of service. Regular members entering NVPERS on or after July 1, 2015, have a 2.25 percent multiplier. NVPERS offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death.

Post-retirement increases are provided by authority of NRS 286.575 - .579, which for members entering the system before January 1, 2010, is equal to the lesser of:

1) 2% per year following the third anniversary of the commencement of benefits, 3% per year following the sixth anniversary, 3.5% per year following the ninth anniversary, 4% per year following the twelfth anniversary and 5% per year following the fourteenth anniversary, or
2) The average percentage increase in the Consumer Price Index (or other PERS Board approved index) for the three preceding years.

In any event, a member's benefit must be increased by the percentages in paragraph 1, above, if the benefit of a member has not been increased at a rate greater than or equal to the average of the Consumer Price Index (All Items) (or other NVPERS Board approved index) for the period between retirement and the date of increase.

For members entering the system on or after January 1, 2010 and before July 1, 2015, the post-retirement increases are the same as above, except that the increases do not exceed 4 percent per year.

For members with an effective date of membership on or after July 1, 2015, the post-retirement increases are 2 percent per year following the third anniversary of the commencement of benefits, 2.5 percent per year following the sixth anniversary, the lesser of 3 percent or the CPI for the preceding calendar year following the ninth anniversary.

Regular members are eligible for retirement at age 65 with five years of service, at age 60 with ten years of service, or at any age with thirty years of service. Regular members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 62 with ten years of service, or any age with thirty years of service. Regular members entering the System on or after July 1, 2015, are eligible for retirement at age 65 with five years of service, at age 62 with ten years of service, at age 55 with 30 years of service, or at any age with 33 1/3 years of service.

Police/fire members are eligible for retirement at age 65 with five years of service, at age 55 with ten years of service, at age 50 with twenty years of service, or at any age with twenty-five years of service. Police/fire members entering the system on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, or age 60 with ten years of service, or age 50 with twenty years of service, or at any age with thirty years of service. Only service performed in a position as a police officer or firefighter may be counted toward the eligibility for retirement as Police/fire accredited service.

The normal ceiling limitation on the monthly benefit allowances is 75 percent of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90 percent of average compensation. Both regular and police/fire members become fully vested as to benefits upon completion of five years of service.

Contributions

The authority for establishing and amending the obligation to make contributions and member contribution rates rests with NRS. New hires, in agencies which did not elect the employer-pay contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two alternative contribution plans. Contributions are shared equally by employer and employee in which employees can take a reduced salary and have contributions made by the employer or can make contributions by a payroll deduction matched by the employer.

NVPERS's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

NVPERS receives an actuarial valuation on an annual basis for determining the prospective funding contribution rates required to fund the system on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by NRS. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450. The actuarial funding method used is the entry age normal cost method. It is intended to meet the funding objective and result in a relatively level long-term contributions requirement as a percentage of salary.

For the fiscal year ended June 30, 2024, the required employer/employee matching rate was 15.50 percent for regular and 22.75 percent for police/fire members. The EPC rate was 29.75 percent for regular and 44.00 percent for police/fire members. Contributions to the pension plan from the County were $7,656,612 for the year ended June 30, 2024.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2024, the County reported a liability of $97,304,908 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The County's proportion of the net pension liability was based on a projection of the County's long-term share of contributions to the pension plan relative to the project contributions of all participating employers, actuarially determined. At June 30, 2023, the County's proportion was 0.53309 percent, which was an increase of 0.04896 percent from its proportion measured as of June 30, 2022.

For the year ended June 30, 2024, the County recognized pension expense of $13,570,487. At June 30, 2024, the County reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 12,683,101	$ -
Changes of assumptions	9,119,322	568,777
Net differences between projected and actual earnings on pension plan investments	-	910,776
Changes in proportion and differences between actual contributions and proportionate share of contributions	5,989,054	-
Pension contributions subsequent to measurement date	7,656,612	-
Total	$ 35,448,089	$ 1,479,553

$7,656,612 reported as deferred outflows of resources related to pensions resulting from County contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended June 30,	Total
2025	$ 4,275,253
2026	3,765,697
2027	15,946,475
2028	1,744,373
2029	580,126
Total	$ 26,311,924

Actuarial Assumptions

The total PERS pension liability in the June 30, 2023 actuarial valuations was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial valuation date	June 30, 2023
Inflation rate	2.50%
Investment rate of return	7.25%
Actuarial cost method	Entry age normal and level percentage of payroll
Projected salary increases	Regular: 4.20% to 9.10%, depending on service Police/Fire: 4.60% to 14.50%, depending on service Rates include inflation and productivity increases

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study from the period July 1, 2016 to June 30, 2020.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as summarized in the following table:

Asset Class	Target Allocation	Long-term Geometric Expected Real Rate of Return*
U.S. stocks	42%	5.50%
International stocks	18%	5.50%
U.S. bonds	28%	0.75%
Private markets	12%	6.65%
Total	100%	

* As of June 30, 2023, NVPERS' long-term inflation assumption was 2.50%

Discount Rate

The discount rate used to measure the total pension liability was 7.25% as of June 30, 2023. The projection of cash flows used to determine the discount rate assumed plan contributions will be made in amounts consistent with statutory provisions and recognizing the plan's current funding policy and cost-sharing mechanism between employers and members. For this purpose, all contributions that are intended to fund benefits for all plan members and their beneficiaries are included, except that projected contributions that are intended to fund the service costs for future plan members and their beneficiaries are not included. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of June 30, 2023 measurement date.

Sensitivity of the County's Proportionate Share of the Net Pension Liability to Changes in Discount Rate

The following presents the County's proportionate share of the net pension liability calculated using the discount rate of 7.25 percent, as well as what the County's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percent lower or 1 percent higher than the current discount rate was as follows:

	1% Decrease (6.25%)	Discount Rate (7.25%)	1% Increase (8.25%)
County's proportionate share of the net pension liability	$ 151,420,731	$ 97,304,908	$ 52,643,474

Pension Plan Fiduciary Net Position

Detailed information about NVPERS fiduciary net position is available in the NVPERS Annual Comprehensive Financial Report, available on the NVPERS website, www.nvpers.org under publications.

Note 12 - Other Postemployment Benefit Plans

Aggregate Balances

At June 30, 2024, the County's aggregate OPEB plan balances were as follows:

	Public Employee Benefit Program	Douglas County Health Benefit Plan	Aggregate Total
Deferred outflows related to OPEB	$ -	$ 1,766,415	$ 1,766,415
Total OPEB liability	4,884,594	6,130,066	11,014,660
Deferred inflows related to OPEB	-	2,041,252	2,041,252
OPEB expense	52,751	624,413	677,164

Public Employees Benefit Program (PEBP)

Plan Description

The County's defined benefit OPEB plan, Public Employees Benefit Program (PEBP), provides OPEB for all Eligible retirees of the County. The PEBP is a closed, single-employer defined benefit OPEB plan administered by the County. The County is responsible for establishing and amending the benefit terms and financing requirements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Benefits Provided

The Plan provides healthcare, dental, vision and life insurance benefits for a closed group of retirees and their dependents who retire directly from the County under PEBP. The subsidy is paid on a pay-as-you-go basis and is set by the State Legislature. For 2024, this subsidy ranged from $13 to $1,583 per retiree, per month.

Employees Covered by Benefit Terms

At June 30, 2024, employees covered by benefit terms of the PEBP plan consisted of:

Active Employees	-
Inactive Employees currently receiving benefit	143
Total	143

In 2008, the NRS were amended and as a result of this amendment, the number of retirees for whom the County is obligated to provide postemployment benefits is limited to eligible employees who retired from County service prior to December 1, 2008. No future retirees are eligible for this benefit.

Total OPEB Liability

The County's total OPEB liability for the PEBP plan of $4,884,594 was measured as of June 30, 2024 and was determined by an actuarial valuation as of June 30, 2022, rolled forward to June 30, 2024, using standard actuarial practices.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified.

Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Valuation Date	June 30, 2022
Discount Rate	3.93%
Inflation	2.50%
Healthcare Cost Trends	Pre-Med: 6.8% in 2024 grading to 3.9% by 2075 Post-Med: 4.5%
Mortality	NV PERS 2021 Experience Study based on adj RP 2010 HCW tables
Mortality Improvement	MW 2022 Scale Generationally

The discount rate was based on bond buyer general obligation 20-Bond Municipal Bond Index.

Changes in the Total OPEB Liability

At June 30, 2024, changes in the County's total OPEB liability were as follows:

	Total OPEB Liability
Balance at June 30, 2023	$ 5,181,971
Changes for the year:	
Interest cost	182,752
Changes of assumptions	(130,001)
Benefit payments	(350,128)
Net change	(297,377)
Balance at June 30, 2024	$ 4,884,594

Changes in Assumptions

Discount rate – Changed from 3.65 percent as of June 30, 2023 to 3.93 percent as of June 30, 2024.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the County, as well as what the County's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.93%) or 1-percentage-point higher (4.93%) than the current discount rate:

	1% Decrease (2.93%)	Discount Rate (3.93%)	1% Increase (4.93%)
Total OPEB Liability	$ 5,377,883	$ 4,884,594	$ 4,466,163

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the County, as well as what the County's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rate:

	1% Decrease (6.8% to 5.8%)	Health Care Trend (6.8%)	1% Increase (6.8% to 7.8%)
Total OPEB Liability	$ 4,424,355	$ 4,884,594	$ 5,419,297

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2024, the County recognized OPEB expense of $52,751.

Douglas County Health Benefits Plan (CHBP)

Plan Information

In accordance with NRS, the County provides other postemployment benefits to eligible retirees through the Douglas County Health Benefits Plan (County Plan), a single-employer defined benefit healthcare plan, administered by County management. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75. The plan provides healthcare, dental, vision and life insurance benefits.

Benefits Provided

Benefit provisions for the County Plan are established pursuant to NRS 287.023 and amended through negotiations between the County and the respective associations. Eligible retirees are able to participate in the plan at the same rates as active employees, thereby benefiting from an implicit subsidy. All retirees, except elected officials, are required to pay 100 percent of their premiums under the plan. Retired elected officials' subsidies are based on the number of complete four-year terms of office served by the elected officials.

Employees Covered by Benefit Terms

At June 30, 2024, employees covered by the benefit terms of the County plan consisted of:

Active Employees	456
Inactive Employees currently receiving benefit	60
Total	516

Total OPEB Liability

The County's total OPEB liability for the CHBP plan of $6,130,066 was measured as of June 30, 2024 and was determined by an actuarial valuation as of June 30, 2022, rolled forward to June 30, 2024.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified.

Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Valuation Date	June 30, 2022
Discount Rate	3.93%
Inflation	2.50%
Healthcare Cost Trends	6.8% in 2024 grading to 3.9% by 2075
Mortality	NV PERS 2021 Experience Study based on adj RP 2010 HCW tables
Mortality Improvement	MW 2022 Scale Generationally

The discount rate was based on bond buyer general obligation 20-Bond Municipal Bond Index.

The actuarial assumptions used in the June 30, 2022 valuation were based on the results as described in the September 2021 actuarial experience study of the Nevada PERS program.

Changes in the Total OPEB Liability

At June 30, 2024, changes in the County's total OPEB liability were as follows:

	CHBP Plan
	Total OPEB Liability
Balance at June 30, 2023	$ 6,161,173
Changes for the year:	
Service cost	338,340
Interest cost	228,792
Changes of assumption	(135,753)
Benefit payments	(462,486)
Net change	(31,107)
Balance at June 30, 2024	$ 6,130,066

Changes in Assumptions

Discount rate – Changed from 3.65 percent as of June 30, 2023 to 3.93 percent as of June 30, 2024.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the County, as well as what the County's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.93%) or 1-percentage-point higher (4.93%) than the current discount rate:

	1% Decrease (2.93%)	Discount Rate (3.93%)	1% Increase (4.93%)
Total OPEB Liability	$ 6,634,768	$ 6,130,066	$ 5,677,684

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the County, as well as what the County's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rate:

	1% Decrease (5.8%)	Healthcare Cost Trend Rate (6.8%)	1% Increase (7.8%)
Total OPEB Liability	$ 5,538,220	$ 6,130,066	$ 6,831,052

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2024, the County recognized OPEB expense of $810,232. At June 30, 2024, the County reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows or Resources	Deferred Inflows or Resources
Changes of assumptions	$ 514,400	$ 984,484
Differences between expected and actual experience	1,252,015	1,056,768
Total	$ 1,766,415	$ 2,041,252

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended June 30,	
2025	$ 57,281
2026	57,281
2027	57,281
2028	45,911
2029	40,804
Thereafter	(533,395)
Total	$ (274,837)

Note 13 - Restatement

During fiscal year 2024, the County determined that funds held in a fiduciary capacity by the Public Guardian and Public Administrator, were not previously reported in the private-purpose trust funds, resulting in a restatement of the beginning net position of the private-purpose trust funds. Cash and cash equivalents, as of June 30, 2023, were understated by $4,067,830. In addition, fiduciary net position for the year ended June 30, 2023, was understated by $4,067,830. The effect of this error correction is shown in the table below:

	July 1, 2023, As Previously Reported	Error Correction	July 1, 2023, As Restated
Private-Purpose Trust Funds			
Public Guardian	$ -	$ 2,360,653	$ 2,360,653
Public Administrator	-	1,707,177	1,707,177
Total Private-Purpose Trust Funds, Net Position	$ -	$ 4,067,830	$ 4,067,830

If these amounts had been properly recorded in the prior year, the change in the net position of the private purpose trust funds would have decreased by $583,003. The effect of this error correction is shown in the table below:

	June 30, 2023 Change in Net Position As Previously Reported	Error Correction	June 30, 2023 Change in Net Position As Restated
Fiduciary Funds			
Private Purpose Trust Funds			
Public Guardian Fund	$ -	$ 108,091	$ 108,091
Public Administrator Fund	-	(691,094)	(691,094)
Total Private Purpose Trust Funds	$ -	$ (583,003)	$ (583,003)

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Required Supplementary Information
June 30, 2024
Douglas County, Nevada

	2024	2023	2022
Interest	$ 182,752	$ 219,279	$ 161,884
Changes in benefit terms	-	-	-
Differences between expected and actual experience	-	(698,863)	-
Changes in assumptions or other inputs	(130,001)	(340,776)	(1,063,993)
Benefit payments	(350,128)	(383,994)	(412,358)
Net change in total OPEB liability	(297,377)	(1,204,354)	(1,314,467)
Total OPEB Liability - beginning	5,181,971	6,386,325	7,700,792
Total OPEB Liability - ending	$ 4,884,594	$ 5,181,971	$ 6,386,325
Covered-employee payroll [2]	$ -	$ -	$ -
Measurement Date	June 30, 2024	June 30, 2023	June 30, 2022
Total OPEB liability as a percentage of covered-employee payroll [2]	0.00%	0.00%	0.00%

Notes to Schedule:
Changes of assumptions. Discount rate changed from 2.16% in FY22 to 3.65% in FY23. Discount rate changed from 3.65% in FY to 3.93% in FY 24.

There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

* Fiscal year 2018 was the first year of implementation of GASB 75; therefore, only seven years are shown.

[1] The Public Employee Benefit Program is a closed plan; and therefore, there are no current covered employees.

2021	2020	2019	2018
$ 183,439	$ 257,216	$ 206,060	$ 203,762
-	-	365,063	-
(615,975)	-	1,044,575	-
39,969	1,167,224	891,146	(215,398)
(414,092)	(490,168)	(461,699)	(465,237)
(806,659)	934,272	2,045,145	(476,873)
8,507,451	7,573,179	5,528,034	6,004,907
$ 7,700,792	$ 8,507,451	$ 7,573,179	$ 5,528,034
$ -	$ -	$ -	$ -
June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
0.00%	0.00%	0.00%	0.00%

	2024	2023	2022
Service cost	$ 338,340	$ 469,831	$ 578,772
Interest (includes interest on service cost)	228,792	270,228	176,735
Differences between expected and actual experience	-	(1,304,546)	-
Changes in assumptions or other inputs	(135,753)	(287,427)	(865,229)
Benefit payments	(462,486)	(301,298)	(358,564)
Net change in total OPEB liability	(31,107)	(1,153,212)	(468,286)
Total OPEB Liability - beginning	6,161,173	7,314,385	7,782,671
Total OPEB Liability - ending	$ 6,130,066	$ 6,161,173	$ 7,314,385
Covered-employee payroll	$ 36,649,072	$ 38,536,001	$ 35,011,527
Measurement Date	June 30, 2024	June 30, 2023	June 30, 2022
Total OPEB liability as a percentage of covered-employee payroll	16.73%	15.99%	20.89%

Notes to Schedule:
Changes of assumptions. Discount rate changed from 2.16% in FY22 to 3.65% in FY23. Discount rate changed from 3.65% in FY to 3.93% in FY 24.

There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

[1] Fiscal year 2018 was the first year of implementation of GASB 75; therefore, only seven years are shown.

2021	2020	2019	2018
$ 453,004	$ 348,865	$ 301,963	$ 307,507
121,526	162,457	167,279	147,376
2,013,703	-	129,962	-
313,192	564,719	(63,424)	(121,708)
(329,360)	(289,950)	(219,088)	(185,607)
2,572,065	786,091	316,692	147,568
5,210,606	4,424,515	4,107,823	3,960,255
$ 7,782,671	$ 5,210,606	$ 4,424,515	$ 4,107,823
$ 38,062,291	$ 34,046,265	$ 32,730,254	$ 28,009,746
June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
20.45%	15.30%	13.52%	14.67%

Douglas County, Nevada

Schedule of the County's Proportionate Share of the Net Pension Liability - NVPERS Plan

Year Ended June 30, 2024 and Last Ten Fiscal Years

For the Year Ended June 30,	County's Proportion of the Net Pension Liability	County's Proportionate Share of the Net Pension Liability	County's Covered Payroll	County's Proportionate Share of the net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	Measurement Date
2015	0.62205%	$ 64,829,752	$ 34,306,014	188.97%	76.31%	June 30, 2014
2016	0.62405%	71,512,545	35,414,596	201.93%	75.13%	June 30, 2015
2017	0.48703%	65,540,084	36,820,020	178.00%	72.23%	June 30, 2016
2018	0.45280%	60,221,671	29,782,711	202.20%	74.44%	June 30, 2017
2019	0.48082%	65,572,960	28,009,746	234.11%	75.24%	June 30, 2018
2020	0.48035%	65,500,106	32,730,254	200.12%	76.46%	June 30, 2019
2021	0.48903%	68,113,160	34,046,265	200.06%	77.04%	June 30, 2020
2022	0.49095%	44,770,844	38,062,291	117.63%	86.51%	June 30, 2021
2023	0.48413%	87,409,174	35,011,527	249.66%	75.12%	June 30, 2022
2024	0.53309%	97,304,908	38,536,001	252.50%	76.16%	June 30, 2023

For the year Ended June 30,	Statutorily Required Contribution	Contributions in relation to the Statutorily Required Contribution	Contribution (Deficiency) Excess	Covered Payroll	Contributions as a Percentage of Covered Payroll
2015	$ 4,848,647	$ 4,848,647	$ -	$ 35,414,596	13.69%
2016	5,139,295	5,139,295	-	36,820,020	13.96%
2017	4,267,698	4,267,698	-	29,782,711	14.33%
2018	4,491,642	4,491,642	-	28,009,746	16.04%
2019	4,970,626	4,970,626	-	32,730,254	15.19%
2020	4,703,093	4,703,093	-	34,046,265	13.81%
2021	4,749,486	4,749,486	-	38,062,291	12.48%
2022	5,311,632	5,311,632	-	35,011,527	15.17%
2023	5,930,558	5,930,558	-	38,536,001	15.39%
2024	7,656,612	7,656,612	-	36,649,072	20.89%

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 30,587,640	$ 30,126,184	$ 30,037,996	$ (88,188)
Total Taxes	30,587,640	30,126,184	30,037,996	(88,188)
Licenses and Permits				
Business licenses and permits				
Liquor licenses	290,000	290,000	301,370	11,370
County gaming licenses	788,000	788,000	838,568	50,568
Franchise fees				
Cable television franchise	590,000	590,000	541,303	(48,697)
Southwest gas franchise	510,000	510,000	754,083	244,083
Utility operator fees	2,000,000	2,000,000	2,468,551	468,551
Non-business licenses and permits				
Vacation home rental permits	500,000	500,000	954,473	454,473
Building permits	2,560,000	2,560,000	2,473,080	(86,920)
Marriage licenses	8,000	8,000	9,212	1,212
Animal licenses	20,000	20,000	22,922	2,922
Impact fees	4,600	4,600	8,189	3,589
Other	150,175	150,175	170,401	20,226
Total Licenses and Permits	7,420,775	7,420,775	8,542,152	1,121,377
Intergovernmental Revenues				
Federal grants	353,600	1,907,881	7,174,146	5,266,265
Federal payments in lieu of tax	709,000	709,000	850,998	141,998
State grants	866,627	1,281,135	881,519	(399,616)
State shared revenue				
Consolidated tax	16,815,663	16,815,663	16,083,279	(732,384)
State gaming licenses	178,615	178,615	156,243	(22,372)
Court administrative assessments	147,250	147,250	188,524	41,274
Other intergovernmental revenue	-	-	26,960	26,960
Total Intergovernmental Revenues	19,070,755	21,039,544	25,361,669	4,322,125

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Charges for Services				
General Government				
Recorder fees	$ 300,000	$ 300,000	$ 378,760	$ 78,760
Assessor fees	237,333	237,333	273,386	36,053
Building and zoning fees	6,000	6,000	6,936	936
Administration fees	23,800	23,800	36,285	12,485
Other	378,000	618,000	511,288	(106,712)
Judicial				
Clerk fees	185,000	185,000	450,640	265,640
Public Safety				
Sheriff's fees	328,000	328,000	340,517	12,517
Other	199,945	199,945	235,843	35,898
Public Works				
Engineering charges	831,000	831,000	898,473	67,473
Weed control	585,000	585,000	555,554	(29,446)
Health and Welfare				
Animal control	5,000	5,000	5,325	325
Environmental health	238,000	238,000	216,640	(21,360)
Other	50,000	58,505	86,159	27,654
Total Charges for Services	3,367,078	3,615,583	3,995,806	380,223
Fines And Forfeitures				
Court fines	692,600	692,600	780,964	88,364
Other fines and forfeitures	19,500	19,500	18,974	(526)
Total Fines and Forfeitures	712,100	712,100	799,938	87,838
Miscellaneous				
Investment income	362,976	362,976	1,040,144	677,168
Contributions and donations	450,000	703,918	311,537	(392,381)
Proceeds of tax sale	-	-	349,850	349,850
Other	486,500	545,719	813,741	268,022
Total Miscellaneous	1,299,476	1,612,613	2,515,272	902,659
Total Revenues	62,457,824	64,526,799	71,252,833	6,726,034

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Expenditures				
Current				
General Government				
Legislative				
Salaries and wages	$ 156,468	$ 156,468	$ 155,805	$ 663
Employee benefits	180,507	180,507	152,098	28,409
Services and supplies	25,975	113,975	72,914	41,061
Total Legislative	362,950	450,950	380,817	70,133
Executive				
Salaries and wages	839,664	860,510	860,508	2
Employee benefits	366,858	357,023	357,022	1
Services and supplies	556,556	977,440	595,232	382,208
Total Executive	1,763,078	2,194,973	1,812,762	382,211
Finance				
Salaries and wages	870,690	966,805	966,805	-
Employee benefits	421,816	441,767	441,767	-
Services and supplies	414,228	646,316	372,835	273,481
Total Finance	1,706,734	2,054,888	1,781,407	273,481
Clerk / Treasurer				
Salaries and wages	889,311	857,050	857,049	1
Employee benefits	445,139	457,184	457,183	1
Services and supplies	187,968	349,014	109,234	239,780
Total Clerk / Treasurer	1,522,418	1,663,248	1,423,466	239,782
Elections				
Salaries and wages	418,377	378,296	378,295	1
Employee benefits	123,165	121,421	121,421	-
Services and supplies	453,393	569,645	367,469	202,176
Total Elections	994,935	1,069,362	867,185	202,177
Assessor				
Salaries and wages	583,048	642,380	642,379	1
Employee benefits	327,912	351,030	349,731	1,299
Services and supplies	178,616	425,642	138,386	287,256
Total Assessor	1,089,576	1,419,052	1,130,496	288,556

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Recorder				
Salaries and wages	$ 338,934	$ 275,899	$ 275,898	$ 1
Employee benefits	185,854	151,563	151,563	-
Services and supplies	63,774	537,055	82,158	454,897
Total Recorder	588,562	964,517	509,619	454,898
Information Technology				
Salaries and wages	1,345,131	1,407,778	1,407,777	1
Employee benefits	634,571	664,833	664,831	2
Services and supplies	2,104,234	2,757,187	1,850,787	906,400
Total Information Technology	4,083,936	4,829,798	3,923,395	906,403
Human Resources				
Salaries and wages	283,593	332,945	332,945	-
Employee benefits	133,184	156,831	156,830	1
Services and supplies	182,371	328,674	326,417	2,257
Total Human Resources	599,148	818,450	816,192	2,258
Community Development				
Salaries and wages	2,278,808	2,312,956	2,312,954	2
Employee benefits	1,060,619	1,115,153	1,115,151	2
Services and supplies	1,400,564	2,436,334	1,267,633	1,168,701
Total Community Development	4,739,991	5,864,443	4,695,738	1,168,705
Other				
Salaries and wages	954,184	403,361	52,229	351,132
Employee benefits	337,470	318,774	318,774	-
Services and supplies	(700,867)	(742,066)	(786,606)	44,540
Total Other	590,787	(19,931)	(415,603)	395,672
Total General Government	18,042,115	21,309,750	16,925,474	4,384,276
Judicial				
District Attorney				
Salaries and wages	2,232,550	2,355,447	2,355,446	1
Employee benefits	1,032,055	1,070,608	1,070,608	-
Services and supplies	283,040	643,490	497,994	145,496
Total District Attorney	3,547,645	4,069,545	3,924,048	145,497

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Courts				
Salaries and wages	$ 2,798,464	$ 2,912,700	$ 2,912,695	$ 5
Employee benefits	1,282,903	1,307,899	1,306,826	1,073
Services and supplies	2,429,030	4,554,167	2,505,765	2,048,402
Total Courts	6,510,397	8,774,766	6,725,286	2,049,480
Total Judicial	10,058,042	12,844,311	10,649,334	2,194,977
Public Safety				
Sheriff				
Salaries and wages	8,270,170	9,337,069	9,337,065	4
Employee benefits	4,483,911	4,882,036	4,879,441	2,595
Services and supplies	2,664,374	3,506,434	2,845,839	660,595
Total Sheriff, Administration	15,418,455	17,725,539	17,062,345	663,194
Protective Services				
Salaries and wages	346,558	410,372	410,371	1
Employee benefits	226,402	228,023	228,021	2
Services and supplies	116,324	197,805	121,227	76,578
Total Protective Services	689,284	836,200	759,619	76,581
Corrections				
Salaries and wages	5,294,373	5,427,463	5,427,460	3
Employee benefits	3,021,445	2,831,771	2,831,770	1
Services and supplies	1,500,095	1,908,549	1,569,029	339,520
Total Corrections	9,815,913	10,167,783	9,828,259	339,524
Support Services				
Salaries and wages	169,893	148,160	148,160	-
Employee benefits	87,173	66,932	66,931	1
Services and supplies	14,934	397,286	205,958	191,328
Total Support Services	272,000	612,378	421,049	191,329
Total Public Safety	26,195,652	29,341,900	28,071,272	1,270,628

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Public Works				
Building Services				
Salaries and wages	$ 381,978	$ 322,014	$ 322,013	$ 1
Employee benefits	169,730	148,915	148,914	1
Services and supplies	1,242,311	2,123,883	1,241,672	882,211
Total Public Works	1,794,019	2,594,812	1,712,599	882,213
Health				
Animal Control				
Salaries and wages	370,764	304,431	304,431	-
Employee benefits	150,644	156,490	156,489	1
Services and supplies	84,818	451,414	92,340	359,074
Total Health	606,226	912,335	553,260	359,075
Sanitation				
Weed control				
Salaries and wages	430,755	466,903	466,902	1
Employee benefits	212,005	233,264	233,264	-
Services and supplies	491,672	491,672	430,247	61,425
Total Sanitation	1,134,432	1,191,839	1,130,413	61,426
Total Current	57,830,486	68,194,947	59,042,352	9,152,595
Capital Outlay				
General government	196,381	493,445	585,564	(92,119)
Public safety	380,000	620,995	304,072	316,923
Health	-	140,359	1,199	139,160
Total Capital Outlay	576,381	1,254,799	890,835	363,964
Debt Service				
Principal	70,867	464,017	358,458	105,559
Interest	-	-	60,732	(60,732)
Total Debt Service	70,867	464,017	419,190	44,827
Total Expenditures	58,477,734	69,913,763	60,352,377	9,561,386
Excess (Deficiency) of Revenues over (Under) Expenditures	3,980,090	(5,386,964)	10,900,456	16,287,420

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Other Financing Sources (Uses)				
Contingencies	$ (910,955)	$ (910,955)	$ -	$ 910,955
Sale of capital assets	-	-	3,040	3,040
Inception of lease	-	-	307,032	307,032
Inception of subscription	-	-	154,694	154,694
Transfers in	283,116	6,782,703	369,758	(6,412,945)
Transfers out	(3,794,911)	(10,557,117)	(10,139,117)	418,000
Total Other Financing Sources (Uses)	(4,422,750)	(4,685,369)	(9,304,593)	(4,619,224)
Change in Fund Balance	(442,660)	(10,072,333)	1,595,863	11,668,196
Fund Balance, Beginning of Year	10,658,833	21,459,260	21,459,260	-
Fund Balance, End of Year	$ 10,216,173	$ 11,386,927	$ 23,055,123	$ 11,668,196

	Original Budget	Final Budget	Final	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Room tax	$ 22,550,261	$ 22,550,261	$ 19,492,236	$ (3,058,025)
Total Taxes	22,550,261	22,550,261	19,492,236	(3,058,025)
Licenses and Permits				
Franchise fees				
Utility operator fees	475,000	475,000	617,108	142,108
Total Licenses and Permits	475,000	475,000	617,108	142,108
Charges for Services				
Culture and Recreation	1,364,900	1,364,900	1,693,950	329,050
Health and Welfare	330,000	330,000	311,266	(18,734)
Total Charges for Services	1,694,900	1,694,900	2,005,216	310,316
Miscellaneous				
Investment income	85,802	296,362	403,447	107,085
Contributions and donations	50,000	53,700	8,821	(44,879)
Other	75,500	75,500	237,506	162,006
Total Miscellaneous	211,302	425,562	649,774	224,212
Total Revenues	24,931,463	25,145,723	22,764,334	(2,381,389)
Expenditures				
Current				
Culture and Recreation				
Administration				
Services and supplies	650,676	680,273	665,363	14,910
Promotional Room Tax				
Miscellaneous	16,616,174	16,596,174	14,366,996	2,229,178
Parks Operations				
Salaries and wages	625,633	625,633	702,581	(76,948)
Employee benefits	427,010	427,010	375,232	51,778
Services and supplies	1,521,449	1,916,129	1,495,328	420,801
Debt service	3,712	3,712	3,848	(136)
Total Parks Operations	2,577,804	2,972,484	2,576,989	395,495

	Original Budget	Final Budget	Final	Variance with Final Budget Positive (Negative)
Parks, Temporary and Seasonal				
Salaries and wages	$ 142,559	$ 142,559	$ 36,451	$ 106,108
Employee benefits	6,825	6,825	3,805	3,020
Total Parks, Temporary and Seasonal	149,384	149,384	40,256	109,128
Recreation				
Salaries and wages	374,325	374,325	407,683	(33,358)
Employee benefits	229,618	229,618	199,147	30,471
Services and supplies	497,486	469,931	425,962	43,969
Debt Service	-	-	660	(660)
Total Recreation	1,101,429	1,073,874	1,033,452	40,422
Recreation, Temporary And Seasonal				
Salaries and wages	320,291	320,291	252,235	68,056
Employee benefits	97,514	97,514	68,837	28,677
Total Recreation, Temporary and Seasonal	417,805	417,805	321,072	96,733
Kahle Community Center				
Salaries and wages	453,804	453,804	483,211	(29,407)
Employee benefits	222,379	222,379	200,148	22,231
Services and supplies	358,746	358,746	260,515	98,231
Total Kahle Community Center	1,034,929	1,034,929	943,874	91,055
Carson Valley Facility				
Salaries and wages	551,549	762,109	725,182	36,927
Employee benefits	310,415	310,415	319,475	(9,060)
Services and supplies	483,758	483,758	435,871	47,887
Debt service	2,833	2,833	3,849	(1,016)
Total Other	1,348,555	1,559,115	1,484,377	74,738
Total	23,896,756	24,484,038	21,432,379	3,051,659

	Original Budget	Final Budget	Final	Variance with Final Budget Positive (Negative)
Capital Outlay				
Culture and recreation	$ 1,625,020	$ 3,572,624	$ 1,276,018	$ 2,296,606
Total Capital Outlay	1,625,020	3,572,624	1,276,018	2,296,606
Total Expenditures	25,521,776	28,056,662	22,708,397	5,348,265
Excess (Deficiency) of Revenues	(590,313)	(2,910,939)	55,937	2,966,876
Other Financing Sources (Uses)				
Contingency	(353,261)	(353,261)	-	353,261
Sale of capital assets	-	-	38	38
Inception of subscription	-	-	35,482	35,482
Transfers in	819,370	819,370	792,372	(26,998)
Transfers out	(255,000)	(255,000)	(255,000)	-
Total Other Financing Sources (Uses)	211,109	211,109	572,892	361,783
Change in Fund Balance	(379,204)	(2,699,830)	628,829	3,328,659
Fund Balance, Beginning of Year	6,323,910	8,741,348	8,741,348	-
Fund Balance, End of Year	$ 5,944,706	$ 6,041,518	$ 9,370,177	$ 3,328,659

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for Services				
General Government	$ -	$ -	$ 742,551	$ 742,551
Total Revenues	-	-	742,551	742,551
Expenditures				
Current				
Welfare				
General				
Salaries and wages	-	29,484	29,484	-
Employee benefits	-	12,713	12,713	-
Services and supplies	-	473,903	4,679	469,224
Total General	-	516,100	46,876	469,224
Total Current	-	516,100	46,876	469,224
Total Expenditures	-	516,100	46,876	469,224
Excess (Deficiency) of Revenues over (Under) Expenditures	-	(516,100)	695,675	1,211,775
Net Changes in Fund Balances	-	(516,100)	695,675	1,211,775
Fund Balance, Beginning of Year	-	516,100	516,100	-
Fund Balance, End of Year	$ -	$ -	$ 1,211,775	$ 1,211,775

Note 1 - Budget Information

The accompanying required supplementary schedules of revenues, expenditures and changes in fund balance presents the original adopted budget, the final amended budget, and actual general and major special revenue fund data. The original budgets were adopted on a basis consistent with financial accounting policies and accounting principles generally accepted in the United States (GAAP). All amendments made to the original budgets were as prescribed by law and similarly consistent.

Additional budgetary information can be found in Note 2 to the basic financial statements.

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Supplementary Information
Schedule of Revenues, Expenditures and Changes in the Fund Balance – Budget to Actual -
Regional Transportation Capital Projects Fund
For Year Ended June 30, 2024

Douglas County, Nevada

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 1,947,833	$ 1,947,833	$ 1,633,362	$ (314,471)
Residential construction tax	217,270	217,270	277,903	60,633
Intergovernmental shared revenues				
Federal grants	-	317,496	-	(317,496)
State grants	-	-	14,117	14,117
Fuel Tax County Option 9 cents	1,826,697	1,826,697	1,754,901	(71,796)
Miscellaneous				
Developer contribution	-	-	103,381	103,381
Investment income	184,358	219,358	765,615	546,257
Total Revenues	4,176,158	4,528,654	4,549,279	20,625
Expenditures				
Current				
Public works				
Regional transportation				
Salaries and wages	191,174	206,174	202,239	3,935
Employee benefits	94,649	114,649	97,204	17,445
Services and supplies	785,997	794,299	672,046	122,253
Total Current	1,071,820	1,115,122	971,489	143,633
Capital outlay				
Public works				
Capital projects	-	14,269,496	535,846	13,733,650
Total Capital Outlay	-	14,269,496	535,846	13,733,650
Total Expenditures	1,071,820	15,384,618	1,507,335	13,877,283
Excess (Deficiency) of Revenues	3,104,338	(10,855,964)	3,041,944	13,897,908
Other Financing Sources (Uses)				
Transfers out	(967,184)	(999,984)	(999,984)	-
Total Other Financing Sources (Uses)	(967,184)	(999,984)	(999,984)	-
Change in Fund Balance	2,137,154	(11,855,948)	2,041,960	13,897,908
Fund Balance, Beginning of Year	5,179,117	15,495,038	15,495,038	-
Fund Balance, End of Year	$ 7,316,271	$ 3,639,090	$ 17,536,998	$ 13,897,908

Supplementary Information
Non-major Governmental Funds
June 30, 2024

Douglas County, Nevada

	Non-major Special Revenue Funds	Non-major Debt Service Funds	Non-major Capital Projects Funds	Total Non-major Governmental Funds
Assets				
Cash, cash equivalents and investments	$ 25,767,251	$ 1,370,650	$ 24,496,194	$ 51,634,095
Accounts receivable, net	463,777	-	71,462	535,239
Taxes receivable	91,066	-	17,827	108,893
Interest receivable	206,023	1,305	147,511	354,839
Due from other governments	1,619,006	-	-	1,619,006
Due from other funds	405,801	-	-	405,801
Prepaid items	97,961	-	-	97,961
Other assets	133,803	-	-	133,803
Total Assets	$ 28,784,688	$ 1,371,955	$ 24,732,994	$ 54,889,637
Liabilities				
Accounts payable	$ 607,865	$ -	$ 146,201	$ 754,066
Accrued salaries, wages and benefits	215,863	-	-	215,863
Due to other funds	532,017	-	-	532,017
Unearned revenue	311,113	-	-	311,113
Contract retentions payable	-	-	-	-
Deposits	27,480	-	-	27,480
Due to other governments	53,131	-	-	53,131
Total Liabilities	1,747,469	-	146,201	1,893,670
Deferred Inflows of Resources				
Unavailable revenue, taxes and penalties	81,924	-	16,287	98,211
Unavailable revenue, special assessments	-	378	-	378
Total Deferred Inflows of Resources	81,924	378	16,287	98,589
Total Liabilities and Deferred Inflows of Resources	1,829,393	378	162,488	1,992,259

	Non-major Special Revenue Funds	Non-major Debt Service Funds	Non-major Capital Projects Funds	Total Non-major Governmental Funds
Fund Balances				
Nonspendable				
Prepaid items	$ 97,961	$ -	$ -	$ 97,961
Inventory	133,803	-	-	133,803
Restricted				
Debt service	-	1,371,577	-	1,371,577
Capital improvement projects	-	-	21,723,032	21,723,032
General, town and district redevelopment programs	37,684	-	-	37,684
Youth and other judicial programs	1,596,514	-	-	1,596,514
Fire, police and other public safety programs	2,915,443	-	-	2,915,443
Streets and other public works programs	10,227,405	-	-	10,227,405
Cultural and community development programs	4,837,796	-	-	4,837,796
Committed				
Capital improvement projects	-	-	352,380	352,380
General, town and district redevelopment programs	9,990	-	-	9,990
Fire, police and other public safety programs	657,943	-	-	657,943
Cultural and community development programs	1,522,580	-	-	1,522,580
Assigned				
Capital improvement projects	-	-	2,495,094	2,495,094
General, town and district redevelopment programs	2,073,388	-	-	2,073,388
Streets and other public works	674,576	-	-	674,576
Cultural and community development programs	2,170,212	-	-	2,170,212
Total Fund Balances	26,955,295	1,371,577	24,570,506	52,897,378
Total liabilities, Deferred inflows of Resources and Fund Balances	$ 28,784,688	$ 1,371,955	$ 24,732,994	$ 54,889,637

	Non-major Special Revenue Funds	Non-major Debt Service Funds	Non-major Capital Projects Funds	Total Non-major Governmental Funds
Revenues				
Taxes	$ 11,642,237	$ -	$ 2,199,503	$ 13,841,740
Licenses, permits, franchise and other fees	815,801	-	-	815,801
Intergovernmental shared revenues	12,357,401	-	-	12,357,401
Charges for services	1,317,131	-	-	1,317,131
Fines and forfeitures	32,951	-	-	32,951
Miscellaneous	2,175,941	7,722	966,407	3,150,070
Total Revenues	28,341,462	7,722	3,165,910	31,515,094
Expenditures				
Current				
General government	3,308,494	-	208,089	3,516,583
Judicial	108,521	-	-	108,521
Public safety	8,234,493	-	9,920	8,244,413
Public works	5,056,500	-	-	5,056,500
Community support	2,734,471	-	-	2,734,471
Culture and recreation	3,415,394	-	-	3,415,394
Health and welfare	3,220,282	-	-	3,220,282
Sanitation	435,050	-	-	435,050
Total Current	26,513,205	-	218,009	26,731,214
Capital outlay				
General government	801,831	-	2,198,918	3,000,749
Public safety	66,895	-	113,863	180,758
Public works	490,513	-	-	490,513
Community support	23,442	-	-	23,442
Culture and recreation	11,400	-	512,476	523,876
Health and welfare	34,462	-	-	34,462
Total Capital Outlay	1,428,543	-	2,825,257	4,253,800
Debt service				
Principal	45,650	1,148,501	-	1,194,151
Interest	2,474	500,973	-	503,447
Fiscal charges	-	350	-	350
Total Debt Service	48,124	1,649,824	-	1,697,948
Total Expenditures	27,989,872	1,649,824	3,043,266	32,682,962

	Non-major Special Revenue Funds	Non-major Debt Service Funds	Non-major Capital Projects Funds	Total Non-major Governmental Funds
Excess (Deficiency) of Revenues over (Under) Expenditures	$ 351,590	$ (1,642,102)	$ 122,644	$ (1,167,868)
Other Financing Sources (Uses)				
Sale of capital assets	-	-	18,430	18,430
Inception of lease	76,679	-	-	76,679
Inception of subscription	29,797	-	-	29,797
Transfers in	7,295,889	1,749,332	8,013,499	17,058,720
Transfers (out)	(6,093,662)	-	(874,711)	(6,968,373)
Total Other Financing Sources (Uses)	1,308,703	1,749,332	7,157,218	10,215,253
Net Changes in Fund Balances	1,660,293	107,230	7,279,862	9,047,385
Fund Balance, Beginning of Year	25,295,002	1,264,347	17,290,644	43,849,993
Fund Balance, End of Year	$ 26,955,295	$ 1,371,577	$ 24,570,506	$ 52,897,378

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Special Revenue Funds

Special revenue funds are used to account for financial resources that are restricted or committed to specific purposes other than debt service and capital projects.

Nevada Cooperative Extension
: Accounts for community outreach education and research activities of the University of Nevada, Reno Agriculture Extension Office undertaken in, and partially funded by, Douglas County.

Solid Waste Management
: Accounts for activities associated with the closure of the landfill, ongoing monitoring and other waste management activities.

Landscape Maintenance Districts
: Accounts for the landscape maintenance of specified areas within Douglas County.

Medical Assistance to Indigents
: Accounts for the payment of unpaid charges for medical care furnished to an indigent person who falls sick in Douglas County.

Social Services
: Accounts for the provision of general assistance and medical care for indigents who reside in Douglas County.

ARPA
: Accounts for restricted activities related to the American Rescue Plan Act (ARPA) funding to provide support to State, local and tribal governments in responding to the impact of COVID-19 on their respective communities.

PALS Sales Tax
: Accounts for the receipts and distribution of revenues associated with Douglas County Sales and Use Tax Act of 1999, which benefit the Parks, Airport, Library and Senior Services (PALS) programs.

Law Library
: Accounts for the enhancement and maintenance of Douglas County's legal library.

Library
: Accounts for the activities associated with the Douglas County Public Library.

Library Gifts
: Accounts for donations from library patrons.

Road Operating
: Accounts for the maintenance of Douglas County roads.

Tahoe-Douglas Transportation District
: Accounts for transportation needs in the Lake Tahoe area.

Justice Court Administrative Assessment
Accounts for the enhancement of court operations.

China Spring Youth Camp
Accounts for the juvenile correction center operations.

Stormwater
Accounts for specific erosion control projects in the Lake Tahoe Basin.

Flood Litigation Settlement
Accounts for funds from a legal settlement approved by the County's Board of County Commissioners related to alleged property damage from flood events in 2014 and 2015.

911 Emergency Services Fund
Accounts for the provision of emergency 911 and non-emergency communications services.

911 Surcharge
Accounts for additional 911 surcharge fees.

Senior Services Program
Accounts for the provision of nutritious meals, support services and transportation to residents 60 years of age or older.

Redevelopment Agency
Accounts for the operations and activities of the separate Redevelopment Agency.

Town of Gardnerville
Accounts for the general operations and activities of the Town of Gardnerville

Town of Genoa
Accounts for the general operations and activities of the Town of Genoa.

Town of Minden
Accounts for the general operations and activities of the Town of Minden.

	Nevada Cooperative Extension	Solid Waste Management	Landscape Maintenance Districts	Medical Assistance to Indigents
Assets				
Cash, cash equivalents and investments	$ 811,336	$ 2,853,320	$ 6,022	$ 1,867,291
Accounts receivable, net	172	102,712	-	-
Taxes receivable	3,566	-	-	21,346
Interest receivable	5,694	20,194	95	25,490
Due from other governments	-	-	-	30,895
Due from other funds	-	-	-	-
Prepaid items	971	-	-	-
Other assets	-	-	-	-
Total Assets	$ 821,739	$ 2,976,226	$ 6,117	$ 1,945,022
Liabilities				
Accounts payable	$ 2,559	$ 25,672	$ -	$ -
Accrued salaries, wages and benefits	-	1,346	-	-
Due to other funds	-	225	-	-
Unearned revenue	-	-	-	-
Deposits	-	-	-	-
Due to other governments	-	-	-	53,125
Total Liabilities	2,559	27,243	-	53,125
Deferred Inflows of Resources				
Unavailable revenue, taxes and penalties	3,258	-	-	19,525
Total Liabilities and Deferred Inflows of Resources	5,817	27,243	-	72,650
Fund Balances				
Nonspendable				
Prepaid items	971	-	-	-
Inventory	-	-	-	-
Restricted				
General, town and district redevelopment programs	-	-	-	-
Youth and other judicial programs	-	-	-	-
Fire, police and other public safety programs	-	-	-	-
Streets and other public works programs	-	2,948,983	6,117	-
Cultural and community development programs	814,951	-	-	1,872,372
Committed				
General, town and district redevelopment programs	-	-	-	-
Fire, police and other public safety programs	-	-	-	-
Cultural and community development programs	-	-	-	-
Assigned				
General, town and district redevelopment programs	-	-	-	-
Streets and other public works programs	-	-	-	-
Cultural and community development programs	-	-	-	-
Total Fund Balances	815,922	2,948,983	6,117	1,872,372
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 821,739	$ 2,976,226	$ 6,117	$ 1,945,022

Social Services	PALS Sales Tax	Law Library	Library	Road Operating	Library Gifts	ARPA
$ 2,146,399	$ -	$ 55,965	$ 984,259	$ 2,372,652	$ 110,004	$ -
68,408	-	-	206	32,359	-	-
11,780	-	-	-	-	-	-
17,935	-	476	5,278	23,537	874	-
44,174	507,250	-	-	199,300	-	-
-	-	-	278,988	-	-	-
1,155	-	-	24,281	-	1,828	-
90,841	-	-	-	-	-	-
$ 2,380,692	$ 507,250	$ 56,441	$ 1,293,012	$ 2,627,848	$ 112,706	$ -
$ 202,612	$ -	$ 348	$ 19,409	$ 12,946	$ 2,105	$ -
24,195	-	-	22,979	9,919	-	-
3,331	507,250	-	2,533	929	-	-
62,181	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
292,319	507,250	348	44,921	23,794	2,105	-
10,770	-	-	-	-	-	-
303,089	507,250	348	44,921	23,794	2,105	-
1,155	-	-	24,281	-	1,828	-
90,841	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	2,604,054	-	-
1,985,607	-	56,093	-	-	108,773	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	1,223,810	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-		-	-	-
2,077,603	-	56,093	1,248,091	2,604,054	110,601	-
$ 2,380,692	$ 507,250	$ 56,441	$ 1,293,012	$ 2,627,848	$ 112,706	$ -

	Tahoe-Douglas Transportation District	Justice Court Administrative Assessment	China Spring Youth Camp	Stormwater
Assets				
Cash, cash equivalents and investments	$ 4,450,613	$ 1,271,464	$ 232,391	$ 712,099
Accounts receivable, net	197,924	-	-	-
Taxes receivable	-	-	1,373	-
Interest receivable	26,622	10,410	4,187	8,433
Due from other governments	-	-	159,616	2,162
Due from other funds	-	-	-	-
Prepaid items	-	-	3,075	-
Other assets	-	-	10,579	-
Total Assets	$ 4,675,159	$ 1,281,874	$ 411,221	$ 722,694
Liabilities				
Accounts payable	$ 6,097	$ 47	$ 13,475	$ 38,207
Accrued salaries, wages and benefits	731	-	59,182	8,474
Due to other funds	80	-	8,817	1,437
Unearned revenue	-	150	-	-
Deposits	-	-	-	-
Due to other governments	-	-	-	-
Total Liabilities	6,908	197	81,474	48,118
Deferred Inflows of Resources				
Unavailable revenue, taxes and penalties	-	-	1,256	-
Total Liabilities and Deferred Inflows of Resources	6,908	197	82,730	48,118
Fund Balances				
Nonspendable				
Prepaid items	-	-	3,075	-
Inventory	-	-	10,579	-
Restricted				
General, town and district redevelopment programs	-	-	-	-
Youth and other judicial programs	-	1,281,677	314,837	-
Fire, police and other public safety programs	-	-	-	-
Streets and other public works programs	4,668,251	-	-	
Cultural and community development programs	-	-	-	-
Committed				
General, town and district redevelopment programs	-	-	-	-
Fire, police and other public safety programs	-	-	-	-
Cultural and community development programs	-	-	-	-
Assigned				
General, town and district redevelopment programs	-	-	-	-
Streets and other public works programs	-	-	-	674,576
Cultural and community development programs	-	-	-	-
Total Fund Balances	4,668,251	1,281,677	328,491	674,576
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 4,675,159	$ 1,281,874	$ 411,221	$ 722,694

Flood Litigation Settlement Fund	911 Emergency Services	911 Surcharge	Senior Services Program	Redevelopment Agency	Town of Gardnerville	Town of Genoa
$ 92,179	$ 2,636,504	$ 656,348	$ 2,125,533	$ 35,197	$ 1,310,157	$ 521,993
-	-	61,138	-	-	-	-
-	16,936	-	-	526	12,553	44
-	20,462	3,335	8,903	2,487	9,514	4,022
-	229,503	-	277,783	-	71,081	2,905
-	-	-	126,813	-	-	-
-	4,957	-	3,105	-	28,581	7,756
-	-	-	32,383	-	-	-
$ 92,179	$ 2,908,362	$ 720,821	$ 2,574,520	$ 38,210	$ 1,431,886	$ 536,720
$ 5,975	$ 22,790	$ 61,888	$ 39,058	$ -	$ 118,554	$ 11,011
-	33,089	949	29,475	-	12,964	3,073
-	2,815	41	1,517	-	1,257	83
-	-	-	-	-	10,948	218,743
-	-	-	-	-	-	9,000
-	-	-	-	-	-	6
5,975	58,694	62,878	70,050	-	143,723	241,916
-	15,472	-	-	526	10,062	44
5,975	74,166	62,878	70,050	526	153,785	241,960
-	4,957	-	3,105	-	28,581 -	7,756
-	-	-	32,383	-	-	-
-	-	-	-	37,684	-	-
-	-	-	-	-	-	-
86,204	2,829,239		-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	9,990	-
-	-	657,943	-	-	-	-
-	-	-	298,770	-	-	-
-	-	-	-	-	1,239,530	287,004
-	-	-	-	-	-	-
-	-	-	2,170,212	-	-	-
86,204	2,834,196	657,943	2,504,470	37,684	1,278,101	294,760
$ 92,179	$ 2,908,362	$ 720,821	$ 2,574,520	$ 38,210	$ 1,431,886	$ 536,720

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	Town of Minden	Total Non-Major Special Revenue Funds
Assets		
Cash, cash equivalents and investments	$ 515,525	$ 25,767,251
Accounts receivable, net	858	463,777
Taxes receivable	22,942	91,066
Interest receivable	8,075	206,023
Due from other governments	94,337	1,619,006
Due from other funds	-	405,801
Prepaid items	22,252	97,961
Other assets	-	133,803
Total Assets	$ 663,989	$ 28,784,688
Liabilities		
Accounts payable	$ 25,112	$ 607,865
Accrued salaries, wages and benefits	9,487	215,863
Due to other funds	1,702	532,017
Unearned revenue	19,091	311,113
Deposits	18,480	27,480
Due to other governments	-	53,131
Total Liabilities	73,872	1,747,469
Deferred Inflows of Resources		
Unavailable revenue, taxes and penalties	21,011	81,924
Total Liabilities and Deferred Inflows of Resources	94,883	1,829,393
Fund Balances		
Nonspendable		
Prepaid items	22,252	97,961
Inventory	-	133,803
Restricted		
General, town and district redevelopment programs	-	37,684
Youth and other judicial programs	-	1,596,514
Fire, police and other public safety programs	-	2,915,443
Streets and other public works programs	-	10,227,405
Cultural and community development programs	-	4,837,796
Committed		
General, town and district redevelopment programs	-	9,990
Fire, police and other public safety programs	-	657,943
Cultural and community development programs	-	1,522,580
Assigned		
General, town and district redevelopment programs	546,854	2,073,388
Streets and other public works programs	-	674,576
Cultural and community development programs	-	2,170,212
Total Fund Balances	569,106	26,955,295
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 663,989	$ 28,784,688

	Nevada Cooperative Extension	Solid Waste Management	Landscape Maintenance Districts	Medical Assistance to Indigents	Social Services
Revenues					
Taxes	$ 377,119	$ -	$ -	$ 2,179,787	$ 1,192,230
License, permits, franchise and other fees	-	815,801	-	-	-
Intergovernmental shared revenues	-	-	-	123,618	329,302
Charges for services	-	-	-	-	156,558
Fines and forfeitures	-	-	-	-	-
Miscellaneous	37,422	167,845	20,777	88,119	127,143
Total Revenues	414,541	983,646	20,777	2,391,524	1,805,233
Expenditures					
Current					
General government	-	-	-	-	-
Judicial	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Community support	-	-	-	-	-
Culture and recreation	297,001	-	17,912	-	-
Health and welfare	-	-	-	253,970	2,966,312
Sanitation	-	435,050	-	-	-
Total Current	297,001	435,050	17,912	253,970	2,966,312
Capital Outlay					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Community support	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Health and welfare	-	-	-	-	34,462
Total Capital Outlay	-	-	-	-	34,462
Debt Service					
Principal	-	-	-	-	7,141
Interest	-	-	-	-	975
Total Debt Service	-	-	-	-	8,116
Total Expenditures	297,001	435,050	17,912	253,970	3,008,890
Excess (Deficiency) of Revenues over (Under) Expenditures	117,540	548,596	2,865	2,137,554	(1,203,657)
Other Financing Sources (Uses)					
Inception of lease	-	-	-	-	34,462
Inception of subscription	-	-	-	-	-
Transfers in	-	-	-	-	1,399,057
Transfers (out)	-	-	-	(1,918,062)	-
Total Other Financing Sources (Uses)	-	-	-	(1,918,062)	1,433,519
Net Changes in Fund Balances	117,540	548,596	2,865	219,492	229,862
Fund Balance, Beginning of Year	698,382	2,400,387	3,252	1,652,880	1,847,741
Fund Balance, End of Year	$ 815,922	$ 2,948,983	$ 6,117	$ 1,872,372	$ 2,077,603

PALS Sales Tax	Law Library	Library	Road Operating	Library Gifts	ARPA	Tahoe-Douglas Transportation District
$ -	$ -	$ -	$ 347,324	$ -	$ -	$ 1,216,957
-	-	-	-	-	-	-
2,863,756	-	21,100	942,524	-	1,589,494	-
-	19,985	-	9,853	-	-	-
-	-	-	-	-	-	-
-	2,117	59,806	152,867	47,776	-	189,679
2,863,756	22,102	80,906	1,452,568	47,776	1,589,494	1,406,636
-	-	-	-	-	787,663	-
-	11,738	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	1,942,616	-	-	738,362
-	-	-	-	-	-	-
-	-	2,328,621	-	24,516	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	11,738	2,328,621	1,942,616	24,516	787,663	738,362
-	-	-	-	-	801,831	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	801,831	-
-	-	-	900	-	-	-
-	-	-	2	-	-	-
-	-	-	902	-	-	-
-	11,738	2,328,621	1,943,518	24,516	1,589,494	738,362
2,863,756	10,364	(2,247,715)	(490,950)	23,260	-	668,274
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	2,151,904	100,000	-	-	-
(2,863,756)	-	(57,639)	(124,534)	-	-	(32,050)
(2,863,756)	-	2,094,265	(24,534)	-	-	(32,050)
-	10,364	(153,450)	(515,484)	23,260	-	636,224
-	45,729	1,401,541	3,119,538	87,341	-	4,032,027
$ -	$ 56,093	$ 1,248,091	$ 2,604,054	$ 110,601	$ -	$ 4,668,251

	Justice Court Administrative Assessment	China Spring Youth Camp	Stormwater	Flood Litigation Settlement Fund	Technology Services (911)
Revenues					
Taxes	$ -	$ 140,736	$ -	$ -	$ 1,791,229
License, permits, franchise and other fees	-	-	-	-	-
Intergovernmental shared revenues	-	4,503,912	5,310	-	-
Charges for services	132,828	-	-	-	297,506
Fines and forfeitures	32,951	-	-	-	-
Miscellaneous	53,446	143,429	57,693	-	131,568
Total Revenues	219,225	4,788,077	63,003	-	2,220,303
Expenditures					
Current					
General government	-	-	-	-	-
Judicial	96,783	-	-	-	-
Public safety	-	5,391,442	-	-	2,174,785
Public works	-	-	1,137,254	-	-
Community support	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Health and welfare	-	-	-	-	-
Sanitation	-	-	-	-	-
Total Current	96,783	5,391,442	1,137,254	-	2,174,785
Capital Outlay					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	18,775	354,876	102,728	-
Community support	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Health and welfare	-	-	-	-	-
Total Capital Outlay	-	18,775	354,876	102,728	-
Debt Service					
Principal	-	3,579	-	-	2,275
Interest	-	447	-	-	21
Total Debt Service	-	4,026	-	-	2,296
Total Expenditures	96,783	5,414,243	1,492,130	102,728	2,177,081
Excess (Deficiency) of Revenues over (Under) Expenditures	122,442	(626,166)	(1,429,127)	(102,728)	43,222
Other Financing Sources (Uses)					
Inception of lease	-	18,775	-	-	-
Inception of subscription	-	-	-	-	-
Transfers in	-	54,442	1,105,000	-	217,982
Transfers (out)	-	-	-	(29,003)	(18,351)
Total Other Financing Sources (Uses)	-	73,217	1,105,000	(29,003)	199,631
Net Changes in Fund Balances	122,442	(552,949)	(324,127)	(131,731)	242,853
Fund Balance, Beginning of Year	1,159,235	881,440	998,703	217,935	2,591,343
Fund Balance, End of Year	$ 1,281,677	$ 328,491	$ 674,576	$ 86,204	$ 2,834,196

911 Surcharge	Senior Services Program	Redevelopment Agency	Town of Gardnerville	Town of Genoa	Town of Minden	Total Non-Major Special Revenue Funds
$ -	$ -	$ 1,300,000	$ 1,484,915	$ 83,657	$ 1,528,283	$ 11,642,237
-	-	-	-	-	-	815,801
-	956,639	-	414,403	16,341	591,002	12,357,401
511,586	162,380	-	11,134	14,291	1,010	1,317,131
-	-	-	-	-	-	32,951
40,206	176,082	11,154	69,015	485,863	113,934	2,175,941
551,792	1,295,101	1,311,154	1,979,467	600,152	2,234,229	28,341,462
-	-	1,300,000	457,285	495,715	267,831	3,308,494
-	-	-	-	-	-	108,521
668,266	-	-	-	-	-	8,234,493
-	-	-	893,609	-	344,659	5,056,500
-	2,734,471	-	-	-	-	2,734,471
-	-	-	120,937	-	626,407	3,415,394
-	-	-	-	-	-	3,220,282
-	-	-	-	-	-	435,050
668,266	2,734,471	1,300,000	1,471,831	495,715	1,238,897	26,513,205
-	-	-	-	-	-	801,831
66,895	-	-	-	-	-	66,895
-	-	-	14,134	-	-	490,513
-	23,442	-	-	-	-	23,442
-	-	-	-	-	11,400	11,400
-	-	-	-	-	-	34,462
66,895	23,442	-	14,134	-	11,400	1,428,543
26,898	4,857	-	-	-	-	45,650
366	663	-	-	-	-	2,474
27,264	5,520	-	-	-	-	48,124
762,425	2,763,433	1,300,000	1,485,965	495,715	1,250,297	27,989,872
(210,633)	(1,468,332)	11,154	493,502	104,437	983,932	351,590
-	23,442	-	-	-	-	76,679
29,797	-	-	-	-	-	29,797
-	2,267,504	-	-	-	-	7,295,889
(65,267)	-	-	-	-	(985,000)	(6,093,662)
(35,470)	2,290,946	-	-	-	(985,000)	1,308,703
(246,103)	822,614	11,154	493,502	104,437	(1,068)	1,660,293
904,046	1,681,856	26,530	784,599	190,323	570,174	25,295,002
$ 657,943	$ 2,504,470	$ 37,684	$ 1,278,101	$ 294,760	$ 569,106	$ 26,955,295

	Original Budget	Final Budget	Actual	Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 345,917	$ 345,917	$ 377,119	$ 31,202
Miscellaneous				
Investment income	7,824	7,824	37,422	29,598
Total Revenues	353,741	353,741	414,541	60,800
Expenditures				
Current				
Culture & recreation				
Cooperative extension				
Services and supplies	385,371	385,371	297,001	88,370
Total Current	385,371	385,371	297,001	88,370
Total Expenditures	385,371	385,371	297,001	88,370
Excess (Deficiency) of Revenues over (Under) Expenditures	(31,630)	(31,630)	117,540	149,170
Other Financing Sources (Uses)				
Contingencies	(4,677)	(4,677)	-	4,677
Net Changes in Fund Balances	(36,307)	(36,307)	117,540	153,847
Fund Balance, Beginning of Year	767,240	698,382	698,382	-
Fund Balance, End of Year	$ 730,933	$ 662,075	$ 815,922	$ 153,847

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Licenses and permits				
Franchise fees	$ 702,000	$ 702,000	$ 815,801	$ 113,801
Miscellaneous				
Investment income	30,067	30,067	117,845	$ 87,778
Other	50,000	50,000	50,000	-
Total Revenues	782,067	782,067	983,646	201,579
Expenditures				
Current				
Sanitation				
Salaries and wages	59,655	62,755	62,691	64
Employee benefits	29,187	29,749	29,749	-
Services and supplies	471,004	470,442	342,610	127,832
Total Current	559,846	562,946	435,050	127,896
Total Expenditures	559,846	562,946	435,050	127,896
Excess (Deficiency) of Revenues over (Under) Expenditures	222,221	219,121	548,596	329,475
Other Financing Sources (Uses)				
Contingencies	(8,398)	(8,398)	-	8,398
Net Changes in Fund Balances	213,823	210,723	548,596	337,873
Fund Balance, Beginning of Year	2,177,586	2,400,387	2,400,387	-
Fund Balance, End of Year	$ 2,391,409	$ 2,611,110	$ 2,948,983	$ 337,873

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments				
Service	$ 20,500	$ 20,500	$ 20,366	$ (134)
Miscellaneous				
Investment income	213	213	411	198
Total Revenues	20,713	20,713	20,777	64
Expenditures				
Current				
Culture and recreation				
Services and supplies	20,713	20,713	17,912	2,801
Total Current	20,713	20,713	17,912	2,801
Total Expenditures	20,713	20,713	17,912	2,801
Excess (Deficiency) of Revenues over (Under) Expenditures	-	-	2,865	2,865
Net Changes in Fund Balances	-	-	2,865	2,865
Fund Balance, Beginning of Year	3,239	3,252	3,252	-
Fund Balance, End of Year	$ 3,239	$ 3,252	$ 6,117	$ 2,865

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 2,075,491	$ 2,075,491	$ 2,179,786	$ 104,295
Intergovernmental revenues				
State grants	-	-	123,618	123,618
Miscellaneous				
Investment income	29,644	29,644	88,120	58,476
Total Revenues	2,105,135	2,105,135	2,391,524	286,389
Expenditures				
Current				
Welfare				
Services and supplies	267,132	267,132	253,970	13,162
Total Expenditures	267,132	267,132	253,970	13,162
Excess (Deficiency) of Revenues over (Under) Expenditures	1,838,003	1,838,003	2,137,554	299,551
Other Financing Sources (Uses)				
Contingency	(4,007)	(4,007)	-	4,007
Transfers out	(1,918,062)	(1,918,062)	(1,918,062)	-
Total Other Financing Sources (Uses)	(1,922,069)	(1,922,069)	(1,918,062)	(4,007)
Net Changes in Fund Balances	(84,066)	(84,066)	219,492	303,558
Fund Balance, Beginning of Year	1,506,890	1,652,880	1,652,880	-
Fund Balance, End of Year	$ 1,422,824	$ 1,568,814	$ 1,872,372	$ 303,558

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 1,166,401	$ 1,166,401	$ 1,192,230	$ 25,829
Intergovernmental revenues				
Federal grants	437,644	226,967	202,888	(24,079)
State grants	-	206,666	126,414	(80,252)
Charges for services				
Health & Welfare	331,080	331,080	156,558	(174,522)
Miscellaneous				
Investment income	16,862	16,862	107,403	90,541
Other	-	-	19,740	19,740
Total Revenues	1,951,987	1,947,976	1,805,233	(142,743)
Expenditures				
Current				
Welfare				
Salaries and wages	1,227,605	1,281,733	1,212,295	69,438
Employee benefits	584,225	584,225	581,497	2,728
Services and supplies	1,523,364	1,641,031	1,172,520	468,511
Total Current	3,335,194	3,506,989	2,966,312	540,677
Capital outlay				
Welfare	-	-	34,462	(34,462)
Total Capital Outlay	-	-	34,462	(34,462)
Debt Service				
Welfare				
Principal	-	-	7,141	(7,141)
Interest	-	-	975	(975)
Total Debt Service	-	-	8,116	(8,116)
Total Expenditures	3,335,194	3,506,989	3,008,890	498,099
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,383,207)	(1,559,013)	(1,203,657)	355,356

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Other Financing Sources (Uses)				
Inception of Lease	$ -	$ -	$ 34,462	$ 34,462
Contingencies	(49,471)	(49,471)	-	49,471
Transfers in	1,399,057	1,399,057	1,399,057	-
Total Other Financing Sources (Uses)	1,349,586	1,349,586	1,433,519	83,933
Net Changes in Fund Balances	(33,621)	(209,427)	229,862	439,289
Fund Balance, Beginning of Year	1,324,923	1,847,741	1,847,741	-
Fund Balance, End of Year	$ 1,291,302	$ 1,638,314	$ 2,077,603	$ 439,289

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental				
Federal grants	$ -	$ 8,002,443	$ 1,589,494	$ 6,412,949
Total Revenues	-	8,002,443	1,589,494	6,412,949
Expenditures				
Current				
General government				
Services and supplies	-	787,664	787,663	1
Total current	-	787,664	787,663	1
Capital Outlay				
General government	-	801,834	801,831	3
Total Expenditures	-	1,589,498	1,589,494	4
Excess (Deficiency) of Revenues over (Under) Expenditures	-	6,412,945	-	6,412,945
Other Financing Uses				
Transfer Out	-	(6,412,945)	-	6,412,945
Net Changes in Fund Balances	-	-	-	-
Fund Balance, Beginning of Year	-	-	-	-
Fund Balance, End of Year	$ -	$ -	$ -	$ -

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
County option sales tax	$ 2,998,746	$ 2,998,746	$ 2,863,756	$ 134,990
Total Revenues	2,998,746	2,998,746	2,863,756	134,990
Excess (Deficiency) of Revenues over (Under) Expenditures	2,998,746	2,998,746	2,863,756	134,990
Other Financing Sources (Uses)				
Transfers out	(2,998,746)	(2,998,746)	(2,863,756)	134,990
Net Changes in Fund Balances	-	-	-	-
Fund Balance, Beginning of Year	-	-	-	-
Fund Balance, End of Year	$ -	$ -	$ -	$ -

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services				
Judicial				
Clerk fees	$ 18,500	$ 18,500	$ 19,985	$ 1,485
Miscellaneous				
Investment income	485	485	2,117	1,632
Total Revenues	18,985	18,985	22,102	3,117
Expenditures				
Current				
Judicial				
Law library				
Services and supplies	10,153	11,749	11,738	11
Total current	10,153	11,749	11,738	11
Total Expenditures	10,153	11,749	11,738	11
Excess (Deficiency) of Revenues over (Under) Expenditures	8,832	7,236	10,364	3,128
Other Financing Sources (Uses)				
Contingencies	(153)	(153)	-	153
Net Changes in Fund Balances	8,679	7,083	10,364	3,281
Fund Balance, Beginning of Year	44,133	45,729	45,729	-
Fund Balance, End of Year	$ 52,812	$ 52,812	$ 56,093	$ 3,281

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental revenues				
Federal grants	$ -	$ 3,000	$ 3,000	$ -
State grants	-	11,389	18,100	6,711
Miscellaneous				
Investment income	11,752	46,662	55,075	8,413
Other	-	4,047	4,731	684
Total Revenues	11,752	65,098	80,906	15,808
Expenditures				
Current				
Culture and recreation				
Salaries and wages	1,028,784	1,069,570	1,069,569	1
Employee benefits	535,195	546,780	546,780	-
Services and supplies	680,700	836,896	712,272	124,624
Total Current	2,244,679	2,453,246	2,328,621	124,625
Capital Outlay				
Welfare				
Capital Projects	-	154,442	-	154,442
Total Capital Outlay	-	154,442	-	154,442
Total Expenditures	2,244,679	2,607,688	2,328,621	279,067
Excess (Deficiency) of Revenues over (Under) Expenditures	(2,232,927)	(2,542,590)	(2,247,715)	294,875
Other Financing Sources (Uses)				
Contingencies	(33,670)	(33,670)	-	33,670
Transfers in	2,226,149	2,226,149	2,151,904	(74,245)
Transfers out	-	(57,639)	(57,639)	-
Total Other Financing Sources (Uses)	2,192,479	2,134,840	2,094,265	(40,575)
Net Changes in Fund Balances	(40,448)	(407,750)	(153,450)	254,300
Fund Balance, Beginning of Year	1,022,290	1,401,541	1,401,541	-
Fund Balance, End of Year	$ 981,842	$ 993,791	$ 1,248,091	$ 254,300

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Fuel Tax County 1 cent	$ 204,007	$ 204,007	$ 195,385	$ (8,622)
Room Tax	142,764	142,764	151,939	9,175
Intergovernmental revenues				
State shared revenue				
Gasoline Tax 2.35	403,123	403,123	388,323	(14,800)
Fuel Tax 1.75 cents	353,770	353,770	339,146	(14,624)
Fuel Tax 1.25 cents	214,874	214,874	206,555	(8,319)
Other	-	-	8,500	8,500
Charges for Services	6,000	6,000	9,853	3,853
Miscellaneous				
Investment income	47,195	47,195	144,559	97,364
Other	-	-	8,308	8,308
Total Revenues	1,371,733	1,371,733	1,452,568	80,835
Expenditures				
Current				
Public works				
Roads				
Salaries and wages	640,209	640,209	580,110	60,099
Employee benefits	336,689	336,689	278,038	58,651
Services and supplies	1,767,991	1,271,627	1,084,468	187,159
Total Current	2,744,889	2,248,525	1,942,616	305,909
Debt service				
Principal	1,601	1,601	900	701
Interest	-	-	2	(2)
Total Debt Service	1,601	1,601	902	699
Capital outlay				
Public works	24	680,024	-	680,024
Total Capital Outlay	24	680,024	-	680,024
Total Expenditures	2,746,514	2,930,150	1,943,518	986,632
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,374,781)	(1,558,417)	(490,950)	1,067,467

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Other Financing Sources (Uses)				
Contingencies	$ (29,729)	$ (29,729)	$ -	$ 29,729
Transfers in	100,000	100,000	100,000	-
Transfers out	(1,384)	(124,534)	(124,534)	-
Total Other Financing Sources (Uses)	68,887	(54,263)	(24,534)	29,729
Net Changes in Fund Balances	(1,305,894)	(1,612,680)	(515,484)	1,097,196
Fund Balance, Beginning of Year	2,676,645	3,119,538	3,119,538	-
Fund Balance, End of Year	$ 1,370,751	$ 1,506,858	$ 2,604,054	$ 1,097,196

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Contributions and donations	$ -	$ -	$ 43,537	$ 43,537
Investment income	958	958	4,239	3,281
Total Revenues	958	958	47,776	46,818
Expenditures				
Current				
Culture and recreation				
Library				
Services and supplies	21	87,363	24,516	62,847
Total current	21	87,363	24,516	62,847
Total Expenditures	21	87,363	24,516	62,847
Excess (Deficiency) of Revenues over (Under) Expenditures	937	(86,405)	23,260	109,665
Net Changes in Fund Balances	937	(86,405)	23,260	109,665
Fund Balance, Beginning of Year	-	87,341	87,341	-
Fund Balance, End of Year	$ 937	$ 936	$ 110,601	$ 109,665

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Room Tax	$ 1,512,895	$ 1,512,895	$ 1,216,957	$ (295,938)
Intergovernmental revenues				
Federal grants	-	1,385,000	-	(1,385,000)
Miscellaneous				
Investment income	38,589	38,589	183,393	144,804
Other	-	-	6,286	6,286
Total Revenues	1,551,484	2,936,484	1,406,636	(1,529,848)
Expenditures				
Current				
Public works				
Tahoe-Douglas transportation				
Salaries and wages	33,061	34,796	34,794	2
Employee benefits	15,467	15,687	15,686	1
Services and supplies	726,447	2,102,442	687,882	1,414,560
Total Current	774,975	2,152,925	738,362	1,414,563
Capital outlay				
Public works				
General	1,300,000	1,300,000	-	1,300,000
Total Expenditures	2,074,975	3,452,925	738,362	2,714,563
Excess (Deficiency) of Revenues over (Under) Expenditures	(523,491)	(516,441)	668,274	1,184,715
Other Financing Sources (Uses)				
Contingencies	(2,625)	(2,625)	-	2,625
Transfers out	(30,000)	(32,050)	(32,050)	-
Total Other Financing Sources (Uses)	(32,625)	(34,675)	(32,050)	2,625
Net Changes in Fund Balances	(556,116)	(551,116)	636,224	1,187,340
Fund Balance, Beginning of Year	4,086,545	4,032,027	4,032,027	-
Fund Balance, End of Year	$ 3,530,429	$ 3,480,911	$ 4,668,251	$ 1,187,340

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services				
Clerk fees	$ 136,000	$ 136,000	$ 132,828	$ (3,172)
Fines and forfeitures				
Court fines	39,000	39,000	32,951	(6,049)
Miscellaneous				
Investment income	14,788	14,788	53,446	38,658
Total Revenues	189,788	189,788	219,225	29,437
Expenditures				
Current				
Judicial				
Services and supplies	330	1,159,565	96,783	1,062,782
Total Current	330	1,159,565	96,783	1,062,782
Capital outlay				
Judicial				
Capital projects	-	38,622	-	38,622
Total Expenditures	330	1,198,187	96,783	1,101,404
Excess (Deficiency) of Revenues over (Under) Expenditures	189,458	(1,008,399)	122,442	1,130,841
Net Changes in Fund Balances	189,458	(1,008,399)	122,442	1,130,841
Fund Balance, Beginning of Year	134,323	1,159,235	1,159,235	-
Fund Balance, End of Year	$ 323,781	$ 150,836	$ 1,281,677	$ 1,130,841

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 135,398	$ 135,398	$ 140,736	$ 5,338
Intergovernmental revenues				
State grants	4,484,694	4,883,543	3,704,799	(1,178,744)
Federal grants	45,000	1,565,948	799,113	(766,835)
Miscellaneous				
Investment income	17,579	17,579	34,393	16,814
Contributions and donations	30,000	32,053	109,036	76,983
Total Revenues	4,712,671	6,634,521	4,788,077	(1,846,444)
Expenditures				
Current				
Corrections				
China Spring youth camp				
Salaries and wages	2,556,657	4,164,589	2,912,960	1,251,629
Employee benefits	1,261,693	1,397,302	1,329,281	68,021
Services and supplies	1,001,776	1,284,771	1,149,201	135,570
Total Current	4,820,126	6,846,662	5,391,442	1,455,220
Capital outlay				
Corrections	9	9	18,775	(18,766)
Total Capital Outlay	9	9	18,775	(18,766)
Debt service				
Principal	2,485	2,485	3,579	(1,094)
Interest	-	-	447	(447)
Total Debt Service	2,485	2,485	4,026	(1,541)
Total Expenditures	4,822,620	6,849,156	5,414,243	1,434,913
Excess (Deficiency) of Revenues over (Under) Expenditures	(109,949)	(214,635)	(626,166)	(411,531)

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Other Financing Sources (Uses)				
Inception of Lease	$ -	$ -	$ 18,775	$ 18,775
Contingency	(77,913)	(77,913)	-	77,913
Transfers in	-	54,442	54,442	-
Total Other Financing Sources (Uses)	(77,913)	(23,471)	73,217	96,688
Net Changes in Fund Balances	(187,862)	(238,106)	(552,949)	(314,843)
Fund Balance, Beginning of Year	1,645,976	881,440	881,440	-
Fund Balance, End of Year	$ 1,458,114	$ 643,334	$ 328,491	$ (314,843)

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental revenues				
Federal grants	$ -	$ 14,382	$ 5,310	$ 9,072
Miscellaneous				
Investment income	16,262	16,262	55,964	39,702
Other	-	-	1,729	1,729
Total Revenues	16,262	30,644	63,003	50,503
Expenditures				
Stormwater				
Salaries and wages	355,218	369,080	363,865	5,215
Employee Benefits	205,937	205,937	197,144	8,793
Services and supplies	582,556	732,805	576,245	156,560
Total Stormwater	1,143,711	1,307,822	1,137,254	170,568
Total Current	1,143,711	1,307,822	1,137,254	170,568
Capital outlay				
Public works				
Capital projects	55,000	130,000	-	130,000
Machinery & equipment	200,000	460,000	354,876	105,124
Total Capital Outlay	255,000	590,000	354,876	235,124
Total Expenditures	1,398,711	1,897,822	1,492,130	405,692
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,382,449)	(1,867,178)	(1,429,127)	438,051
Other Financing Sources (Uses)				
Contingency	(17,154)	(17,154)	-	17,154
Transfers in	1,105,000	1,105,000	1,105,000	-
Total Other Financing Sources (Uses)	1,087,846	1,087,846	1,105,000	17,154
Net Changes in Fund Balances	(294,603)	(779,332)	(324,127)	455,205
Fund Balance, Beginning of Year	502,694	998,703	998,703	-
Fund Balance, End of Year	$ 208,091	$ 219,371	$ 674,576	$ 455,205

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Expenditures				
Capital Outlay				
Public works	$ -	$ 150,372	$ 102,728	$ 47,644
Total Expenditures	-	150,372	102,728	47,644
Excess (Deficiency) of Revenues over (Under) Expenditures	-	(150,372)	(102,728)	47,644
Other Financing Sources (Uses)				
Transfers out	-	-	(29,003)	(29,003)
Total Other Financing (Uses)	-	-	(29,003)	(29,003)
Net Changes in Fund Balances	-	(150,372)	(131,731)	18,641
Fund Balance, Beginning of Year	-	217,935	217,935	-
Fund Balance, End of Year	$ -	$ 67,563	$ 86,204	$ 18,641

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property Taxes	$ 1,643,345	$ 1,643,345	$ 1,791,229	$ 147,884
Charges for services				
Public safety	311,680	311,680	297,506	(14,174)
Miscellaneous				
Investment income	31,995	31,995	131,568	99,573
Total Revenues	1,987,020	1,987,020	2,220,303	233,283
Expenditures				
Current				
Public safety				
911 Emergency Services				
Salaries and wages	1,296,589	1,296,589	1,250,165	46,424
Employee benefits	619,685	619,685	582,221	37,464
Services and supplies	352,061	352,061	342,399	9,662
Total Current	2,268,335	2,268,335	2,174,785	93,550
Debt service				
Principal	2,347	2,347	2,275	72
Interest	-	-	21	(21)
Total Debt Service	2,347	2,347	2,296	51
Capital outlay				
Public safety	64	80,064	-	80,064
Total Capital Outlay	64	80,064	-	80,064
Total Expenditures	2,270,746	2,350,746	2,177,081	173,665
Excess (Deficiency) of Revenues over (Under) Expenditures	(283,726)	(363,726)	43,222	406,948

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Other Financing Sources (Uses)				
Contingencies	$ (34,264)	$ (34,264)	$ -	$ 34,264
Transfers in	217,982	217,982	217,982	-
Transfers out	(18,351)	(18,351)	(18,351)	-
Total Other Financing Sources (Uses)	165,367	165,367	199,631	34,264
Net Changes in Fund Balances	(118,359)	(198,359)	242,853	441,212
Fund Balance, Beginning of Year	2,257,472	2,591,343	2,591,343	-
Fund Balance, End of Year	$ 2,139,113	$ 2,392,984	$ 2,834,196	$ 441,212

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services				
Public safety	$ 525,000	$ 525,000	$ 511,586	$ (13,414)
Miscellaneous				
Interest income	9,606	9,606	40,206	30,600
Total Revenues	534,606	534,606	551,792	17,186
Expenditures				
Current:				
Public safety				
Surcharge				
Salaries & Wages	17,245	17,245	17,245	-
Employee Benefits	9,868	9,868	8,712	1,156
Services and supplies	460,837	675,273	642,309	32,964
Total Current	487,950	702,386	668,266	34,120
Capital outlay:				
Public safety	520,000	362,940	66,895	296,045
Total Capital Outlay	520,000	362,940	66,895	296,045
Debt Service				
Principal	-	52,151	26,898	25,253
Interest	-	-	366	(366)
Total Debt Service	-	52,151	27,264	24,887
Total Expenditures	1,007,950	1,117,477	762,425	355,052
Excess (Deficiency) of Revenues over (Under) Expenditures	(473,344)	(582,871)	(210,633)	372,238
Other Financing Sources (Uses)				
Contingencies	(6,913)	(6,913)	-	6,913
Inception of subscription	-	-	29,797	29,797
Transfers out	(65,267)	(65,267)	(65,267)	-
Total Other Financing Uses	(72,180)	(72,180)	(35,470)	36,710
Net Changes in Fund Balances	(545,524)	(655,051)	(246,103)	408,948
Fund Balance, Beginning of Year	785,498	904,046	904,046	-
Fund Balance, End of Year	$ 239,974	$ 248,995	$ 657,943	$ 408,948

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental revenues				
Federal grants	$ 1,606,372	$ 2,008,953	$ 885,995	$ (1,122,958)
State grants	-	122,644	70,644	(52,000)
Charges for services				
Health & Welfare	152,000	152,000	148,153	(3,847)
Culture and recreation	2,500	2,500	14,227	11,727
Miscellaneous				
Investment income	13,143	13,143	50,016	36,873
Contributions & Donations	-	50,000	91,015	41,015
Other	-	-	35,051	35,051
Total Revenues	1,774,015	2,349,240	1,295,101	(1,054,139)
Expenditures				
Current				
Community Support				
Senior services				
Salaries and wages	1,250,061	1,470,513	1,168,088	302,425
Employee benefits	628,951	628,951	572,794	56,157
Services and supplies	2,145,479	1,747,042	993,589	753,453
Total Current	4,024,491	3,846,506	2,734,471	1,112,035
Capital outlay:				
Community Support	60,000	684,686	23,442	661,244
Total Capital Outlay	60,000	684,686	23,442	661,244
Debt service				
Principal	-	-	4,857	(4,857)
Interest	-	-	663	(663)
Total Debt Service	-	-	5,520	(5,520)
Total Expenditures	4,084,491	4,531,192	2,763,433	1,767,759
Excess (Deficiency) of Revenues over (Under) Expenditures	(2,310,476)	(2,181,952)	(1,468,332)	(2,821,898)

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Other Financing Sources (Uses)				
Contingencies	$ (55,462)	$ (55,462)	$ -	$ 55,462
Inception of Lease	-	-	23,442	23,442
Transfers in	2,301,251	2,301,251	2,267,504	(33,747)
Total Other Financing Sources (Uses)	2,245,789	2,245,789	2,290,946	45,157
Net Changes in Fund Balances	(64,687)	63,837	822,614	758,777
Fund Balance, Beginning of Year	1,861,807	1,681,856	1,681,856	-
Fund Balance, End of Year	$ 1,797,120	$ 1,745,693	$ 2,504,470	$ 758,777

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 1,300,000	$ 1,300,000	$ 1,300,000	$ -
Miscellaneous				
Investment income	3,365	3,365	11,154	7,789
Total Revenues	1,303,365	1,303,365	1,311,154	7,789
Expenditures				
Current				
General government				
Redevelopment agency administrative				
Services and supplies	1,300,075	1,300,075	1,300,000	75
Total current	1,300,075	1,300,075	1,300,000	75
Total Expenditures	1,300,075	1,300,075	1,300,000	75
Excess (Deficiency) of Revenues over (Under) Expenditures	3,290	3,290	11,154	7,864
Net Changes in Fund Balances	3,290	3,290	11,154	7,864
Fund Balance, Beginning of Year	26,514	26,530	26,530	-
Fund Balance, End of Year	$ 29,804	$ 29,820	$ 37,684	$ 7,864

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 1,420,000	$ 1,420,000	$ 1,484,915	$ 64,915
Intergovernmental revenues				
State shared revenues				
Consolidated tax	404,229	404,229	386,773	(17,456)
Gaming licenses	30,000	30,000	27,630	(2,370)
Charges for services				
General Government	10,000	10,000	11,134	1,134
Miscellaneous				
Investment income	-	-	54,080	54,080
Contributions and donations	-	-	7,511	7,511
Other	-	-	7,424	7,424
Total Revenues	1,864,229	1,864,229	1,979,467	115,238
Expenditures				
Current				
General government				
Salaries and wages	206,822	212,822	213,617	(795)
Employee Benefits	89,834	89,834	92,786	(2,952)
Services and supplies	218,720	221,020	150,882	70,138
Total General Government	515,376	523,676	457,285	66,391
Public works				
Salaries and wages	336,111	356,111	331,404	24,707
Employee benefits	162,939	162,939	152,254	10,685
Services and supplies	357,800	552,698	409,951	142,747
Total Public Works	856,850	1,071,748	893,609	178,139
Culture and recreation				
Services and supplies	134,300	134,300	120,937	13,363
Total Culture and recreation	134,300	134,300	120,937	13,363

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Public works				
Capital projects	$ -	$ 68,329	$ 14,134	$ 54,195
Total Public Works	-	68,329	14,134	54,195
Total Capital Outlay	-	68,329	14,134	54,195
Total Expenditures	1,506,526	1,798,053	1,485,965	312,088
Excess (Deficiency) of Revenues over (Under) Expenditures	357,703	66,176	493,502	427,326
Other Financing Sources (Uses)				
Contingencies	(45,196)	(45,196)	-	45,196
Total Other Financing Sources (Uses)	(45,196)	(45,196)	-	45,196
Net Changes in Fund Balances	312,507	20,980	493,502	472,522
Fund Balance, Beginning of Year	150,483	784,599	784,599	-
Fund Balance, End of Year	$ 462,990	$ 805,579	$ 1,278,101	$ 472,522

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes				
Secured roll	$ 92,779	$ 92,779	$ 79,860	$ (12,919)
Personal property roll	889	889	3,797	2,908
Intergovernmental revenues				
State shared revenue				
Consolidated tax	16,531	16,531	15,808	(723)
Gaming licenses	360	360	533	173
Charges for services				
Culture & Recreation	10,000	10,000	14,291	4,291
Miscellaneous				
Candy Dance	395,000	395,000	408,229	13,229
Investment income	-	-	16,334	16,334
Contributions and donations	2,936	2,936	7,810	4,874
Other	36,065	36,065	53,490	17,425
Total Revenues	554,560	554,560	600,152	45,592
Expenditures				
Current				
General government				
Salaries and wages	126,535	126,535	115,822	10,713
Employee Benefits	38,474	38,474	36,656	1,818
Services and supplies	380,144	380,144	343,237	36,907
Total Current	545,153	545,153	495,715	49,438
Total Expenditures	545,153	545,153	495,715	49,438
Excess (Deficiency) of Revenues over (Under) Expenditures	9,407	9,407	104,437	95,030
Other Financing Sources (Uses)				
Contingency	(9,400)	(9,400)	-	9,400
Total Other Financing (uses)	(9,400)	(9,400)	-	9,400
Net Changes in Fund Balances	7	7	104,437	104,430
Fund Balance, Beginning of Year	136,102	190,323	190,323	-
Fund Balance, End of Year	$ 136,109	$ 190,330	$ 294,760	$ 104,430

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 1,540,511	$ 1,540,511	$ 1,528,283	$ (12,228)
Intergovernmental revenues				
State shared revenue				
Consolidated tax	537,478	537,478	513,624	(23,854)
Gaming licenses	80,000	80,000	77,378	(2,622)
Charges for services				
General Government	-	-	1,010	1,010
Miscellaneous				
Investment income	15,705	15,705	53,068	37,363
Contributions and donations	-	-	4,500	4,500
Other	33,000	33,000	56,366	23,366
Total Revenues	2,206,694	2,206,694	2,234,229	27,535
Expenditures				
Current				
General government				
Salaries and wages	89,300	89,300	88,630	670
Employee Benefits	48,009	48,009	47,180	829
Services and supplies	173,560	188,560	132,021	56,539
Total General government	310,869	325,869	267,831	58,038
Public works				
Salaries and wages	129,390	129,390	124,054	5,336
Employee Benefits	72,903	72,903	69,332	3,571
Services and supplies	213,906	217,601	151,273	66,328
Total Public works	416,199	419,894	344,659	75,235
Culture and recreation				
Salaries and wages	279,445	279,445	270,706	8,739
Employee Benefits	137,550	137,550	131,794	5,756
Services and supplies	300,083	303,683	223,907	79,776
Total Culture and recreation	717,078	720,678	626,407	94,271

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Capital outlay				
Culture and recreation				
Machinery and equipment	$ -	$ 11,400	$ 11,400	$ -
Total Capital outlay	-	11,400	11,400	-
Total Expenditures	1,444,146	1,477,841	1,250,297	227,544
Excess (Deficiency) of Revenues over (Under) Expenditures	762,548	728,853	983,932	255,079
Other Financing Sources (Uses)				
Contingencies	(43,326)	(43,326)	-	43,326
Transfers out	(703,000)	(985,000)	(985,000)	-
Total Other Financing Sources (Uses)	(746,326)	(1,028,326)	(985,000)	43,326
Net Changes in Fund Balances	16,222	(299,473)	(1,068)	298,405
Fund Balance, Beginning of Year	249,853	570,174	570,174	-
Fund Balance, End of Year	$ 266,075	$ 270,701	$ 569,106	$ 298,405

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Debt Service Funds

Debt service funds are used to account for the accumulation of financial resources that are restricted, committed or assigned to the repayment of debt principal and interest.

Douglas County Debt Service Fund

Accounts for the accumulation of monies for and the payment of Douglas County debt obligations.

	Douglas County Debt Service	Total Non-Major Debt Service Funds
Assets		
Cash, cash equivalents and investments	$ 1,370,650	$ 1,370,650
Interest receivable	1,305	1,305
Total Assets	$ 1,371,955	$ 1,371,955
Liabilities		
Accounts payable	$ -	$ -
Total Liabilities	-	-
Deferred Inflows of Resources		
Unavailable revenue, special assessments	378	378
Total Liabilities and Deferred Inflows of Resources	378	378
Fund Balances		
Restricted		
Debt service	1,371,577	1,371,577
Total Deferred Inflows of Resources and Fund Balances	$ 1,371,955	$ 1,371,955

	Douglas County Debt Service	Total Non-Major Debt Service Funds
Revenues		
Miscellaneous	$ 7,722	$ 7,722
Expenditures		
Debt Service		
Principal payments	1,148,501	1,148,501
Interest expense	500,973	500,973
Fiscal charges	350	350
Total Expenditures	1,649,824	1,649,824
Excess (deficiency) of revenues over (under) expenditures	(1,642,102)	(1,642,102)
Other Financing Sources (Uses)		
Transfers in	1,749,332	1,749,332
Total Other Financing Sources (Uses)	1,749,332	1,749,332
Net Change in Fund Balance	107,230	107,230
Fund Balance, Beginning of Year	1,264,347	1,264,347
Fund Balance, End of Year	$ 1,371,577	$ 1,371,577

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Investment income	$ -	$ -	$ 7,722	$ 7,722
Total Revenues	-	-	7,722	7,722
Expenditures				
Current				
Debt service				
Principal payments	1,148,501	1,148,501	1,148,501	-
Interest expense	500,975	500,975	500,973	2
Fiscal charges	850	850	350	500
Total current	1,650,326	1,650,326	1,649,824	502
Total Expenditures	1,650,326	1,650,326	1,649,824	502
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,650,326)	(1,650,326)	(1,642,102)	8,224
Other Financing Sources (Uses)				
Transfers in	1,749,332	1,749,332	1,749,332	-
Total Other Financing Sources	1,749,332	1,749,332	1,749,332	-
Net Changes in Fund Balances	99,006	99,006	107,230	8,224
Fund Balance, Beginning of Year	1,258,633	1,264,347	1,264,347	-
Fund Balance, End of Year	$ 1,357,639	$ 1,363,353	$ 1,371,577	$ 8,224

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Capital Projects Funds

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Capital projects funds are used to account for financial resources that are restricted, committed or assigned to the improvement, acquisition or construction of capital assets.

Extraordinary Maintenance
: Accounts for funds set aside for the extraordinary maintenance, repair or improvement of capital projects per Nevada Revised Statute 354.6105.

Ad Valorem
: Accounts for specific projects, such as the purchase of land, improvements to land and facilities, or major purchases of equipment.

Douglas County Construction
: Accounts for the construction of necessary capital assets.

Park Residential Construction Tax
: Accounts for the construction of new park facilities within specified park districts.

Redevelopment Agency
: Accounts for capital related activities of the separate Redevelopment Agency.

Town of Gardnerville Ad Valorem
: Accounts for specific projects, such as the purchase of land, improvements to land and facilities, or major purchases of equipment.

Town of Genoa Ad Valorem
: Accounts for specific projects, such as the purchase of land, improvements to land and facilities, or major purchases of equipment.

Town of Genoa Construction Reserve
: Accounts for reserves held specifically for capital projects.

Town of Minden Ad Valorem
: Accounts for specific projects, such as the purchase of land, improvements to land and facilities, or major purchases of equipment.

Town of Minden Capital Equipment Construction
: Accounts for reserves held specifically for capital equipment.

	Extraordinary Maintenance	Ad Valorem	Douglas County Construction	Park Residential Construction Tax
Assets				
Cash, cash equivalents and investments	$ 3,534,651	$ 1,076,826	$ 13,113,217	$ 995,861
Accounts receivable, net	-	-	-	-
Taxes receivable	-	17,827	-	-
Interest receivable	17,692	17,714	50,226	10,694
Total Assets	$ 3,552,343	$ 1,112,367	$ 13,163,443	$ 1,006,555
Liabilities				
Accounts payable	$ -	$ -	$ 127,804	$ 10,018
Total Liabilities	-	-	127,804	10,018
Deferred Inflows of Resources				
Unavailable revenue, taxes and penalties	-	16,287	-	-
Total Liabilities and Deferred Inflows of Resources	-	16,287	127,804	10,018
Fund Balances				
Restricted				
Capital improvement projects	3,552,343	1,096,080	13,035,639	996,537
Committed				
Capital improvement projects	-	-	-	-
Assigned				
Capital improvement projects	-	-	-	-
Total fund balances	3,552,343	1,096,080	13,035,639	996,537
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 3,552,343	$ 1,112,367	$ 13,163,443	$ 1,006,555

Redevelopment Agency	Town of Gardnerville Ad Valorem	Town of Genoa Ad Valorem	Town of Genoa Construction Reserve
$ 2,636,310	$ 181,501	$ 68,943	$ 41,955
-	-	-	-
-	-	-	-
29,247	1,503	470	262
$ 2,665,557	$ 183,004	$ 69,413	$ 42,217
$ 5,280	$ -	$ -	$ -
5,280	-	-	-
-	-	-	-
5,280	-	-	-
2,660,277	183,004	69,413	-
-	-	-	-
-	-	-	42,217
2,660,277	183,004	69,413	42,217
$ 2,665,557	$ 183,004	$ 69,413	$ 42,217

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	Town of Minden Ad Valorem	Town of Minden Capital Equipment Construction	Total Non-Major Capital Projects Funds
Assets			
Cash, cash equivalents and investments	$ 128,864	$ 2,718,066	$ 24,496,194
Accounts receivable, net	-	71,462	71,462
Taxes receivable	-	-	17,827
Interest receivable	875	18,828	147,511
Total Assets	$ 129,739	$ 2,808,356	$ 24,732,994
Liabilities			
Accounts payable	$ -	$ 3,099	$ 146,201
Total Liabilities	-	3,099	146,201
Deferred Inflows of Resources			
Unavailable revenue, taxes and penalties	-	-	16,287
Total Liabilities and Deferred Inflows of Resources	-	3,099	162,488
Fund Balances			
Restricted			
Capital improvement projects	129,739	-	21,723,032
Committed			
Capital improvement projects	-	352,380	352,380
Assigned			
Capital improvement projects	-	2,452,877	2,495,094
Total fund balances	129,739	2,805,257	24,570,506
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 129,739	$ 2,808,356	$ 24,732,994

Douglas County, Nevada
Statement of Revenues, Expenditures and Changes in Fund Balance - Non-major Capital Projects Funds
Year Ended June 30, 2024

	Extraordinary Maintenance	Ad Valorem	Douglas County Construction	Park Residential Construction Tax
Revenues				
Taxes	$ -	$ 1,885,503	$ -	$ 314,000
Miscellaneous	163,466	62,127	348,619	54,665
Total Revenues	163,466	1,947,630	348,619	368,665
Expenditures				
Current				
General government	-	-	165,947	-
Public Safety	-	-	9,920	-
Total Current	-	-	175,867	-
Capital outlay				
General government	99,236	935,148	490,518	-
Public safety	-	-	113,863	-
Culture and recreation	-	-	-	512,476
Total Capital Outlay	99,236	935,148	604,381	512,476
Total Expenditures	99,236	935,148	780,248	512,476
Excess (Deficiency) of Revenues over (Under) Expenditures	64,230	1,012,482	(431,629)	(143,811)
Other Financing Sources (Uses)				
Sale of capital assets	-	-	-	-
Transfers in	-	-	6,890,669	-
Transfers (out)	-	(874,711)	-	-
Total Other Financing Sources (Uses)	-	(874,711)	6,890,669	-
Net Changes in Fund Balances	64,230	137,771	6,459,040	(143,811)
Fund Balance, Beginning of Year	3,488,113	958,309	6,576,599	1,140,348
Fund Balance, End of Year	$ 3,552,343	$ 1,096,080	$ 13,035,639	$ 996,537

Redevelopment Agency	Town of Gardnerville Ad Valorem	Town of Genoa Ad Valorem	Town of Genoa Construction Reserve
$ -	$ -	$ -	$ -
121,131	6,583	2,994	43,677
121,131	6,583	2,994	43,677
-	-	-	42,142
-	-	-	-
-	-	-	42,142
68,650	50,801	-	-
-	-	-	-
-	-	-	-
68,650	50,801	-	-
68,650	50,801	-	42,142
52,481	(44,218)	2,994	1,535
-	18,430	-	-
-	69,009	2,451	-
-	-	-	-
-	87,439	2,451	-
52,481	43,221	5,445	1,535
2,607,796	139,783	63,968	40,682
$ 2,660,277	$ 183,004	$ 69,413	$ 42,217

	Town of Minden Ad Valorem	Town of Minden Capital Equipment Construction	Total Non-Major Capital Projects Funds
Revenues			
Taxes	$ -	$ -	$ 2,199,503
Miscellaneous	4,703	158,442	966,407
Total Revenues	4,703	158,442	3,165,910
Expenditures			
Current			
General government	-	-	208,089
Public Safety	-	-	9,920
Total Current	-	-	218,009
Capital outlay			
General government	49,910	504,655	2,198,918
Public safety	-	-	113,863
Culture and recreation	-	-	512,476
Total Capital Outlay	49,910	504,655	2,825,257
Total Expenditures	49,910	504,655	3,043,266
Excess (Deficiency) of Revenues over (Under) Expenditures	(45,207)	(346,213)	122,644
Other Financing Sources (Uses)			
Sale of capital assets	-	-	18,430
Transfers in	66,370	985,000	8,013,499
Transfers (out)	-	-	(874,711)
Total Other Financing Sources (Uses)	66,370	985,000	7,157,218
Net Changes in Fund Balances	21,163	638,787	7,279,862
Fund Balance, Beginning of Year	108,576	2,166,470	17,290,644
Fund Balance, End of Year	$ 129,739	$ 2,805,257	$ 24,570,506

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Investment income	$ -	$ -	$ 163,466	$ 163,466
Total Revenues	-	-	163,466	163,466
Expenditures				
Capital outlay				
Public Works				
Capital projects	1,125,000	1,125,000	99,236	1,025,764
Total Capital Outlay	1,125,000	1,125,000	99,236	1,025,764
Total Expenditures	1,125,000	1,125,000	99,236	1,025,764
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,125,000)	(1,125,000)	64,230	1,189,230
Net Changes in Fund Balances	(1,125,000)	(1,125,000)	64,230	1,189,230
Fund Balance, Beginning of Year	3,564,535	3,488,113	3,488,113	-
Fund Balance, End of Year	$ 2,439,535	$ 2,363,113	$ 3,552,343	$ 1,189,230

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Property taxes	$ 1,729,573	$ 1,744,676	$ 1,885,503	$ 140,827
Miscellaneous				
Investment income	34,748	34,748	62,127	27,379
Total Revenues	1,764,321	1,779,424	1,947,630	168,206
Expenditures				
Current				
General government				
Services and supplies	776	776	-	776
Total General Government	776	776	-	776
Capital outlay				
General government				
Capital projects	1,901,320	2,142,848	820,486	1,322,362
Machinery and equipment	26,000	26,000	24,662	1,338
Motor vehicles	90,000	90,000	90,000	-
Total Capital Outlay	2,017,320	2,258,848	935,148	1,323,700
Total Expenditures	2,018,096	2,259,624	935,148	1,324,476
Excess (Deficiency) of Revenues over (Under) Expenditures	(253,775)	(480,200)	1,012,482	1,492,682
Other Financing Sources (Uses)				
Transfer in	418,000	418,000	-	(418,000)
Transfers out	(860,420)	(875,523)	(874,711)	812
Total Other Financing Sources (Uses)	(442,420)	(457,523)	(874,711)	(417,188)
Net Changes in Fund Balances	(696,195)	(937,723)	137,771	1,075,494
Fund Balance, Beginning of Year	737,730	958,309	958,309	-
Fund Balance, End of Year	$ 41,535	$ 20,586	$ 1,096,080	$ 1,075,494

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Investment income	$ 65,807	$ 65,807	$ 348,619	$ 282,812
Total Revenues	65,807	65,807	348,619	282,812
Expenditures				
Current				
General government				
Services and supplies	1,469	1,271,644	175,867	1,095,777
Total Current	1,469	1,271,644	175,867	1,095,777
Capital outlay				
General government				
Capital projects	708,905	9,071,562	604,381	8,467,181
Total Capital Outlay	708,905	9,071,562	604,381	8,467,181
Total Expenditures	710,374	10,343,206	780,248	9,562,958
Excess (Deficiency) of Revenues over (Under) Expenditures	(644,567)	(10,277,399)	(431,629)	9,845,770
Other Financing Sources (Uses)				
Transfers in	182,905	6,890,669	6,890,669	-
Total Other Financing Sources (Uses)	182,905	6,890,669	6,890,669	-
Net Changes in Fund Balances	(461,662)	(3,386,730)	6,459,040	9,845,770
Fund Balance, Beginning of Year	1,540,857	6,576,599	6,576,599	-
Fund Balance, End of Year	$ 1,079,195	$ 3,189,869	$ 13,035,639	$ 9,845,770

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
Residential construction tax	$ 296,732	$ 296,732	$ 314,000	$ 17,268
Miscellaneous				
Investment income	12,251	12,251	54,665	42,414
Total Revenues	308,983	308,983	368,665	59,682
Expenditures				
Current				
General government				
Services and supplies	274	274	-	274
Capital outlay				
Culture and recreation				
Capital projects	246,000	809,536	512,476	297,060
Total Expenditures	246,274	809,810	512,476	297,334
Excess (Deficiency) of Revenues over (Under) Expenditures	62,709	(500,827)	(143,811)	357,016
Net Changes in Fund Balances	62,709	(500,827)	(143,811)	357,016
Fund Balance, Beginning of	586,841	1,140,348	1,140,348	-
Fund Balance, End of Year	$ 649,550	$ 639,521	$ 996,537	$ 357,016

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Investment income	$ 36,303	$ 36,303	$ 121,131	$ 84,828
Total Revenues	36,303	36,303	121,131	84,828
Expenditures				
Current				
General government				
Other	811	811	-	811
Capital outlay				
General government				
Capital outlay	-	2,352,669	68,650	2,284,019
Total expenditures	811	2,353,480	68,650	2,284,830
Excess (Deficiency) of Revenues over (Under) Expenditures	35,492	(2,317,177)	52,481	2,369,658
Net Changes in Fund Balances	35,492	(2,317,177)	52,481	2,369,658
Fund Balance, Beginning of Year	352,123	2,607,796	2,607,796	-
Fund Balance, End of Year	$ 387,615	$ 290,619	$ 2,660,277	$ 2,369,658

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Investment income	$ -	$ -	$ 6,583	$ 6,583
Total Revenues	-	-	6,583	6,583
Expenditures				
Capital outlay				
General government				
Machinery and equipment	62,980	62,980	50,801	12,179
Total Capital outlay	62,980	62,980	50,801	12,179
Total Expenditures	62,980	62,980	50,801	12,179
Excess (Deficiency) of Revenues over (Under) Expenditures	(62,980)	(62,980)	(44,218)	18,762
Other Financing Sources (Uses)				
Sale of capital assets	-	18,430	18,430	-
Transfers in	62,980	69,416	69,009	(407)
Total Other Financing Sources (Uses)	62,980	87,846	87,439	(407)
Net Changes in Fund Balances	-	24,866	43,221	18,355
Fund Balance, Beginning of Year	140,027	139,783	139,783	-
Fund Balance, End of Year	$ 140,027	$ 164,649	$ 183,004	$ 18,355

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Investment income	$ 822	$ 822	$ 2,994	$ 2,172
Total Revenues	822	822	2,994	2,172
Expenditures				
Current				
General government				
Services and supplies	18	18	-	18
Total Expenditures	18	18	-	18
Excess (Deficiency) of Revenues over (Under) Expenditures	804	804	2,994	2,190
Other Financing Sources (Uses)				
Transfers in	2,157	2,466	2,451	(15)
Total other financing sources	2,157	2,466	2,451	(15)
Net Changes in Fund Balances	2,961	3,270	5,445	2,175
Fund Balance, Beginning of Year	65,321	65,321	63,968	(1,353)
Fund Balance, End of Year	$ 68,282	$ 68,591	$ 69,413	$ 822

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Contributions & donations	$ -	$ -	$ 42,142	$ 42,142
Investment income	548	548	1,535	987
Total Revenues	548	548	43,677	43,129
Expenditures				
Current:				
General government				
Services and supplies	12	42,154	42,142	12
Total General Government	12	42,154	42,142	12
Total Expenditures	12	42,154	42,142	12
Excess (Deficiency) of Revenues over (Under) Expenditures	536	(41,606)	1,535	43,117
Net Changes in Fund Balances	536	(41,606)	1,535	43,141
Fund Balance, Beginning of Year	41,606	41,606	40,682	(924)
Fund Balance, End of Year	$ 42,142	$ -	$ 42,217	$ 42,217

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Investment income	$ 1,602	$ 1,602	$ 4,703	$ 3,101
Total Revenues	1,602	1,602	4,703	3,101
Expenditures				
Current:				
General government				
Services and supplies	36	36	-	36
Capital outlay				
General government				
Capital outlay	50,000	50,318	-	50,318
Machinery and equipment	-	49,911	49,910	1
Total Capital outlay	50,000	100,229	49,910	50,319
Total Expenditures	50,036	100,265	49,910	50,355
Excess (Deficiency) of Revenues over (Under) Expenditures	(48,434)	(98,663)	(45,207)	53,456
Other Financing Sources (Uses)				
Transfers in	58,402	66,760	66,370	(390)
Total Other Financing Sources (Uses)	58,402	66,760	66,370	(390)
Net Changes in Fund Balances	9,968	(31,903)	21,163	53,066
Fund Balance, Beginning of Year	56,102	108,576	108,576	-
Fund Balance, End of Year	$ 66,070	$ 76,673	$ 129,739	$ 53,066

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Miscellaneous				
Investment income	$ 25,427	$ 25,427	$ 156,432	$ 131,005
Contributions and donations	-	-	2,010	2,010
Total Revenues	25,427	25,427	158,442	133,015
Expenditures				
Current:				
General government				
Services and supplies	568	568	-	568
Total Current	568	-	-	568
Capital outlay				
General government				
Capital projects	765,000	1,223,434	504,655	718,779
Total Capital outlay	765,000	1,223,434	504,655	718,779
Total Expenditures	765,568	1,224,002	504,655	719,347
Excess (Deficiency) of Revenues over (Under) Expenditures	(740,141)	(1,198,575)	(346,213)	852,362
Other Financing Sources (Uses)				
Transfers in	703,000	985,000	985,000	-
Total Other Financing Sources	703,000	985,000	985,000	-
Net Changes in Fund Balances	(37,141)	(213,575)	638,787	852,362
Fund Balance, Beginning of Year	1,837,865	2,166,470	2,166,470	-
Fund Balance, End of Year	$ 1,800,724	$ 1,952,895	$ 2,805,257	$ 852,362

Major Enterprise Funds – Budgetary Schedules

Enterprise funds are used to account for activities for which a user fee is charged for goods or services.

Airport Fund

Accounts for activities related to, and support of, the Minden – Tahoe airport services.

Sewer Utility

Accounts for the operations of the Douglas County sewer system.

Douglas County Water Utility

Accounts for the operations of the Carson Valley water system, a separate water system in Douglas County, and the operations of the Zephyr, Cave Rock and Skyland water systems, three separate water systems in Douglas County.

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 1,050,730	$ 1,050,730	$ 881,277	$ (169,453)
Operating Expenses				
Salaries and wages	-	272,014	135,398	136,616
Employee benefits	-	124,220	173,259	(49,039)
Services and supplies	884,004	596,088	344,691	251,397
Depreciation	1,375,890	1,375,890	1,372,221	3,669
Total Operating Expenses	2,259,894	2,368,212	2,025,569	342,643
Operating income (loss)	(1,209,164)	(1,317,482)	(1,144,292)	173,190
Nonoperating Revenues (Expenses)				
Investment income	28,239	28,239	197,932	169,693
Interest and fiscal charges	(14,996)	(14,996)	(15,093)	(97)
Intergovernmental shared revenues	12,000	20,803	18,141	(2,662)
Miscellaneous	1,440	1,440	16,970	15,530
Total Nonoperating Revenues	26,683	35,486	217,950	182,464
Income (loss) before capital contributions	(1,182,481)	(1,281,996)	(926,342)	355,654
Capital Contributions				
Capital contributions	-	900,550	250,907	(649,643)
Net Changes in Net Position	$ (1,182,481)	$ (381,446)	(675,435)	$ (293,989)
Net Position, Beginning of Year			22,106,618	
Net Position, End of Year			$ 21,431,183	

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 2,593,031	$ 2,593,031	$ 2,765,119	$ 172,088
Operating Expenses				
Salaries and wages	797,806	797,806	781,897	15,909
Employee benefits	374,354	374,354	651,386	(277,032)
Services and supplies	1,337,961	1,376,205	841,942	534,263
Depreciation	1,128,859	1,128,859	1,143,904	(15,045)
Total Operating Expenses	3,638,980	3,677,224	3,419,129	258,095
Operating income (loss)	(1,045,949)	(1,084,193)	(654,010)	430,183
Nonoperating Revenues (Expenses)				
Investment income	88,421	88,421	344,180	255,759
Interest and fiscal charges	(96,060)	(96,060)	(96,059)	1
Loss On Asset Dispostion	-	-	(76,278)	(76,278)
Connection charges	441,311	441,311	848,861	407,550
Miscellaneous	-	-	17	17
Total Nonoperating Revenues (expenses)	433,672	433,672	1,020,721	587,049
Income (loss) before transfers	(612,277)	(650,521)	366,711	1,017,232
Transfers				
Transfers out	(50,000)	(50,000)	(50,000)	-
Net Changes in Net Position	$ (662,277)	$ (700,521)	316,711	$ 1,017,232
Net Position, Beginning of Year			33,267,414	
Net Position, End of Year			$ 33,584,125	

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 6,036,335	$ 6,036,335	$ 6,802,987	$ 766,652
Operating Expenses				
Salaries and wages	957,749	957,749	930,398	27,351
Employee benefits	415,106	530,106	634,704	(104,598)
Services and supplies	2,619,980	2,650,018	2,500,169	149,849
Depreciation	1,652,695	1,652,695	1,924,276	(271,581)
Total Operating Expenses	5,645,530	5,790,568	5,989,547	(198,979)
Operating income (loss)	390,805	245,767	813,440	567,673
Nonoperating Revenues (Expenses)				
Investment income	202,844	202,844	984,300	781,456
Interest and fiscal charges	(342,412)	(342,412)	(344,484)	(2,072)
Loss On Asset Dispostion	-	-	(106,570)	(106,570)
Lease revenue	43,435	43,435	24,059	(19,376)
Connection charges	307,440	307,440	744,912	437,472
Water rights	290,897	290,897	100,599	(190,298)
Miscellaneous	-	-	247	247
Total Nonoperating Revenues	502,204	502,204	1,403,063	900,859
Income (loss) before capital contributions and transfers	893,009	747,971	2,216,503	1,468,532
Transfers				
Transfers in	125,000	125,000	125,000	-
Net Changes in Net Position	$ 1,018,009	$ 872,971	2,341,503	$ 1,468,532
Net Position, Beginning of Year			62,016,681	
Net Position, End of Year			$ 64,358,184	

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Non-major Enterprise Funds

Enterprise funds are used to account for activities for which a user fee is charged for goods or services.

Regional Water Utility
: Accounts for operations of the Regional water system, a separate water system in Douglas County.

Town of Gardnerville Trash
: Accounts for the operations of the trash service in the Town of Gardnerville.

Town of Minden Trash
: Accounts for the operations of the trash service in the Town of Minden.

Town of Minden Wholesale Water Utility
: Accounts for the operations of the Town of Minden wholesale water system.

Town of Minden Water Company
: Accounts for the operations of the Town of Minden water system, a separate water system in Douglas County.

	Regional Water Utility	Town of Gardnerville Trash	Town of Minden Trash	Town of Minden Wholesale Water Utility	Town of Minden Water Company	Total Non-major Enterprise Funds
Assets						
Current Assets						
Cash and cash equivalents	$ 1,896,349	$ 473,670	$ 580,118	$ 6,218,939	$ 9,017,202	$ 18,186,278
Accounts receivable, net	387,420	90,181	143,654	183,670	233,974	1,038,899
Interest receivable	10,292	6,930	6,398	41,094	67,019	131,733
Inventories	-	-	-	26,000	-	26,000
Prepaid items	-	14,895	26,580	21,986	30,747	94,208
Total Current Assets	2,294,061	585,676	756,750	6,491,689	9,348,942	19,477,118
Noncurrent Assets						
Notes receivable	687,500	-	-	-	-	687,500
Capital assets						
Land	-	202,376	32,615	222,504	107,456	564,951
Construction in progress	-	-	10,000	-	34,979	44,979
Water rights	-	-	-	-	500,000	500,000
Buildings and building improvements	-	362,169	-	916,488	-	1,278,657
Machinery, equipment and software	-	1,832,187	1,165,598	404,878	651,982	4,054,645
Infrastructure	-	456,304	-	-	-	456,304
Water and sewer systems	16,882,564	-	-	15,321,105	14,195,766	46,399,435
Subscription IT asset	-	-	-	-	70,898	70,898
Less: accumulated depreciation/amortization	(4,910,433)	(1,409,836)	(795,774)	(5,281,598)	(5,432,029)	(17,829,670)
Total Capital Assets	11,972,131	1,443,200	412,439	11,583,377	10,129,052	35,540,199
Total Noncurrent Assets	12,659,631	1,443,200	412,439	11,583,377	10,129,052	36,227,699
Total Assets	14,953,692	2,028,876	1,169,189	18,075,066	19,477,994	55,704,817
Deferred Outflows of Resources						
Deferred outflows related to pensions	21,699	297,995	225,666	212,179	156,663	914,202
Deferred outflows related to OPEB	1,105	16,037	11,246	11,036	8,091	47,515
Total Deferred Outflows of Resources	22,804	314,032	236,912	223,215	164,754	961,717
Liabilities						
Current Liabilities						
Accounts payable	190,344	99,155	19,615	68,790	35,992	413,896
Subscription liability	-	-	-	-	12,968	12,968
Accrued salaries, wages and benefits	745	9,064	6,174	6,751	5,033	27,767
Due to other funds	133	634	783	841	684	3,075
Unearned revenue, current	-	19,236	-	-	-	19,236
Deposits	-	-	-	-	2,400	2,400
Compensated absences	1,313	29,066	8,944	19,410	13,322	72,055
Total Current Liabilities	192,535	157,155	35,516	95,792	70,399	551,397
Noncurrent Liabilities						
Compensated absences	1,134	25,095	7,722	16,758	11,501	62,210
Subscription liability	-	-	-	-	43,815	43,815
Total OPEB liability	3,832	55,655	39,029	38,300	163,573	300,389
Net pension liability	59,565	817,995	619,452	582,431	430,040	2,509,483
Total Noncurrent Liabilities	64,531	898,745	666,203	637,489	648,929	2,915,897
Total Liabilities	257,066	1,055,900	701,719	733,281	719,328	3,467,294
Deferred Inflows of Resources						
Deferred inflows related to pensions	906	12,438	9,419	8,856	6,539	38,158
Deferred inflows related to OPEB	1,276	18,532	12,996	12,754	9,349	54,907
Total Deferred Inflows of Resources	2,182	30,970	22,415	21,610	15,888	93,065
Net Position						
Net investment in capital assets	11,972,131	1,443,200	412,439	11,583,377	10,072,269	35,483,416
Unrestricted	2,745,117	(187,162)	269,528	5,960,013	8,835,263	17,622,759
Total Net Position	$ 14,717,248	$ 1,256,038	$ 681,967	$ 17,543,390	$ 18,907,532	$ 53,106,175

Douglas County, Nevada
Statement of Revenues, Expenses and Changes in Net Position - Non-major Enterprise Funds
Year Ended June 30, 2024

	Regional Water Utility	Town of Gardnerville Trash	Town of Minden Trash	Town of Minden Wholesale Water Utility	Town of Minden Water Company	Total Non-major Enterprise Funds
Operating Revenues						
Charges for services	$ 1,530,374	$ 1,500,944	$ 870,214	$ 1,591,698	$ 1,253,169	$ 6,746,399
Operating Expenses						
Salaries and wages	29,131	423,026	306,852	291,111	213,415	1,263,535
Employee benefits	9,599	307,258	223,639	162,772	135,484	838,752
Services and supplies	1,254,415	734,562	431,242	743,289	590,676	3,754,184
Depreciation	378,535	95,781	85,456	412,945	356,156	1,328,873
Total Operating Expenses	1,671,680	1,560,627	1,047,189	1,610,117	1,295,731	7,185,344
Operating Income (Loss)	(141,306)	(59,683)	(176,975)	(18,419)	(42,562)	(438,945)
Non-Operating Revenues (Expenses):						
Investment income	5,893	37,064	29,888	267,845	359,616	700,306
Interest and fiscal charges	-	-	-	-	(384)	(384)
Gain (loss) on capital asset disposition	-	-	-	-	115,200	115,200
Connection charges	-	-	-	-	802,063	802,063
Miscellaneous	-	71	-	-	-	71
Total Non-Operating Revenues (Expenses)	5,893	37,135	29,888	267,845	1,276,495	1,617,256
Income (loss) before transfers	(135,413)	(22,548)	(147,087)	249,426	1,233,933	1,178,311
Transfers						
Transfers out	(125,000)	-	-	-	-	(125,000)
Total Transfers	(125,000)	-	-	-	-	(125,000)
Changes in Net Position	(260,413)	(22,548)	(147,087)	249,426	1,233,933	1,053,311
Net Position, Beginning of Year	14,977,661	1,278,586	829,054	17,293,964	17,673,599	52,052,864
Net Position, End of Year	$ 14,717,248	$ 1,256,038	$ 681,967	$ 17,543,390	$ 18,907,532	$ 53,106,175

Douglas County, Nevada
Combining Statement of Cash Flows - Non-major Enterprise Funds
Year Ended June 30, 2024

	Regional Water Utility	Town of Gardnerville Trash	Town of Minden Trash	Town of Minden Wholesale Water Utility	Town of Minden Water Company	Total Non-major Enterprise Funds
Cash Flows from Operating Activities						
Cash received from customers	$ 1,589,798	$ 1,497,247	$ 871,755	$ 1,566,321	$ 1,244,217	$ 6,769,338
Cash payments to suppliers	(1,228,075)	(678,633)	(442,324)	(749,572)	(586,092)	(3,684,696)
Cash payments to employees	(41,839)	(596,088)	(459,491)	(419,217)	(329,596)	(1,846,231)
Miscellaneous non-operating income (expense)	-	71	-	-	-	71
Net Cash Provided by (Used for) Operating Activities	320,017	223,231	(29,277)	398,373	329,213	1,241,557
Cash Flows from Non-Capital Financing Activities						
Transfers Out	(125,000)	-	-	-	-	(125,000)
Net Cash Provided by (Used for) Non-Capital Financing Activities	(125,000)	-	-	-	-	(125,000)
Cash Flows from Capital and Related Financing Activities						
Acquisition and construction of capital assets	-	(460,593)	(10,000)	(76,941)	(74,962)	(622,496)
Cash paid for subscription liabilities	-	-	-	-	(14,115)	(14,115)
Cash paid for subscription interest		-			(384)	(384)
Water rights					115,200	
Connection charges	-	-	-	-	802,063	802,063
Net Cash Provided by (Used for) Capital and Related Financing Activities	-	(460,593)	(10,000)	(76,941)	827,802	280,268
Cash Flows from Investing Activities						
Investment income received	(2,666)	33,989	27,188	241,148	320,427	620,086
Net Cash Provided by (Used for) by Investing Activities	(2,666)	33,989	27,188	241,148	320,427	620,086
Net Increase (decrease) in cash and cash equivalents	192,351	(203,373)	(12,089)	562,580	1,477,442	2,016,911
Cash and Cash Equivalents, Beginning of Year	1,703,998	677,043	592,207	5,656,359	7,539,760	16,169,367
Cash and Cash Equivalents, End of Year	$ 1,896,349	$ 473,670	$ 580,118	$ 6,218,939	$ 9,017,202	$ 18,186,278
Reconciliation of Operating Income (loss) to Net Cash Provided by Operating Activities:						
Operating Income (Loss)	$ (141,306)	$ (59,683)	$ (176,975)	$ (18,419)	$ (42,562)	$ (438,945)
Adjustments to reconcile operating income to net cash flows provided by from operating activities:						
Depreciation and amortization	378,535	95,781	85,456	412,945	356,156	1,328,873
OPEB expense	2,780	35,517	24,734	23,214	13,564	99,809
Pension expense	(6,770)	70,512	40,421	(1,167)	(1,900)	101,096
(Increase) decrease in accounts receivable	59,424	(558)	3,993	(25,377)	(4,720)	32,762
(Increase) decrease in prepaids	-	(919)	(1,828)	(1,651)	(5,995)	(10,393)
(Decrease) increase in accounts payable and accruec	26,340	56,848	(9,254)	(4,632)	10,579	79,881
(Decrease) increase in accrued payroll	244	1,296	744	1,988	1,565	5,837
(Decrease) increase in due to other funds	133	634	783	841	684	3,075
(Decrease) increase in refundable deposits	-	-	-	-	1,200	1,200
(Decrease) increase in unearned revenue	-	(3,139)	(2,452)	-	(5,432)	(11,023)
(Decrease) increase in compensated absences	637	26,871	5,101	10,631	6,074	49,314
Miscellaneous non-operating income (expense)	-	71	-	-	-	71
Total adjustments	461,323	282,914	147,698	416,792	371,775	1,680,502
Net Cash Provided by (Used For) Operating Activities	$ 320,017	$ 223,231	$ (29,277)	$ 398,373	$ 329,213	$ 1,241,557
Noncash Investing, Capital & Financing Activities						
Subscription liability for the acquisition of a right to use subscription asset	$ -	$ -	$ -	$ -	$ 70,898	$ 70,898

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 1,535,000	$ 1,535,000	$ 1,530,374	$ (4,626)
Operating Expenses				
Salaries and wages	25,858	28,558	29,131	(573)
Employee benefits	12,260	27,510	9,599	17,911
Services and supplies	1,356,657	1,339,457	1,254,415	85,042
Depreciation	378,535	378,535	378,535	-
Total Operating Expenses	1,773,310	1,774,060	1,671,680	102,380
Operating loss	(238,310)	(239,060)	(141,306)	97,754
Nonoperating Revenues				
Investment income	20,614	20,614	5,893	(14,721)
Total Nonoperating Revenues	20,614	20,614	5,893	(14,721)
Income (loss) before capital contributions and transfers	(217,696)	(218,446)	(135,413)	83,033
Transfers				
Transfers out	(125,000)	(125,000)	(125,000)	-
Net Changes in Net Position	$ (342,696)	$ (343,446)	(260,413)	$ 83,033
Net Position, Beginning of Year			14,977,661	
Net Position, End of Year			$ 14,717,248	

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 1,440,000	$ 1,440,000	$ 1,500,944	$ 60,944
Operating Expenses				
Salaries and wages	420,148	420,148	423,026	(2,878)
Employee benefits	222,429	222,429	307,258	(84,829)
Services and supplies	788,098	838,098	734,562	103,536
Depreciation	113,786	113,786	95,781	18,005
Total Operating Expenses	1,544,461	1,594,461	1,560,627	33,834
Operating income (loss)	(104,461)	(154,461)	(59,683)	94,778
Nonoperating Revenues				
Investment income	-	-	37,064	37,064
Miscellaneous	-	-	71	71
Total Nonoperating Revenues	-	-	37,135	37,135
Income (loss) before capital contributions and transfers	(104,461)	(154,461)	(22,548)	131,913
Net Changes in Net Position	$ (104,461)	$ (154,461)	(22,548)	$ 131,913
Net Position, Beginning of Year			1,278,586	
Net Position, End of Year			$ 1,256,038	

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 800,000	$ 800,000	$ 870,214	$ 70,214
Operating Expenses				
Salaries and wages	281,318	291,818	306,852	(15,034)
Employee benefits	160,878	160,878	223,639	(62,761)
Services and supplies	423,774	472,065	431,242	40,823
Depreciation	85,456	85,456	85,456	-
Total Operating Expenses	951,426	1,010,217	1,047,189	(36,972)
Operating income (loss)	(151,426)	(210,217)	(176,975)	33,242
Nonoperating Revenues				
Investment income	7,094	7,094	29,888	22,794
Income (loss) before capital contributions and transfers	(144,332)	(203,123)	(147,087)	56,036
Net Changes in Net Position	$ (144,332)	$ (203,123)	(147,087)	$ 56,036
Net Position, Beginning of Year			829,054	
Net Position, End of Year			$ 681,967	

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 1,678,714	$ 1,678,714	$ 1,591,698	$ (87,016)
Operating Expenses				
Salaries and wages	299,134	299,134	291,111	8,023
Employee benefits	147,775	147,775	162,772	(14,997)
Services and supplies	743,471	812,135	743,289	68,846
Depreciation	421,267	471,267	412,945	58,322
Total Operating Expenses	1,611,647	1,730,311	1,610,117	120,194
Operating income (loss)	67,067	(51,597)	(18,419)	33,178
Nonoperating Revenues (Expenses)				
Investment income	66,822	66,822	267,845	201,023
Total Nonoperating Revenues	66,822	66,822	267,845	201,023
Income (loss) before capital contribution and transfers	133,889	15,225	249,426	234,201
Net Changes in Net Position	$ 133,889	$ 15,225	249,426	$ 234,201
Net Position, Beginning of Year			17,293,964	
Net Position, End of Year			$ 17,543,390	

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 1,115,000	$ 1,115,000	$ 1,253,169	$ 138,169
Operating Expenses				
Salaries and wages	222,331	222,331	213,415	8,916
Employee benefits	132,894	132,894	135,484	(2,590)
Services and supplies	781,398	788,398	590,676	197,722
Depreciation	261,800	261,800	356,156	(94,356)
Total Operating Expenses	1,398,423	1,405,423	1,295,731	109,692
Operating income (loss)	(283,423)	(290,423)	(42,562)	247,861
Nonoperating Revenues (Expenses)				
Investment income	112,840	112,840	359,616	246,776
Interest and fiscal charges	-	-	(384)	(384)
Gain on sale of property	115,000	115,000	115,200	200
Connection charges	-	-	802,063	802,063
Total Nonoperating Revenues (Expenses)	227,840	227,840	1,276,495	(1,048,655)
Income (loss) before capital contributions and transfers	(55,583)	(62,583)	1,233,933	1,296,516
Net Changes in Net Position	$ (55,583)	$ (62,583)	1,233,933	$ 1,296,516
Net Position, Beginning of Year			17,673,599	
Net Position, End of Year			$ 18,907,532	

Internal Service Funds

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government and to other governmental units, on a cost reimbursement basis.

Risk Management

Accounts for the management and funding of various insurance needs.

Self-insurance Dental

Accounts for the management and funding of the self-insurance dental program.

Motor Pool

Accounts for the provision and maintenance of County vehicles.

	Risk Management	Self-insurance Dental	Motor Pool	Total Internal Service Funds
Assets				
Current Assets				
Cash and cash equivalents	$ 8,946,768	$ 795,055	$ 1,427,998	$ 11,169,821
Taxes receivable	2,714	-	-	2,714
Due from other governments	37,937	-	-	37,937
Interest receivable	70,892	7,103	8,513	86,508
Inventories	-	-	113,264	113,264
Prepaid items	17,834	-	-	17,834
Total Current Assets	9,076,145	802,158	1,549,775	11,428,078
Noncurrent Assets				
Capital Assets				
Buildings and building improvements	-	-	13,980	13,980
Machinery, equipment and software	-	-	3,015,015	3,015,015
Less: accumulated depreciation	-	-	(1,935,479)	(1,935,479)
Total Noncurrent Assets	-	-	1,093,516	1,093,516
Total Assets	9,076,145	802,158	2,643,291	12,521,594
Deferred Outflows of Resources				
Deferred outflows related to pensions	355,850	2,310	328,942	687,102
Deferred outflows related to OPEB	7,312	123	16,122	23,557
Total Deferred Outflows of Resources	363,162	2,433	345,064	710,659
Liabilities				
Current Liabilities				
Accounts payable	137,179	-	105,436	242,615
Accrued salaries, wages and benefits	9,604	80	8,933	18,617
Due to other funds	584	-	1,266	1,850
Claims and judgments	914,341	43,469	-	957,810
Compensated absences	17,032	367	27,014	44,413
Total Current Liabilities	1,078,740	43,916	142,649	1,265,305

	Risk Management	Self-insurance Dental	Motor Pool	Total Internal Service Funds
Noncurrent Liabilities				
Claims and judgments	$ 2,442,255	$ -	$ -	$ 2,442,255
Compensated absences	7,914	79	12,553	20,546
Total OPEB liability	63,165	424	61,821	125,410
Net pension liability	976,807	6,343	902,943	1,886,093
Total Noncurrent Liabilities	3,490,141	6,846	977,317	4,474,304
Total Liabilities	4,568,881	50,762	1,119,966	5,739,609
Deferred Inflows of Resources				
Deferred inflows related to pensions	14,853	96	13,730	28,679
Deferred outflows related to OPEB	10,144	141	18,630	28,915
Total Deferred Inflows of Resources	24,997	237	32,360	57,594
Net Position				
Net investment in capital assets	-	-	1,093,516	1,093,516
Unrestricted	4,845,429	753,592	742,513	6,341,534
Total Net Position	$ 4,845,429	$ 753,592	$ 1,836,029	$ 7,435,050

	Risk Management	Self-insurance Dental	Motor Pool	Total Internal Service Funds
Operating Revenues				
Charges for services	$ 3,440,875	$ 412,104	$ 1,908,174	$ 5,761,153
Total Operating Revenue	3,440,875	412,104	1,908,174	5,761,153
Operating Expenses				
Salaries and wages	480,104	3,222	425,262	908,588
Employee benefits	251,662	2,083	325,157	578,902
Services and supplies	2,201,084	385,385	1,024,776	3,611,245
Depreciation	-	-	316,085	316,085
Total Operating Expenses	2,932,850	390,690	2,091,280	5,414,820
Operating Income (Loss)	508,025	21,414	(183,106)	346,333
Non-Operating Revenues (Expenses):				
Investment income (loss)	374,363	34,177	54,509	463,049
Property taxes	283,259	-	-	283,259
Gain (loss) on capital asset disposition	-	-	(9,497)	(9,497)
Grants	-	-	44,426	44,426
Miscellaneous	76,576	-	712	77,288
Total Non-Operating Revenues (Expenses)	734,198	34,177	90,150	858,525
Income (Loss) Before Transfers and Capital Contributions	1,242,223	55,591	(92,956)	1,204,858
Capital Contributions				
Capital contributions	-	-	90,000	90,000
Transfers				
Transfers in	-	-	208,000	208,000
Transfers out	-	-	(16,376)	(16,376)
Total Transfers	-	-	191,624	191,624
Changes in Net Position	1,242,223	55,591	188,668	1,486,482
Net Position, Beginning of Year	3,603,206	698,001	1,647,361	5,948,568
Net Position, End of Year	$ 4,845,429	$ 753,592	$ 1,836,029	$ 7,435,050

	Risk Management	Self-insurance Dental	Motor Pool	Total Internal Service Funds
Cash Flows from Operating Activities				
Cash Received from Interfund Services	$ 3,402,938	$ 412,104	$ 1,910,851	$ 5,725,893
Cash Payments for Interfund Goods and Services	(2,195,998)	(385,385)	(983,876)	(3,565,259)
Payments to Other Funds	584	-	1,266	1,850
Cash Payments for Interfund Salaries and Benefits	(1,304,298)	6,110	(620,692)	(1,918,880)
Miscellaneous non-operating income	-	-	712	712
Net Cash Provided by (used for) Operating Activities	(96,774)	32,829	308,261	244,316
Cash Flows from Non-Capital Financing Activities				
Miscellaneous	76,576	-	44,426	121,002
Transfers In	-	-	208,000	208,000
Transfers Out	-	-	(16,376)	(16,376)
Property Taxes	283,576	-	-	283,576
Net Cash Provided by (used for) Non-Capital Financing Activities	360,152	-	236,050	596,202
Cash Flows from Capital and Related Financing Activities				
Acquisition and Construction of Capital Assets	-	-	(524,156)	(524,156)
Loss from Disposition of Capital Assets	-	-	6,630	6,630
Capital Contributions	-	-	90,000	90,000
Net Cash Provided by (used for) Capital and Related Financing Activities	-	-	(427,526)	(427,526)
Cash Flows from Investing Activities				
Investment Income Received	336,356	30,827	48,974	416,157
Net Cash Provided by (used for) by Investing Activities	336,356	30,827	48,974	416,157
Net Increase (Decrease) in Cash and Cash Equivalents	599,734	63,656	165,759	829,149
Cash and Cash Equivalents, Beginning of Year	8,347,034	731,399	1,262,239	10,340,672
Cash and Cash Equivalents, End of Year	$ 8,946,768	$ 795,055	$ 1,427,998	$ 11,169,821

	Risk Management	Self-insurance Dental	Motor Pool	Total Internal Service Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities:				
Operating Income (Loss)	$ 508,025	$ 21,414	$ (183,106)	$ 346,333
Adjustments to Reconcile Operating Income to Net Cash Flows Provided				
Depreciation and Amortization	-	-	316,085	316,085
OPEB Expense	23,931	263	31,553	55,747
Pension Expense	22,691	276	65,840	88,807
(Increase) decrease in accounts receiva	-	-	21,307	21,307
(Increase) decrease in inventories	-	-	4,859	4,859
(Increase) decrease in prepaid items	(9,766)	-	-	(9,766)
(Increase) decrease due from other gov	(37,937)	-	-	(37,937)
(Decrease) increase in accounts payable and accrued expenses	14,852	-	36,041	50,893
(Decrease) increase in accrued salaries and benefits	1,089	(389)	5,624	6,324
(Decrease) increase in due to other fun	584	-	1,266	1,850
(Decrease) increase in compensated absences	10,283	446	8,080	18,809
(Decrease) increase in claims and judgr	(630,526)	10,819	-	(619,707)
Miscellaneous non-operating income	-	-	712	712
Total Adjustments	(604,799)	11,415	491,367	(102,017)
Net Cash Provided by (used for) Operating Activities	$ (96,774)	$ 32,829	$ 308,261	$ 244,316

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 3,596,479	$ 3,596,479	$ 3,440,875	$ (155,604)
Operating Expenses				
Salaries and wages	433,800	478,800	480,104	(1,304)
Employee benefits	193,976	213,976	251,662	(37,686)
Services and supplies	3,751,555	4,098,027	2,201,084	1,896,943
Total Operating Expenses	4,379,331	4,790,803	2,932,850	1,857,953
Operating income (loss)	(782,852)	(1,194,324)	508,025	1,702,349
Nonoperating Revenues				
Investment income (loss)	96,742	96,742	374,363	277,621
Property taxes	259,686	259,686	283,259	23,573
Miscellaneous	-	-	76,576	76,576
Total Nonoperating Revenues	356,428	356,428	734,198	377,770
Income (loss) before capital contributions and transfers	(426,424)	(837,896)	1,242,223	2,080,119
Net Changes in Net Position	$ (426,424)	$ (837,896)	1,242,223	$ 2,080,119
Net Position, Beginning of Year			3,603,206	
Net Position, End of Year			$ 4,845,429	

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 398,506	$ 398,506	$ 412,104	$ 13,598
Operating Expenses				
Salaries and wages	2,718	3,268	3,222	46
Employee benefits	1,449	1,749	2,083	(334)
Services and supplies	402,972	402,972	385,385	17,587
Total Operating Expenses	407,139	407,989	390,690	17,299
Operating income (loss)	(8,633)	(9,483)	21,414	30,897
Nonoperating Revenues				
Investment income (loss)	9,886	9,886	34,177	24,291
Income (loss) before capital contributions	1,253	403	55,591	55,188
Net Changes in Net Position	$ 1,253	$ 403	55,591	$ 55,188
Net Position, Beginning of Year			698,001	
Net Position, End of Year			$ 753,592	

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues				
Charges for services	$ 1,772,852	$ 1,895,556	$ 1,908,174	$ 12,618
Operating Expenses				
Salaries and wages	430,532	430,532	425,262	5,270
Employee benefits	226,860	226,860	325,157	(98,297)
Services and supplies	859,100	981,804	1,024,776	(42,972)
Depreciation	254,412	254,412	316,085	(61,673)
Total Operating Expenses	1,770,904	1,893,608	2,091,280	(197,672)
Operating income (loss)	1,948	1,948	(183,106)	(185,054)
Nonoperating Revenues				
Investment income	14,583	14,583	54,509	39,926
Gain (loss) on capital asset disposition	7,000	7,000	(9,497)	(16,497)
Federal grants	-	44,426	44,426	-
Miscellaneous	-	-	712	712
Total Nonoperating Revenues	21,583	66,009	90,150	24,141
Income (loss) before capital contributions and transfers	23,531	67,957	(92,956)	(160,913)
Capital Contributions				
Capital contributions	-	-	90,000	90,000
Total Capital Contributions	-	-	90,000	90,000
Transfers				
Transfers in	50,000	208,000	208,000	-
Transfers out	(16,376)	(16,376)	(16,376)	-
Net Changes in Net Position	$ 57,155	$ 259,581	188,668	$ (70,913)
Net Position, Beginning of Year			1,647,361	
Net Position, End of Year			$ 1,836,029	

Fiduciary Funds

Private-purpose trust funds are used to report all fiduciary activities that (a) are not required to be reported in pension (and other employee benefit) trust funds or investment trust funds and (b) are held in a trust or equivalent arrangement.

Public Guardian

Accounts for assets which are held in trust for Douglas County residents who are gravely disabled or otherwise incompetent and have lost the ability to properly care for themselves and administer their estates.

Public Administrator

Accounts for assets which are held in trust for the administration of decedents' estates on behalf of Douglas County dependents who have no known relatives who are willing to administer their estates.

	Public Guardian	Public Administrator	Total Private Purpose Trust Funds
Assets			
Current Assets			
Cash and cash equivalents	$ 2,182,205	$ 1,461,215	$ 3,643,420
Total Assets	2,182,205	1,461,215	3,643,420
Liabilities			
Accounts payable and other liabilities	-	-	-
Total Liabilities	-	-	-
Net Position			
Restricted for			
Individuals and organizations	2,182,205	1,461,215	3,643,420
Total Net Position	$ 2,182,205	$ 1,461,215	$ 3,643,420

	Public Guardian	Public Administrator	Total Private Purpose Trust Funds
Additions			
Private contributions, gifts and bequests	$ 1,265,592	$ 318,146	$ 1,583,738
Total Additions	1,265,592	318,146	1,583,738
Deductions			
Benefit payments to individuals	1,444,040	564,108	2,008,148
Total Deductions	1,444,040	564,108	2,008,148
Change in Net Position	(178,448)	(245,962)	(424,410)
Beginning Net Position, as previously reported	-	-	-
Adjustments	2,360,653	1,707,177	4,067,830
Net Position, Beginning of Year as restated	2,360,653	1,707,177	4,067,830
Net Position, End of Year	$ 2,182,205	$ 1,461,215	$ 3,643,420

Custodial funds are used to report fiduciary activities that are not required to be reported in pension (and other employee benefit) trust funds, investment trust funds, or private-purpose trust funds.

Douglas County School District
Accounts for the collection and distribution of apportioned property taxes.

Douglas County School District Debt
Accounts for the collection and distribution of apportioned property taxes dedicated to the retirement of long-term debt principal and interest.

Carson Water Sub-conservancy District
Accounts for the collection and distribution of apportioned property taxes.

Cave Rock General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

East Fork Fire Protection District
Accounts for the collection and distribution of apportioned property taxes.

Elk Point Sanitation District
Accounts for the collection and distribution of charges for services.

Gardnerville Ranchos General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Genoa Lakes Assessment District
Accounts for the collection and distribution of special assessment levies dedicated to the retirement of long-term debt principal and interest.

Indian Hills General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Kingsbury General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Lakeridge General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Logan Creek General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Minden-Gardnerville Sanitation District
Accounts for the collection and distribution of apportioned property taxes.

Oliver Park General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Round Hill General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Sierra Estates General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Skyland General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Tahoe-Douglas Sanitation District
Accounts for the collection and distribution of charges for services.

Tahoe-Douglas Fire Protection District
Accounts for the collection and distribution of apportioned property taxes.

Topaz Ranch Estates General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Zephyr Cove General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Zephyr Heights General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

Zephyr Knolls General Improvement District
Accounts for the collection and distribution of apportioned property taxes.

East Fork Swimming Pool District
Accounts for the collection and distribution of apportioned property taxes.

Inmates Trust
Accounts for the inmate funds held by the Sheriff Department.

Douglas County Mosquito Abatement District
Accounts for the collection and distribution of apportioned property taxes.

State of Nevada
Accounts for the collection and distribution of apportioned property taxes, District and Justice Court fees, marriage fees, and other fees mandated by State of Nevada statutes.

Nevada State Department of Wildlife

Accounts for the collection of funds from the State of Nevada, Department of Wildlife which are used to fund the costs of the activities of the Douglas County Advisory Board to manage Wildlife.

Range Improvements

Accounts for the collection and payment of monies from the State of Nevada, General Fund, wildlife account.

	Douglas County School District	Douglas County School District Debt	Carson Water Sub-conservancy District	Cave Rock General Improvement District
Assets				
Current Assets				
Cash and cash equivalents	$ 153,852	$ -	$ 527	$ 492
Accounts receivable, net	2,815	-	-	-
Taxes receivable	267,422	35,866	8,087	482
Interest receivable	-	-	-	-
Due from other governments	-	-	-	-
Special assessments receivable	-	-	-	-
Total Assets	424,089	35,866	8,614	974
Liabilities				
Taxes due to other governments	145,996	26,376	527	492
Accounts payable and other liabilities	-	-	-	-
Total Liabilities	145,996	26,376	527	492
Net Position				
Restricted for				
Other governments	278,093	9,490	8,087	482
Total Net Position	$ 278,093	$ 9,490	$ 8,087	$ 482

East Fork Fire Protection District	Elk Point Sanitation District	Gardnerville Ranchos General Improvement District	Genoa Lakes Assessment District	Indian Hills General Improvement District	Kingsbury General Improvement District
$ 8,190	$ 4	$ 370	$ 250,136	$ 163	$ 1,702
-	-	-	-	-	-
134,372	-	10,108	-	5,860	7,162
-	-	-	269	-	-
-	-	-	-	-	-
-	-	-	2,481	-	-
142,562	4	10,478	252,886	6,023	8,864
8,190	4	370	-	163	1,702
-	-	-	-	-	-
8,190	4	370	-	163	1,702
134,372	-	10,108	252,886	5,860	7,162
$ 134,372	$ -	$ 10,108	$ 252,886	$ 5,860	$ 7,162

	Lakeridge District General Improvement District	Logan Creek District General Improvement District	Minden-Gardnerville Sanitation District	Oliver Park General Improvement District
Assets				
Current Assets				
Cash and cash equivalents	$ -	$ -	$ 195	$ 1,725
Accounts receivable, net	-	-	-	-
Taxes receivable	-	455	6,504	806
Interest receivable	-	-	-	-
Due from other governments	-	-	-	-
Special assessments receivable	-	-	-	-
Total Assets	-	455	6,699	2,531
Liabilities				
Taxes due to other governments	-	-	195	-
Accounts payable and other liabilities	-	-	-	-
Total Liabilities	-	-	195	-
Net Position				
Restricted for				
Other governments	-	455	6,504	2,531
Total Net Position	$ -	$ 455	$ 6,504	$ 2,531

Round Hill General Improvement District	Sierra Estates General Improvement District	Skyland General Improvement District	Tahoe-Douglas Sanitation District	Tahoe-Douglas Fire Protection District	Topaz Ranch Estates General Improvement District
$ 41	$ -	$ -	$ 447	$ 18,332	$ 708
-	-	-	-	-	-
805	-	40	1,250	48,811	5,225
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
846	-	40	1,697	67,143	5,933
41	-	-	447	12,172	708
-	-	-	-	-	-
41	-	-	447	12,172	708
805	-	40	1,250	54,971	5,225
$ 805	$ -	$ 40	$ 1,250	$ 54,971	$ 5,225

	Zephyr Cove General Improvement District	Zephyr Heights General Improvement District	Zephyr Knolls General Improvement District	East Fork Swimming Pool District
Assets				
Current Assets				
Cash and cash equivalents	$ -	$ 158	$ -	$ 2,198
Accounts receivable, net	-	-	-	-
Taxes receivable	112	1,158	159	35,986
Interest receivable	-	-	-	-
Due from other governments	-	-	-	-
Special assessments receivable	-	-	-	-
Total Assets	112	1,316	159	38,184
Liabilities				
Taxes due to other governments	-	158	-	2,198
Accounts payable and other liabilities	-	-	-	-
Total Liabilities	-	158	-	2,198
Net Position				
Restricted for				
Other governments	112	1,158	159	35,986
Total Net Position	$ 112	$ 1,158	$ 159	$ 35,986

Inmates Trust	Douglas County Mosquito Abatement District	State of Nevada	Nevada Department of Wildlife	Range Improvements	Total Custodial Funds
$ 22,536	$ 539	$ 2,004,255	$ 6,302	$ -	$ 2,472,872
-	-	85,829	-	-	88,644
-	8,860	65,952	-	-	645,482
-	-	-	-	-	269
-	-	191	-	-	191
-	-	-	-	-	2,481
22,536	9,399	2,156,227	6,302	-	3,209,939
22,536	539	1,397,904	-	-	1,620,718
-	-	-	129	-	129
22,536	539	1,397,904	129	-	1,620,847
-	8,860	758,323	6,173	-	1,589,092
$ -	$ 8,860	$ 758,323	$ 6,173	$ -	$ 1,589,092

	Douglas County School District	Douglas County School District Debt	Carson Water Sub-conservancy District	Cave Rock General Improvement District
Additions				
Taxes collected for other governments	$ 28,479,997	$ 3,831,700	$ 761,083	$ 102,819
Licenses and permits collected for other governments	607,045	-	-	-
Intergovernmental revenues collected for other governments	8,500	-	-	-
Charges for services collected for other governments	-	-	-	-
Interest income	-	-	-	-
Total Additions	29,095,542	3,831,700	761,083	102,819
Deductions				
Payment of property taxes to other governments	29,120,777	3,862,252	762,269	102,891
Payment of charges for services to other governments	-	-	-	-
Total Deductions	29,120,777	3,862,252	762,269	102,891
Change in Net Position	(25,235)	(30,552)	(1,186)	(72)
Net Position, Beginning of Year	303,328	40,042	9,273	554
Net Position, End of Year	$ 278,093	$ 9,490	$ 8,087	$ 482

East Fork Fire Protection District	Elk Point Sanitation District	Gardnerville Ranchos General Improvement District	Genoa Lakes Assessment District	Indian Hills General Improvement District	Kingsbury General Improvement District
$ 11,726,425	$ 3,939	$ 1,180,519	$ -	$ 1,134,793	$ 1,094,830
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	2,355	-	-
11,726,425	3,939	1,180,519	2,355	1,134,793	1,094,830
11,744,218	3,944	1,179,230	-	1,131,994	1,095,968
-	-	-	-	-	-
11,744,218	3,944	1,179,230	-	1,131,994	1,095,968
(17,793)	(5)	1,289	2,355	2,799	(1,138)
152,165	5	8,819	250,531	3,061	8,300
$ 134,372	$ -	$ 10,108	$ 252,886	$ 5,860	$ 7,162

	Lakeridge General Improvement District	Logan Creek General Improvement District	Minden-Gardnerville Sanitation District	Oliver Park General Improvement District
Additions				
Taxes collected for other governments	$ 39,021	$ 49,902	$ 553,743	$ 160,497
Licenses and permits collected for other governments	-	-	-	-
Intergovernmental revenues collected for other governments	-	-	-	-
Charges for services collected for other governments	-	47,614	-	-
Interest income	-	-	-	-
Total Additions	39,021	97,516	553,743	160,497
Deductions				
Payment of property taxes to other governments	39,021	97,061	553,862	159,137
Payment of charges for services to other governments	-	-	-	-
Total Deductions	39,021	97,061	553,862	159,137
Change in Net Position	-	455	(119)	1,360
Net Position, Beginning of Year	-	-	6,623	1,171
Net Position, End of Year	$ -	$ 455	$ 6,504	$ 2,531

Round Hill General Improvement District	Sierra Estates General Improvement District	Skyland General Improvement District	Tahoe-Douglas Sanitation District	Tahoe-Douglas Fire Protection District	Topaz Ranch Estates General Improvement District
$ 215,897	$ -	$ 70,661	$ 225,784	$ 7,637,286	$ 230,794
-	-	-	-	-	-
-	-	-	-	-	-
-	28,154	-	-	-	-
-	-	-	-	-	-
215,897	28,154	70,661	225,784	7,637,286	230,794
215,942	28,154	71,026	225,896	7,632,706	231,491
-	-	-	-	-	-
215,942	28,154	71,026	225,896	7,632,706	231,491
(45)	-	(365)	(112)	4,580	(697)
850	-	405	1,362	50,391	5,922
$ 805	$ -	$ 40	$ 1,250	$ 54,971	$ 5,225

	Zephyr Cove General Improvement District	Zephyr Heights General Improvement District	Zephyr Knolls General Improvement District	East Fork Swimming Pool District
Additions				
Taxes collected for other governments	$ 27,897	$ 119,925	$ 51,883	$ 3,126,337
Licenses and permits collected for other governments	-	-	-	-
Intergovernmental revenues collected for other governments	-	-	-	-
Charges for services collected for other governments	-	-	-	-
Interest income	-	-	-	-
Total Additions	27,897	119,925	51,883	3,126,337
Deductions				
Payment of property taxes to other governments	27,995	119,296	52,013	3,131,018
Payment of charges for services to other governments	-	-	-	-
Total Deductions	27,995	119,296	52,013	3,131,018
Change in Net Position	(98)	629	(130)	(4,681)
Net Position, Beginning of Year	210	529	289	40,667
Net Position, End of Year	$ 112	$ 1,158	$ 159	$ 35,986

Inmates Trust	Douglas County Mosquito Abatement District	State of Nevada	Nevada State Department of Wildlife	Range Improvements	Total Custodial Funds
$ -	$ 765,845	$ 7,421,376	$ -	$ -	$ 69,012,953
-	-	-	-	-	607,045
-	-	-	-	-	8,500
-	-	5,759,274	1,249	305	5,836,596
-	-	-	-	-	2,355
-	765,845	13,180,650	1,249	305	75,467,449
-	767,098	13,004,030	-	-	75,359,289
-	-	-	1,689	305	1,994
-	767,098	13,004,030	1,689	305	75,361,283
-	(1,253)	176,620	(440)	-	106,166
-	10,113	581,703	6,613	-	1,482,926
$ -	$ 8,860	$ 758,323	$ 6,173	$ -	$ 1,589,092

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Statistical Section
June 30, 2024

Douglas County, Nevada

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Page

Financial Trends
The following tables contain financial trend information to enable the reader to understand how financial performance has changed over time.

Net Position by Component 232
Changes in Net Position 234
Fund Balance, Governmental Funds 238
Changes in Fund Balance, Governmental Funds 240

Revenue Capacity
The following tables contain revenue capacity information to enable the reader to assess the most significant revenue source.

Assessed and Estimated Actual Value of Taxable Real Property 242
Property Tax Rates - Direct and Overlapping Governments 244
Principal Property Taxpayers 245
Property Tax Levies and Collections 246

Debt Capacity
The following tables contain debt capacity information to enable the reader to assess the affordability of the current level of outstanding debt and the ability to issue additional debt in the future.

Ratios of Outstanding Debt by Type 248
Ratios of General Bonded Debt Outstanding 250
Direct and Overlapping Governmental Activities Debt 251
Legal Debt Margin Information 252
Pledged Revenue Bond Coverage 255

Demographic and Economic
The following tables contain demographic and economic information to enable the reader to understand the environment within which financial activities take place.

Demographic and Economic Statistics 256
Principal Employers 258

Operating Indicators
The following tables contain operating information to enable the reader to understand how the information contained in the comprehensive annual financial report relates to services provided and activities performed.

Full-time Equivalent County Government Employees by Function/Program 259
Operating indicators by Function/Program 260
Capital Asset Statistics by Function/Program 264

	FISCAL YEAR ENDED JUNE 30,			
	2015	2016	2017	2018
GOVERNMENTAL ACTIVITIES				
Net investment in capital assets	$ 103,545,887	$ 104,928,853	$ 87,418,048	$ 96,767,284
Restricted	41,170,332	40,481,940	53,591,671	47,698,077
Unrestricted	(63,536,635)	(61,152,671)	(50,399,356)	(51,244,740)
Total Governmental Activities Net Position	81,179,584	84,258,122	90,610,363	93,220,621
BUSINESS-TYPE ACTIVITIES				
Net investment in capital assets	$ 87,721,290	$ 87,557,422	$ 88,316,914	$ 88,193,061
Restricted	684,789	686,457	1,009,199	1,056,623
Unrestricted	14,096,082	18,031,435	18,809,456	24,539,719
Total Business-Type Activities Net Position	102,502,161	106,275,314	108,135,569	113,789,403
PRIMARY GOVERNMENT				
Net investment in capital assets	$ 191,267,177	$ 192,486,275	$ 175,734,962	$ 184,960,345
Restricted	41,855,121	41,168,397	54,600,870	48,754,700
Unrestricted	(49,440,553)	(43,121,236)	(31,589,900)	(26,705,021)
Total Primary Government Net Position	$ 183,681,745	$ 190,533,436	$ 198,745,932	$ 207,010,024

Source: ACFR Statement of Net Position

FISCAL YEAR ENDED JUNE 30,					
2019	2020	2021	2022	2023	2024
$ 85,837,388	$ 88,205,291	$ 92,868,704	$ 95,506,143	$ 102,010,510	$ 102,089,194
39,719,494	44,018,430	52,981,728	50,677,010	60,329,556	71,072,255
(43,435,064)	(50,141,613)	(42,436,767)	(30,855,189)	(29,263,971)	(27,867,484)
82,121,818	82,082,108	103,413,665	115,327,964	133,076,095	145,293,965
$ 118,825,626	$ 121,653,608	$ 128,015,530	$ 129,222,618	$ 127,589,490	$ 127,040,235
803,845	15,802,381	511,729	418,258	444,284	463,082
28,392,787	16,027,781	33,839,351	37,018,219	41,409,803	44,976,350
148,022,258	153,483,770	162,366,610	166,659,095	169,443,577	172,479,667
$ 204,663,014	$ 209,858,899	$ 220,884,234	$ 224,728,761	$ 229,600,000	$ 229,129,429
40,523,339	59,820,811	53,493,457	51,095,268	60,773,840	71,535,337
(15,042,277)	(34,113,832)	(8,597,416)	6,163,030	12,145,832	17,108,866
$ 230,144,076	$ 235,565,878	$ 265,780,275	$ 281,987,059	$ 302,519,672	$ 317,773,632

	FISCAL YEAR ENDED JUNE 30,			
	2015	**2016**	**2017**	**2018**
Expenses				
Governmental Activities:				
General government	$ 12,956,802	$ 13,389,921	$ 14,028,846	$ 13,960,502
Judicial	13,915,522	14,168,982	14,636,163	14,421,793
Public safety	29,112,782	29,650,696	26,014,523	18,215,504
Public works	7,294,588	8,153,262	8,528,908	6,694,049
Community development	4,186,295	4,365,400	5,297,405	4,793,263
Culture and recreation	14,539,072	15,421,278	14,173,369	18,051,180
Health and sanitation	496,018	585,814	2,712,113	1,147,215
Health and welfare	-	-	-	-
Welfare	2,425,146	2,669,742	3,276,351	2,824,512
Sanitation	-	-	-	-
Interest on long-term debt	616,123	463,933	974,718	793,210
Total governmental activities	85,542,348	88,869,028	89,642,396	80,901,228
Business-type Activities:				
Airport	-	-	-	-
Water	7,613,179	7,791,526	8,410,628	8,169,994
Sewer	1,779,765	1,951,823	2,027,437	2,033,237
Trash	1,486,407	1,430,122	1,626,164	1,705,777
Total business-type activities	10,879,351	11,173,471	12,064,229	11,909,008
Total primary government expenses	$ 96,421,699	$100,042,499	$101,706,625	$ 92,810,236
Program revenues				
Governmental Activities:				
Charges for services:	$ 13,941,613	$ 14,842,089	$ 13,399,534	$ 13,304,289
Operating grants, interest, and contributions	6,853,920	7,087,302	7,078,397	7,513,727
Capital grants, interest, and contributions	395,150	2,302,348	4,076,938	3,075,798
Total Governmental Activities Program Revenues	21,190,683	24,231,739	24,554,869	23,893,814
Business-type Activities:				
Charges for services:	11,214,386	11,540,124	12,560,044	12,651,054
Capital grants, interest, and contributions	6,143,818	952,688	1,089,015	1,967,468
Total Business-type Activities Program Revenues	17,358,204	12,492,812	13,649,059	14,618,522
Total Primary Government Program Revenues	$ 38,548,887	$ 36,724,551	$ 38,203,928	$ 38,512,336
Net program revenues (expenses)				
Governmental activities	$ (64,351,665)	$ (64,637,289)	$ (65,087,527)	$ (57,007,414)
Business-type activities	6,478,853	1,319,341	1,584,830	2,709,514
Total Primary Government Net Revenues (Expenses)	$ (57,872,812)	$ (63,317,948)	$ (63,502,697)	$ (54,297,900)

FISCAL YEAR ENDED JUNE 30,					
2019	2020	2021	2022	2023	2024
$ 15,741,115	$ 17,511,629	$ 26,716,748	$ 18,167,601	$ 25,142,834	$ 23,180,714
15,645,003	18,391,604	15,431,646	14,928,725	9,384,013	12,169,757
20,894,158	23,380,281	20,585,012	19,777,710	29,926,626	39,204,575
7,847,083	7,096,088	7,050,301	5,712,505	9,023,854	10,971,589
5,088,698	6,381,994	5,218,441	5,492,141	2,482,216	3,048,270
19,545,754	21,496,400	21,435,351	21,452,717	25,393,000	26,901,942
1,162,823	1,582,237	1,204,130	1,179,480	-	-
-	-	-	-	3,089,387	4,342,105
3,316,669	4,056,391	3,329,784	2,798,218	-	-
-	-	-	-	1,884,974	1,641,278
750,089	400,577	748,998	637,278	533,497	496,212
89,991,392	100,297,201	101,720,411	90,146,375	106,860,401	121,956,442
1,871,056	2,035,810	2,069,545	2,211,726	2,194,657	2,040,662
8,621,594	8,643,548	8,807,447	8,677,922	9,648,238	10,979,591
2,053,361	2,206,822	2,377,101	2,536,120	3,089,506	3,515,188
1,794,609	1,931,606	1,949,849	2,042,140	2,070,874	2,607,816
14,340,620	14,817,786	15,203,942	15,467,908	17,003,275	19,143,257
$104,332,012	$115,114,987	$116,924,353	$105,614,283	$123,863,676	$141,099,699
$ 15,212,097	$ 14,388,706	$ 15,108,204	$ 12,987,778	$ 15,326,425	$ 16,852,732
8,124,897	8,285,078	22,692,205	6,023,354	9,378,599	15,138,296
1,128,349	209,868	1,208,983	12,772	533,787	58,543
24,465,343	22,883,652	39,009,392	19,023,904	25,238,811	32,049,571
14,933,667	15,863,950	19,275,328	19,229,965	18,939,071	19,716,276
12,022,242	2,754,303	4,660,804	980,894	142,900	250,907
26,955,909	18,618,253	23,936,132	20,210,859	19,081,971	19,967,183
$ 51,421,252	$ 41,501,905	$ 62,945,524	$ 39,234,763	$ 44,320,782	$ 52,016,754
$ (65,526,049)	$ (77,413,549)	$ (62,711,019)	$ (71,122,471)	$ (81,621,589)	$ (89,906,871)
12,615,289	3,800,467	8,732,190	4,742,951	2,078,696	823,926
$ (52,910,760)	$ (73,613,082)	$ (53,978,829)	$ (66,379,520)	$ (79,542,893)	$ (89,082,945)

	FISCAL YEAR ENDED JUNE 30,			
	2015	2016	2017	2018
General revenues and other in net position				
Governmental Activities				
Property taxes	$ 37,221,860	$ 37,989,647	$ 36,439,138	$ 32,885,805
Room taxes	-	-	7,811,600	9,012,529
Construction taxes	-	-	857,726	554,637
Intergovernmental shared revenues, unrestricted	28,177,259	31,564,407	23,595,365	24,921,787
Investment income	312,694	536,416	166,182	390,530
Gain on sale of capital assets	45,235	-	27,154	48,025
Miscellaneous	740,117	35,552	400,616	2,317,223
Transfer of operations to East Fork Fire Protection District	-	-	2,251,333	-
Transfers	(100,000)	(2,112,500)	(110,346)	(2,799,131)
Total Governmental Activities	66,397,165	68,013,522	71,438,768	67,331,405
Business-type Activities:				
Intergovernmental shared revenues, unrestricted	-	-	-	-
Investment income	88,283	162,340	35,702	88,314
Gain on sale of capital assets	238,983	-	36	550
Gain on sale of water rights	-	-	-	-
Miscellaneous	110,505	178,972	129,341	391,693
Transfers	100,000	2,112,500	110,346	2,799,131
Total Business-type Activities	537,771	2,453,812	275,425	3,279,688
Total Primary Government Activities	$ 66,934,936	$ 70,467,334	$ 71,714,193	$ 70,611,093
CHANGE IN NET POSITION				
Governmental activities	$ 2,045,500	$ 3,376,233	$ 6,351,241	$ 10,323,991
Business-type activities	7,016,624	3,773,153	1,860,255	5,989,202
Total Primary Government	$ 9,062,124	$ 7,149,386	$ 8,211,496	$ 16,313,193

Source: ACFR Statement of Activities

FISCAL YEAR ENDED JUNE 30,					
2019	**2020**	**2021**	**2022**	**2023**	**2024**
$ 33,422,955	$ 33,422,955	$ 40,060,669	$ 39,717,680	$ 42,495,241	$ 45,268,495
9,924,128	9,924,128	20,138,596	20,422,709	21,419,211	20,864,718
415,420	415,420	671,886	534,407	631,326	591,903
25,930,882	25,930,882	21,606,493	24,164,774	26,826,837	27,938,396
2,390,502	2,390,502	294,043	(2,300,554)	1,354,425	4,775,698
52,827	52,827	66,202	340,229	179,528	-
440,342	440,342	1,367,392	1,486,130	2,201,333	2,635,531
-	-	-	-	-	-
(8,006)	(8,006)	44,273	(6,460)	34,039	50,000
72,569,050	72,569,050	84,249,554	84,358,915	95,141,940	102,124,741
-	-	202,939	346,811	11,987	18,141
1,122,330	1,122,330	880	(931,210)	614,378	2,226,718
(71,978)	(71,978)	(365,421)	122,048	111,302	-
-	-	250,000	-	-	-
504,478	504,478	106,525	5,425	2,158	17,305
8,006	8,006	(44,273)	6,460	(34,039)	(50,000)
1,562,836	1,562,836	(52,289)	(450,466)	705,786	2,212,164
$ 74,131,886	$ 74,131,886	$ 84,197,265	$ 83,908,449	$ 95,847,726	$104,336,905
$ 7,043,001	$ (4,844,499)	$ 21,538,535	$ 13,236,444	$ 13,520,351	$ 12,217,870
14,178,125	5,363,303	8,679,901	4,292,485	2,784,482	3,036,090
$ 21,221,126	$ 518,804	$ 30,218,436	$ 17,528,929	$ 16,304,833	$ 15,253,960

	FISCAL YEAR ENDED JUNE 30,			
	2015	**2016**	**2017**	**2018**
General Fund				
Nonspendable	$ 207,410	$ 430,324	$ 790,743	$ 707,836
Restricted	2,532,913	991,494	4,454,583	3,943,908
Committed	-	-	-	-
Assigned	741,428	365,055	365,700	-
Unassigned	8,644,481	9,504,350	6,646,114	4,533,001
Total General Fund	$ 12,126,232	$ 11,291,223	$ 12,257,140	$ 9,184,745
Other governmental funds				
Nonspendable	$ 491,191	$ 225,732	$ 197,547	$ 308,449
Restricted	34,667,616	35,082,474	44,285,183	52,322,637
Committed	657,280	1,185,012	-	-
Assigned	2,084,837	2,479,188	3,693,998	12,191,085
Unassigned	-	(12,348)	-	-
Total other governmental funds	$ 37,900,924	$ 38,960,058	$ 48,176,728	$ 64,822,171

Source: ACFR Balance Sheet - Governmental Funds

FISCAL YEAR ENDED JUNE 30,						
2019	**2020**	**2021**	**2022**	**2023**	**2024**
$ 655,651	$ 937,376	$ 553,403	$ 398,232	$ 605,546	$ 375,593
3,576,916	4,249,154	7,841,260	-	2,849,422	3,252,813
-	-	-	-	-	1,562,413
-	825,793	629,108	-	1,506,345	1,976,824
7,936,652	9,774,468	15,667,526	24,659,329	16,497,947	15,887,480
$ 12,169,219	$ 15,786,791	$ 24,691,297	$ 25,057,561	$ 21,459,260	$ 23,055,123
$ 237,052	$ 38,809	$ 69,164	$ 88,758	$ 207,912	$ 233,889
39,053,107	39,769,276	45,140,468	50,677,010	57,996,234	61,457,729
-	-				3,215,251
7,458,732	7,409,232	7,118,813	9,029,051	10,398,333	16,109,459
-	-			-	-
$ 46,748,891	$ 47,217,317	$ 52,328,445	$ 59,794,819	$ 68,602,479	$ 81,016,328

	FISCAL YEAR ENDING JUNE 30,			
	2015	2016	2017	2018
REVENUES				
Taxes	$ 42,077,709	$ 44,860,047	$ 44,192,754	$ 41,394,633
Licenses, permits, franchise and other fees	7,509,105	7,651,751	7,743,457	10,057,427
Intergovernmental shared revenues	24,858,501	27,930,886	29,283,950	29,057,123
Charges for services	9,748,495	10,378,842	9,291,243	8,778,145
Fines and forfeits	1,305,047	1,381,775	1,378,046	1,306,507
Miscellaneous	3,977,509	4,484,657	4,508,155	3,209,873
Total Revenues	89,476,366	96,687,958	96,397,605	93,803,708
EXPENDITURES				
Current				
General government	11,736,808	12,272,881	12,609,858	13,013,180
Judicial	13,794,787	14,323,765	14,421,203	14,624,410
Public safety	29,058,272	30,473,247	24,429,453	19,049,285
Public works	5,040,254	5,294,947	5,593,170	4,318,858
Community development	4,122,507	4,419,829	4,761,213	4,985,388
Culture and recreation	11,294,221	13,103,680	14,163,560	16,424,519
Health and sanitation	967,484	972,487	1,102,912	1,092,241
Health and welfare	-	-	-	-
Welfare	2,567,844	2,875,513	3,365,906	3,011,835
Sanitation	-	-	-	-
Total current	78,582,177	83,736,349	80,447,275	76,519,716
Capital outlay	7,503,169	8,166,219	11,407,694	12,710,754
Debt servive				
Principal payments	2,918,524	1,689,288	1,892,482	1,795,573
Interest expense	561,859	475,961	625,714	876,440
Debt issuance costs	74,019	-	287,735	-
Fiscal charges	1,300	900	500	850
Total debt service	3,555,702	2,166,149	2,806,431	2,672,863
Total expenditure	89,641,048	94,068,717	94,661,400	91,903,333
Excess (Deficiency) of Revenues Over (Under) Expenditures	(164,682)	2,619,241	1,736,205	1,900,375
OTHER FINANCING SOURCES (USES)				
Proceeds from capital asset disposal	41,530	28,829	13,873	45,745
Issuance of debt	1,395,000	-	12,206,423	-
Issuance of Lease	-	-	-	-
Issuance of SBITA	-	-	-	-
Proceeds from tax sales	-	-	848,707	-
Transfers in	15,777,949	9,586,182	11,908,247	18,770,265
Transfers out	(15,877,949)	(11,743,682)	(12,043,593)	(21,420,175)
Total Other Financing Sources (Uses)	1,336,530	(2,128,671)	12,933,657	(2,604,165)
Net Change in Fund Balances	$ 1,171,848	$ 490,570	$ 14,669,862	$ (703,790)
Debt service as a percentage of noncapital expenditures	4.20%	2.52%	3.02%	3.37%

FISCAL YEAR ENDING JUNE 30,						
2019	2020	2021	2022	2023	2024
$ 42,615,616	$ 45,693,454	$ 59,660,576	$ 62,062,153	$ 65,851,549	$ 65,283,237
10,494,370	9,886,970	7,247,263	8,277,423	10,081,382	9,975,061
27,894,390	27,323,326	35,681,257	26,712,617	30,310,350	39,488,088
10,016,877	9,637,730	10,195,202	7,124,277	7,197,382	8,060,704
1,256,374	1,250,755	1,037,527	958,880	918,738	832,889
3,929,100	5,522,400	2,385,168	(209,435)	3,373,170	7,184,112
96,206,727	99,314,635	116,206,993	104,925,915	117,732,571	130,824,091
13,069,598	14,795,093	18,068,288	12,570,397	19,553,336	20,442,057
15,063,229	16,249,380	15,603,316	16,011,561	10,236,051	10,757,855
19,946,156	20,181,137	20,850,223	21,253,189	29,811,650	36,315,685
5,782,752	6,400,240	5,820,382	5,917,358	6,990,752	7,740,588
4,924,485	5,058,853	5,011,324	5,728,982	2,567,592	2,734,471
17,308,112	18,164,577	20,772,455	21,804,301	24,591,957	24,839,416
1,126,029	1,179,758	1,209,682	1,213,058	-	
-	-	-	-	3,436,568	3,820,418
3,199,397	3,401,204	3,116,119	3,054,556	-	
-	-	-	-	1,897,217	1,565,463
80,419,758	85,430,242	90,451,789	87,553,402	99,085,123	108,215,953
11,057,746	7,559,654	9,715,072	7,409,448	11,326,128	6,956,499
1,777,333	1,825,172	1,532,090	8,055,007	2,068,498	1,559,964
800,381	750,633	700,632	755,723	526,545	565,181
-	-			-	
500	1,200	850	70,702	350	350
2,578,214	2,577,005	2,233,572	8,881,432	2,595,393	2,125,495
94,055,718	95,566,901	102,400,433	103,844,282	113,006,644	117,297,947
2,151,009	3,747,734	13,806,560	1,081,633	4,725,927	13,526,144
38,852	89,743	66,202	317,902	64,729	21,508
-	-		6,567,000		-
-	-	-	-	-	419,193
-	-	-	-	-	184,491
-	-	-	-	-	-
13,716,581	10,451,888	18,411,793	16,890,770	23,219,443	18,220,850
(13,747,366)	(10,203,367)	(13,165,017)	(17,014,088)	(23,279,442)	(18,362,474)
8,067	338,264	5,312,978	6,761,584	4,730	483,568
$ 2,159,076	$ 4,085,998	$ 19,119,538	$ 7,843,217	$ 4,730,657	$ 14,009,712
3.03%	2.92%	2.44%	9.17%	2.53%	1.93%

	FISCAL YEAR ENDING JUNE 30,			
	2015	**2016**	**2017**	**2018**
Real Property Assessed Value				
Vacant Land	$ 121,972,775	$ 92,358,338	$ 93,288,154	$ 109,464,416
Residential	2,126,479,166	2,259,819,065	2,365,977,438	2,410,101,447
Tourist Commercial	131,840,709	105,742,640	126,352,245	137,929,781
Commercial/ Industrial	189,315,812	176,975,581	187,910,172	191,246,700
Agriculture	34,487,384	38,144,639	39,129,020	40,007,820
Other	131,743,035	140,925,604	148,636,724	147,577,323
Total Real Property Assessed Value	$ 2,735,838,881	$ 2,813,965,867	$ 2,961,293,753	$ 3,036,327,487
Estimated Actual Taxable Value	$7,816,682,517	$8,039,902,477	$8,460,839,294	$8,675,221,391
Assessed Value to Taxable Value	35%	35%	35%	35%
Total Douglas County Tax Rate	1.1680	1.1680	1.1680	1.1680

Notes

Pursuant to NRS 361.227, real property is valued at taxable value, determined by calculating the full cash value (market value) of land and estimated replacement cost of improvement, less appropriated depreciation.
Taxable assessed value is 35% of estimated actual value.

Source: Douglas County Assessor's Office

FISCAL YEAR ENDING JUNE 30,					
2019	**2020**	**2021**	**2022**	**2023**	**2024**
$ 92,149,080	$ 108,952,780	$ 118,512,028	$ 118,390,275	155,678,580	214,327,270
2,500,415,855	2,668,896,532	2,899,745,479	3,019,331,152	3,332,736,164	3,670,357,927
151,924,323	157,810,940	162,168,359	148,028,840	147,944,284	138,948,502
211,315,565	230,154,973	254,946,922	272,596,765	287,988,761	318,397,459
40,549,451	41,704,339	44,371,722	46,103,355	50,026,777	57,019,011
149,027,111	148,255,840	163,387,651	109,409,446	102,793,026	109,347,608
$ 3,145,381,385	$ 3,355,775,404	$ 3,643,132,161	$ 3,713,859,833	$ 4,077,167,592	$ 4,508,397,777
$8,986,803,957	$9,587,929,726	$10,408,949,031	$10,611,028,094	$11,649,050,263	$12,881,136,506
35%	35%	35%	35%	35%	35%
1.1680	1.1680	1.1680	1.1680	1.1680	1.1680

Property Tax Rates Direct and Overlapping Governments
Last Ten Fiscal Years (Unaudited)
June 30, 2024

For the Year Ended June 30,	Douglas County Direct Tax Rates			Overlapping Rates				
	General Fund	Other Funds	Total Direct Tax Rate	State of Nevada	Douglas County School District	Town of Minden	Town of Gardnerville	Town of Genoa
*2015	0.9040	0.2640	1.1680	0.1700	0.8500	0.6677	0.6677	0.5548
2016	0.9066	0.2614	1.1680	0.1700	0.8500	0.6677	0.6677	0.5856
2017	0.9066	0.2614	1.1680	0.1700	0.8500	0.6677	0.6677	0.6226
2018	0.8991	0.2689	1.1680	0.1700	0.8500	0.6677	0.6677	0.6496
2019	0.8991	0.2689	1.1680	0.1700	0.8500	0.6677	0.6677	0.6236
2020	0.8991	0.2689	1.1680	0.1700	0.8500	0.6677	0.6677	0.6277
2021	0.8991	0.2689	1.1680	0.1700	0.8500	0.6677	0.6677	0.6277
2022	0.8991	0.2689	1.1680	0.1700	0.8500	0.6677	0.6677	0.6277
2023	0.8991	0.2689	1.1680	0.1700	0.8500	0.6677	0.6677	0.6216
2024	0.8991	0.2689	1.1680	0.1700	0.8500	0.6677	0.6677	0.6216

For the Year Ended June 30,	Overlapping Rates					
	East Fork Fire Protection District	East Fork Fire Paramedic District	Improvement Districts Within Douglas County	Other Districts Within Douglas County	Total Overlapping Rates	Total Direct and Overlapping Rates
2015	0.3282	0.1592	5.3274	0.8326	9.5576	10.73
2016	0.4874	-	5.9369	0.8326	10.1979	11.37
2017	0.4874	-	5.9813	0.8326	10.2793	11.45
2018	0.4874	-	6.0839	0.8326	10.4089	11.58
2019	0.4874	-	6.1953	0.8326	10.4943	11.66
2020	0.4874	-	6.5027	0.8326	10.8058	11.97
2021	0.4874	-	6.5835	0.8326	10.8866	12.05
2022	0.4874	-	6.7150	0.8326	11.0181	12.19
2023	0.4874	-	6.6888	0.8326	10.9858	12.15
2024	0.4874	-	6.7337	0.8326	11.0307	12.20

*The rates were corrected in Fiscal Year 2024 for Fiscal Years 2015 - 2023 and therefore may not match the figures published in previous ACFRS.

Source: Douglas County Clerk Treasurer's Office and Douglas County Finance Department

	2024		
Taxpayer	Taxable Assessed Value	Rank	% of Total Assessed Value
Vici Properties	77,590,954	1	1.72%
Edgewood Companies	51,712,171	2	1.15%
Starbucks Manufacturing Corp	40,654,174	3	0.90%
NTJ Limited LLC	34,727,779	4	0.77%
NV Energy Combined	34,306,122	5	0.76%
Harich Tahoe Developments	28,766,959	6	0.64%
Neva One Propco LLC	19,580,294	7	0.43%
Clear Creek Residential	13,697,757	8	0.30%
Carson Valley Center LLC	13,480,600	9	0.30%
Tranquil Investments LLC	11,230,885	10	0.25%
Total Top Ten Taxpayers	$ 325,747,695.00		7.23%

	2015		
Taxpayer	Taxable Assessed Value	Rank	% of Total Assessed Value
Caesar's Entertainment	$ 75,523,064	1	2.76%
Park Cattle Company	33,327,046	2	1.22%
Harich Tahoe Development	17,442,479	3	0.64%
Starbucks	15,616,404	4	0.57%
Bently Nevada LLC (GE)	13,040,663	5	0.48%
AIG	10,891,168	6	0.40%
Sierra Sunset	10,419,435	7	0.38%
Lee Trust	8,751,137	8	0.32%
Khashoggi, Essam	8,574,582	9	0.31%
Horowitz, Joel & Ann	8,524,449	10	0.31%
Total Top Ten Taxpayers	$ 202,110,427.00		7.39%

Sources:
2024 - https://tax.nv.gov/news-publications/top-ten-highest-assessed-values-taxpayers/
2015 - Douglas County Comprehensive Annual Financial Report Fiscal Year 2014-2015

	FISCAL YEAR ENDING JUNE 30,			
	2015	2016	2017	2018
Net Secured Roll Taxes Levied	$ 70,290,700	$ 71,095,242	$ 72,388,156	$ 75,324,471
Current Year				
Tax Collections	69,398,098	70,899,515	66,622,611	74,877,810
Percent of Taxes Levied	98.73%	99.72%	92.04%	99.41%
Delinquent Tax Collections	690,933	286,050	450,572	384,400
Totals to Date				
Tax Collections	70,089,031	71,185,565	67,073,183	75,262,210
Percent of Taxes Levied	99.71%	100.13%	92.66%	99.92%

Source: Douglas County Clerk-Treasurer

FISCAL YEAR ENDING JUNE 30,						
2019	2020	2021	2022	2023	2024
$ 79,388,127	$ 84,500,984	$ 88,975,465	$ 93,709,512	$ 101,284,185	$ 108,103,907
79,082,469	82,819,086	86,920,861	91,606,244	100,569,576	107,931,362
99.61%	98.01%	97.69%	97.76%	99.29%	99.84%
447,909	268,499	365,068	345,362	491,673	546,649
79,530,378	83,087,585	87,285,929	91,951,606	101,061,250	108,478,010
100.18%	98.33%	98.10%	98.12%	99.78%	100.35%

	GOVERNMENTAL ACTIVITIES					
For the Year Ended June 30,	General Obligation Bonds	Leases	Revenue Bonds	General Obligation/ Pledged Revenue Bonds	Subscriptions	Other
2015	$ 8,508,000	$ 272,331	$ 1,710,000	$ 8,073,108	$ -	$ -
2016	7,490,000	230,043	1,442,000	7,659,000	-	-
2017	5,970,000	596,561	13,430,707	7,338,890	-	150,000
2018	5,025,000	497,989	12,052,982	7,060,782	-	100,000
2019	4,060,000	396,654	10,895,000	6,736,000	-	50,000
2020	3,075,000	292,482	11,188,111	6,487,564	-	-
2021	2,070,000	185,393	10,725,676	6,484,455	-	-
2022	1,045,000	275,956	10,243,241	6,567,000	-	-
2023	-	143,355	9,735,806	6,567,000	1,541,992	-
2024	-	389,470	9,203,371	5,972,000	1,378,298	-

Notes

1. Details regarding the County's outstanding debt can found in the notes to the basic financial statements.
2. See the "Demographic and Economic Statistics" table for the County's population and personal income data.

Sources:

See the ACFR - Note 6 Long-Term Liabilities for bond amounts

See the "Demographic and Economic Statistics" table for the County's population and personal income data.

	BUSINESS TYPE ACTIVITIES					
	Leases	Subscriptions	General Obligation/ Pledged Revenue Bonds	Total Primary Government [1]	Percentage of Douglas County Personal Income [2]	Douglas County Per Capita [2]
	$ -	$ -	$ 16,872,058	$ 35,435,497	1.24%	$ 743
	-	-	14,748,400	31,569,443	1.00%	$ 657
	-	-	13,841,075	41,327,233	1.24%	$ 855
	-	-	13,505,209	38,241,962	1.05%	$ 796
	-	-	13,529,630	35,667,284	0.96%	$ 729
	-	-	14,972,392	36,015,549	0.87%	$ 728
	-	-	13,744,930	33,210,454	0.71%	$ 671
	14,649	-	20,043,966	38,189,812	0.81%	$ 766
	10,708	-	28,481,171	46,480,032	0.93%	$ 937
	6,731	56,783	26,851,329	43,857,982	*Not Available*	$ 885

Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years (Unaudited)
June 30, 2024

For the Year Ended June 30,	General Obligation Bonds	General Obligation/ Pledged Revenue Bonds	Total General Bonded Debt [1]	Pecentage of Estimated Actual Property Value [2]	Douglas County Per Capita [3]	Amounts Available to Repay General Bonded Debt	Net General Bonded Debt
2015	8,508,000	24,945,166	33,453,166	0.43%	$ 701	1,548,057	31,905,109
2016	7,490,000	22,407,400	29,897,400	0.37%	$ 623	1,341,451	28,555,949
2017	5,970,000	21,179,965	27,149,965	0.32%	$ 562	1,374,769	25,775,196
2018	5,025,000	19,685,991	24,710,991	0.28%	$ 515	1,441,172	23,269,819
2019	20,700,000	14,520,630	35,220,630	0.39%	$ 720	1,441,172	33,779,458
2020	19,585,000	15,312,150	34,897,150	0.36%	$ 705	1,389,345	33,507,805
2021	18,506,000	18,595,000	37,101,000	0.36%	$ 750	1,583,716	35,517,284
2022	19,040,000	18,859,207	37,899,207	0.36%	$ 760	1,312,299	36,586,908
2023	17,902,806	26,881,171	44,783,977	0.38%	$ 902	1,716,564	43,067,413
2024	16,552,371	25,474,329	42,026,700	0.33%	$ 848	1,833,731	40,192,969

Notes

1. Details regarding the County's outstanding debt can found in the notes to the basic financial statements.
2. See the "Assessed and Estimated Actual Value of Taxable Property" table for estimated actual property value data.
3. See the "Demographic and Economic Statistics" table for the County's population data.

Source: State of Nevada Indebtedness report

	General Obligation Debt [1]	General Obligation/Revenue Supported Debt	Medium-Term Financing	Total Governmental Debt	Percent Applicable	Applicable General Obligation Debt
Douglas County	$ -	$ 16,943,139	$ -	$ 16,943,139	100.00%	$ 16,943,139
Overlapping Governments [2]						
Indian Hills GID	-	905,166	-	905,166	3.99%	36,159
Kingsbury GID	-	11,518,985	-	11,518,985	7.14%	821,984
Round Hill GID	-	491,635	-	491,635	2.99%	14,695
Sierra Estates GID	-	59,670	-	59,670	0.15%	90
Topaz Ranch Estates	-	252,297	-	252,297	0.91%	2,284
Douglas County School District	26,114,000	-	-	26,114,000	100.00%	26,114,000
East Fork Fire Protection District	-	-	3,560,000	3,560,000	66.15%	2,355,108
East Fork Swimming Pool District	-	-	366,000	366,000	66.02%	241,635
	26,114,000	13,227,753	3,926,000	43,267,753		29,585,955
	$ 26,114,000	$ 30,170,892	$ 3,926,000	$ 60,210,892		$ 46,529,094

Notes

1. Details regarding the County's outstanding debt can be found in the notes to the basic financial statements.

2. Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the County. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the County. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken in to account. However, this does not imply that every taxpayer is a resident; and therefore, responsible for repaying the debt, of each overlapping government. Debt amounts for overlapping entities in the various governments were provided by State of Nevada. Department of Taxation, Annual Local Government Indebtedness Report.

Source: State of Nevada Indebtedness report and Douglas County Debt Rollforward footnote

	FISCAL YEAR ENDED JUNE 30,			
	2015	**2016**	**2017**	**2018**
Total taxable assessed property value [1]	$ 2,733,446,351	$ 2,813,965,867	$ 2,961,293,733	$ 3,036,327,487
Legal debt Margin				
Legal debt limit (10% of taxable assessed property	$ 273,344,635	$ 281,396,587	$ 296,129,373	$ 303,632,749
Debt applicable to debt limit				
Net general bonded debt [2]	31,905,109	28,555,979	25,775,196	23,269,819
Legal debt margin	$ 241,439,526	$ 252,840,608	$ 270,354,177	$ 280,362,930
Total debt applicable to debt limit as a percentage of debt limit	11.67%	10.15%	8.70%	7.66%

Notes/Sources

1. See the "Assessed and Estimated Actual Value of Taxable Property" table for estimated actual property value data
2. See the "Ratios of General Bonded Debt Outstanding" table for the calculation of net general bonded debt

FISCAL YEAR ENDED JUNE 30,					
2019	2020	2021	2022	2023	2024
$ 3,145,381,385	$ 3,355,775,404	$ 3,643,132,161	$ 3,713,859,833	$ 4,077,167,592	$ 4,508,397,777
$ 314,538,139	$ 335,577,540	$ 364,313,216	$ 371,385,983	$ 407,716,759	$ 450,839,778
33,779,458	33,507,805	35,517,284	36,586,908	43,067,413	40,192,969
$ 280,758,681	$ 302,069,735	$ 328,795,932	$ 334,799,075	$ 364,649,346	$ 410,646,809
10.74%	9.99%	9.75%	9.85%	10.56%	8.92%

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For the Year Ended June 30,	Gross Pledged Revenue [2]	Debt Service [1]		Coverage
		Principal	Interest	
2015	$ 1,739,363	$ 195,000	$ 27,650	7.81
2016	2,220,936	205,000	20,348	9.86
2017	2,320,068	430,000	215,591	3.59
2018	2,976,411	360,000	490,913	3.50
2019	2,938,014	380,000	472,413	3.45
2020	2,635,676	400,000	452,913	3.09
2021	2,802,045	420,000	432,413	3.29
2022	2,488,912	440,000	410,913	2.92
2023	2,824,362	465,000	388,288	3.31
2024	2,688,924	490,000	364,413	3.15

Notes

1. Details regarding the County's outstanding debt can be found in the notes to the basic financial statements.
2. Pledged revenues include a tax currently levied at the rate of nine cents per gallon by the County and the County's interest in taxes equal in the aggregate to 5.35 cents per gallon, levied by the State of Nevada on certain motor vehicle fuel sold in the County and the State.

Source: See the ACFR - Note 6 Long-Term Liabilities for bond amounts

	FISCAL YEAR ENDED JUNE 30,			
	2015	2016	2017	2018
Population [3]	47,710	48,020	48,309	48,018
Total Personal Income * [1] ($000)	$ 2,860,357	$ 3,145,049	$ 3,342,402	$ 3,642,708
Per Capita Personal Income * [1]	$ 59,953	$ 65,495	$ 69,188	$ 75,861
Unemployment Rate [2]	6.8%	5.6%	3.9%	4.2%
Total Labor Force [2]	21,073	22,439	22,102	23,859

* Updates were made to fiscal years 2020 – 2022 Total Personal Income and Per Capita Personal Income data to ensure consistency in the data source. Data may not match the figures published in previous ACFRs.

Sources:

1. Data for FY 2015 - 2019: Nevadaworkforce.com
   Data for FY 2020 - 2023: Bureau of Economic Analysis (bea.gov)
   Current fiscal year data is updated in the next-published ACFR as data becomes available.
2. Nevadaworkforce.com
3. Census.gov

	FISCAL YEAR ENDED JUNE 30,					
2019	2020 *	2021 *	2022 *	2023	2024
48,905	49,482	49,488	49,870	49,628	49,545
$ 3,698,946	$ 4,155,834	$ 4,703,137	$ 4,703,470	$ 5,000,621	*not available*
$ 75,635	$ 83,914	$ 94,065	$ 94,710	$ 100,931	*not available*
3.8%	9.5%	5.1%	4.1%	4.8%	5.4%
23,880	22,269	22,513	22,684	22,433	22,913

		2024 [1]
Employer	**Type of Business**	**Number of Employees**
Bally's Lake Tahoe Casino Resort	Casino Hotels	1000-4,999
Harrah's Lake Tahoe	Casino Hotels	500-999
Walmart Supercenter	Warehouse Clubs and Supercenters	500-999
Harveys Lake Tahoe Hotel-Casino	Casino Hotels	500-999
Edgewood Tahoe Golf Course	Golf Courses	500-999
Carson Valley Inn Casino	Casino Hotels	500-999
Montbleu Resort Casino	Casinos	500-999
Arb Inc	Garbage Collection	500-999
Carson Valley RV Resort	Recreational Vehicle Parks	250-499
Zephyr Cove Resort & Marina	Resorts	250-499

		2015 [2]
Employer	**Type of Business**	**Number of Employees**
Harrah's Lake Tahoe	Casino Hotels	1,000-1,499
Douglas County School District	Government	1,000-1,499
Montblue Resort/ Caesar's Tahoe	Casino Hotels	700-799
Bentley, NV	Industrial Process	600-699
Douglas County	Government	600-699
Harveys Lake Tahoe Hotel-Casino	Casino Hotels	600-699
Wal-Mart	Retail	300-399
Carson Valley Inn	Casino Hotels	300-399
Lakeside Inn & Casino	Casino Hotels	300-399
Carson Valley Medical Center	Medical / Surgical Hospital	200-299

Sources:
1. https://nevadaworkforce.com/CAFR
2. State of Nevada, Department of Employment, Training & Rehabilitation, Employment Security Department

	FISCAL YEAR ENDED JUNE 30,						
	2018 & prior	2019 [1]	2020 [1]	2021	2022	2023	2024
Function							
General Government	*Not available*	87.90	88.90	84.32	85.59	101.82	99.54
Judicial	*Not available*	131.39	132.39	130.20	122.47	137.91	147.37
Public Safety	*Not available*	141.71	143.71	151.71	150.96	150.44	153.96
Public Works	*Not available*	68.88	68.88	63.10	60.10	55.68	43.04
Sanitation	*Not available*	N/A	N/A	14.41	14.41	14.10	7.60
Health	*Not available*	N/A	N/A	5.50	5.00	5.00	6.75
Welfare	*Not available*	18.18	18.18	16.46	16.25	16.46	16.46
Culture and Recreation	*Not available*	87.18	89.18	81.74	86.68	81.72	73.12
Community Support	*Not available*	23.03	23.53	23.76	27.73	23.33	56.71
Health and Sanitation[2]	*Not available*	7.00	7.00	N/A	N/A	N/A	N/A
Total Government Activities	**-**	**565.27**	**571.77**	**571.20**	**569.19**	**586.46**	**604.54**
Business Type Activities							
Utilities	*Not available*	22.00	22.00	24.30	24.30	24.30	25.30
Total Business Activities		**22.00**	**22.00**	**24.30**	**24.30**	**24.30**	**25.30**
Total FTE	**-**	**587.27**	**593.77**	**595.50**	**593.49**	**610.76**	**629.84**

Notes:
1. Source for FY19 and FY20 was the Douglas County Budget
2. Health & Sanitation functions were reported separately beginning in FY21

Source: Douglas County State Budget Forms - Schedule S-2 - County & Towns

	FISCAL YEAR ENDED JUNE 30,			
	2015	2016	2017	2018
Function				
General Government				
Assessor **				
Real Estate Trends - Tahoe Township				
Number of sales	104	121	114	131
Median sales price	$ 650,000	$ 745,000	$ 825,000	$ 800,000
Average sales price	$ 923,774	$ 969,092	$ 1,327,793	$ 1,296,725
Average residential square foot sold	2,455	2,383	2,651	2,497
Real Estate Trends - East Fork Township				
Number of sales	881	941	980	892
Median sales price	$ 302,000	$ 319,000	$ 360,923	$ 407,500
Average sales price	$ 332,951	$ 357,227	$ 403,354	$ 449,123
Average residential square foot sold	1,953	1,957	1,988	1,997
Real Estate Trends - Combined Douglas County				
Number of sales	985	1,061	1,094	1,023
Median sales price	$ 320,000	$ 339,900	$ 375,000	$ 429,000
Average sales price	$ 395,332	$ 426,728	$ 499,685	$ 557,663
Average residential square foot sold	2,004	2,005	2,057	2,061
Community Development				
Single family dwelling permits	147	145	158	214
Single family dwelling valuation	$ 53,374,524	$ 56,647,884	$ 59,411,640	$ 87,789,084
New commercial building permits	6	22	28	22
New commercial building valuation	$ 6,497,505	$ 23,603,093	$ 4,802,132	$ 6,072,824
Multi-family residential permits	-	-	53	8
Multi-family residential valuation	-	-	9,630,349	6,072,824
Manufactured homes permits	2	2	5	8
Total permits issued	1,815	1,946	1,708	1,835
Total valuation	$ 134,386,121	$ 120,340,959	$ 117,235,092	$ 174,757,244
Recorder				
Marriages	1,002	959	949	746
Recorded documents	20,103	18,074	17,283	15,394
Recording & copy fees	$ 341,435	$ 350,366	$ 313,032	$ 374,700
Total transfers	6,268	5,801	5,665	5,093
Total exempt transfers	2,068	1,934	1,815	1,702
Real Property Transfer Tax collected	$ 2,507,452	$ 2,650,770	$ 2,955,354	$ 3,631,228
Recorder - Records Mgmt				
Number of files & boxes delivered	872	819	740	1,205
Number of boxes received	159	295	188	231
Number of boxes destroyed	1,326	883	1,148	1,107
Number of boxes scanned	-	-	38	28
Number of images scanned	191,087	115,234	65,661	132,496
Number of sealings processed	183	123	77	70
Judicial				
Court Appointed Special Advocates				
Number of cases as of January 1st	32	52	40	45
Number of children as of January 1st	54	89	62	62
New cases	25	22	16	21
New children	44	36	23	28
Closed cases	29	30	18	20
Closed children	49	53	32	26

* Updates were made to calendar years 2021-2023 to ensure consistency in the data source. Data may not match the figures published in previous ACFRs.

** Statistics are based on a calendar year. Current calendar year data is updated in the next-published ACFR as data becomes available.

	FISCAL YEAR ENDED JUNE 30,					
	2019	2020	2021	2022	2023	2024
	149	189	161 *	89 *	95 *	*Not yet available***
$	849,500	$ 1,165,000	$ 1,395,000 *	$ 1,500,000 *	$ 1,550,000 *	*Not yet available***
$	1,216,727	$ 1,740,610	$ 2,225,776 *	$ 2,524,021 *	$ 2,136,495 *	*Not yet available***
	2,473	2,792	2,668 *	2,751 *	2,450 *	*Not yet available***
	886	946	962 *	669 *	668 *	*Not yet available***
$	415,000	$ 465,146	$ 539,000 *	$ 600,000 *	$ 600,000 *	*Not yet available***
$	472,652	$ 547,807	$ 666,941 *	$ 725,815 *	$ 764,932 *	*Not yet available***
	1,947	2,047	2,004 *	1,957 *	2,063 *	*Not yet available***
	1,039	1,135 *	1,123 *	758 *	763 *	*Not yet available***
$	446,000	$ 509,888 *	$ 578,500 *	$ 650,000 *	$ 645,000 *	*Not yet available***
$	578,508	$ 746,432 *	$ 890,425 *	$ 936,950 *	$ 935,703 *	*Not yet available***
	2,021	2,171 *	2,099 *	2,050 *	2,111 *	*Not yet available***
	181	185	272	227	290	359
$	79,332,124	$ 81,296,012	$ 133,020,456	$ 149,513,052	$ 183,644,658	$ 158,267,620
	22	7	15	15	12	18
$	12,753,602	$ 5,063,190	$ 24,939,967	$ 9,476,897	$ 2,564,295	$ 12,301,315
	4	4	6	20	69	27
	4,868,976	5,527,284	6,120,245	26,584,883	18,784,229	10,498,409
	3	5	3	5	4	-
	1,752	1,792	2,148	2,217	1,328	2,917
$	142,982,961	$ 134,660,040	$ 235,212,338	$ 259,052,824	$ 204,994,510	$ 291,370,990
	1,884	2,143	1,652	1,435	1,968	2,038
	14,828	16,804	21,715	16,719	11,270	11,397
$	401,963	$ 467,933	$ 571,173	$ 445,149	$ 306,159	$ 307,828
	5,327	4,976	5,495	5,520	3,745	4,327
	1,948	1,923	2,320	2,209	1,524	1,505
$	3,726,035	$ 3,790,903	$ 7,619,409	$ 5,742,284	$ 3,776,557	$ 5,019,495
	1,450	1,335	1,127	1,227	1,148	1,124
	150	405	189	148	295	287
	931	1,538	863	822	633	228
	70	17	14	-	-	-
	165,428	40,265	32,394	-	-	-
	59	58	60	12	-	-
	47	42	46	35	25	24
	60	50	57	50	31	34
	23	17	21	14	8	13
	27	24	26	24	10	22
	23	17	25	18	14	12
	33	18	31	29	19	20

	FISCAL YEAR ENDED JUNE 30,			
	2015	2016	2017	2018
Public Safety				
Sheriff **				
Calls for service	36,825	42,536	39,806	40,780
Number of arrests	2,090	2,031	1,902	2,104
Number of permits	3,444	4,003	4,635	4,473
Coroner	305	329	288	266
Number of citations	5,879	9,819	5,818	5,211
Number of releases from jail	2,586	2,417	2,161	2,438
Average daily jail population	62	59	47	59
Number of investigator assigned cases	733	563	531	595
9-1-1				
Total case numbers issued	47,724	56,112	56,107	54,732
Douglas County Sheriff Office case numbers issued	37,589	43,070	42,116	40,780
Washoe Tribe Police Department case numbers issued	2,033	2,787	2,794	2,633
East Fork Fire Protection District case numbers issued	6,033	6,292	6,540	6,507
Tahoe Douglas Fire case numbers issued	2,069	2,132	2,221	2,182
Alpine County case numbers issued	1,250	1,831	2,436	2,630
Telephone transactions	*not available*	*not available*	*not available*	*not available*
Calls for service	75,512	81,944	77,653	76,791
China Spring Youth Camp				
Total number of residents	193	169	161	155
Successful releases	106	-	97	82
Medical releases	3	30	7	3
Failure of program	28	1	29	27
Committing Offense Type				
Drugs and alcohol	54	41	71	57
Crime against property	38	51	57	56
Crime against person	32	77	33	42
Other	18	-	-	-
Average Number of Days Length of Stay	177	168	158	152
Culture and Recreation				
Library				
Circulation of materials	171,022	179,129	193,081	212,114
Library patrons	35,216	32,652	32,050	30,014
Library visits	120,193	117,677	113,119	116,490
Program attendance	7,495	8,671	7,092	8,458
Summer reading participants	829	922	1,019	839
Health & Welfare				
Social Services				
Households seeking assistance (rent/food/utilities/medical/etc)	*Stats not kept*	866	855	689
Number of new households seeking assistance	*Stats not kept*	394	333	150
Animal Care				
Calls for service	1,462	1,507	1,649	1,459
Cases submitted to District Attorney for prosecution	67	52	57	69
Bite reports	115	147	134	134
Adoptions	320	312	395	329
Impounds	677	522	612	656
Sanitation				
Gardnerville				
Landfill Tonnages Disposed Via:				
Douglas Disposal	536	478	629	670
Bently Agrowdynamics	408	355	414	439
Carson City	3,456	3,676	3,543	3,655

** Statistics are based on a calendar year. Current calendar year data is updated in the next-published ACFR as data becomes available.

FISCAL YEAR ENDED JUNE 30,					
2019	2020	2021	2022	2023	2024
38,655	37,330	35,699	32,616	32,155	*Not yet available***
1,748	1,595	2,422	2,455	1,847	*Not yet available***
4,269	4,229	3,566	3,780	3,775	*Not yet available***
282	305	333	329	292	*Not yet available***
4,295	2,717	2,403	2,961	2,794	*Not yet available***
2,302	1,875	2,191	1,835	2,011	*Not yet available***
71	59	67	81	86	*Not yet available***
442	500	567	473	500	*Not yet available***
51,972	50,684	53,487	50,579	47,485	47,456
38,655	37,330	40,160	35,153	31,899	33,457
2,352	2,595	2,352	2,826	2,057	1,940
6,753	6,391	6,763	6,788	7,268	6,861
1,972	1,926	1,972	2,165	2,493	2,513
2,240	3,162	2,240	3,647	3,768	2,685
135,162	139,694	142,211	143,423	124,770	118,957
72,746	69,181	67,238	67,738	62,990	60,944
145	142	99	50	77	82
93	83	67	36	73	49
1	4	3	3	6	4
29	55	29	11	23	22
58	69	46	17	17	16
51	29	6	13	21	24
36	44	47	20	39	42
-	-	-	-	-	-
162	157	99	180.6	154	165
205,360	205,313	163,794	191,780	199,672	187,714
29,999	30,100	29,186	30,329	31,876	33,039
116,490	117,450	36,937	62,594	74,819	76,628
8,458	8,950	479	4,512	7,119	8,387
929	230	312	353	555	453
668	850	597	535	606	793
238	408	224	291	407	327
1,456	1,393	1,190	1,398	1,142	1,043
58	62	53	51	45	53
106	124	124	94	103	60
343	367	320	402	424	512
612	686	698	915	745	783
411	416	832	346	598	643
483	477	317	74	-	-
4,023	3,914	4,028	4,312	4,089	4,260

	FISCAL YEAR ENDED JUNE 30,				
	2015	2016	2017	2018	2019
Function					
General Government					
Information Technology					
Business applications	76	59	79	79	80
Networked buildings	20	21	21	22	22
Networked computers	400	412	476	476	495
Microwave linear mileage	61	63	63	50	50
GIS mapped (square miles)	4308	4308	4308	4308	4308
Equipment Services					
County vehicles	196	209	215	228	302
Town vehicles	13	16	18	19	37
Judicial					
District courts/justice courts	4	4	4	4	4
District courts/justice courts locations	2	2	2	2	2
Public Safety					
Sheriffs detention center	2	2	2	2	2
Sheriffs substations	4	4	4	4	4
Sheriffs patrol/search and rescue boats	1	1	1	1	1
Regional emergency operations/training center	1	1	1	1	1
Public Works					
Paved roads (miles)	177.44	177.70	177.70	177.70	177.70
Grinding roads (miles)	44.19	45.84	45.84	45.84	45.84
Unpaved roads (miles)	13.65	12	12	12	12
Traffic Signals	18	18	18	19	19
Bridges	14	14	14	14	14
Culture and Recreation					
Libraries	2	2	2	2	2
Recreation building	5	5	5	5	5
Gross park acreage	755	755	755	755	755
Developed park acreage	196	197	197	197	199
Undeveloped park acreage	559	558	558	558	556
Concession stand	8	8	8	8	8
Playgrounds	15	15	15	15	15
Gazebo/group area	10	11	11	11	11
Baseball fields	19	19	19	19	19
Soccer fields	15	15	15	15	15
Tennis courts	14	16	16	16	16
Basketball courts	7	7	7	7	7
Volleyball courts	7	7	7	7	7
Shooting range	1	1	1	1	1
Skateboard parks	1	1	1	1	1
Utilities					
Water mains (miles)	116.95	116.95	137.50	137.50	146.00
Sewer force mains (miles)	14.60	14.60	14.60	14.60	17.00
Sewer mains (miles)	51.40	51.40	49.90	51.40	55.50
Storm drains (miles)	3.96	3.96	n/a	3.96	3.96

Source: Douglas County Departments

FISCAL YEAR ENDED JUNE 30,				
2020	2021	2022	2023	2024
120	122	125	120	155
22	22	22	18	27
650	720	750	780	685
119	119	119	119	119
738	738	738	738	738
302	342	336	348	334
36	44	37	37	44
4	4	4	4	4
2	2	2	2	2
2	2	2	2	2
3	3	4	4	4
4	4	3	3	3
1	1	1	1	1
183.60	183.60	186.52	186.96	188.42
47.4	47.4	45.44	42.95	42.95
9.2	9.2	9.3	9.58	9.58
20	20	20	21	21
14	14	15	15	15
2	2	2	2	2
5	5	5	5	6
761	761	761	761	761
212	212	212	212	212
549	549	549	549	549
8	8	8	8	8
15	15	15	15	15
11	11	11	11	11
19	19	19	19	19
15	15	15	15	15
16	16	16	16	16
7	7	7	7	7
7	7	7	7	7
1	1	1	1	1
1	1	1	1	1
146.80	158.24	158.77	160.42	164.44
17.00	17.90	19.05	19.57	18.55
55.60	58.10	59.27	59.55	62.05
4.02	4.02	4.02	4.02	4.02

AGENDA ITEM NO. 24.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: January 16, 2025

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to approve the Fiscal Year 2025-26 Budget Objectives, Directives, and Calendar. (Kathy Lewis)

RECOMMENDED MOTION:
Approve the Fiscal Year 2025-26 Budget Objectives, Directives, and Calendar, as presented.

FINANCIAL IMPACT:
None by this action.

BACKGROUND:
The Board of County Commissioners is required to adopt a balanced budget by June 1, 2025, for Fiscal Year 2025-26. Staff therefore seeks direction from the Board as the County prepares the Fiscal Year 2025-26 budget. Attached are proposed budget objectives, directives, and the budget calendar for consideration.

Staff will also review the Fiscal Year 2023-24 Audited Financials (past), and the Fiscal Year 2024-25 Budget Status (current), and discuss challenges, objectives, and directives for the Fiscal Year 2025-26 Budget (future).

ATTACHMENTS:
Draft Budget Objectvies and Directives 25-26.pdf
Budget Kickoff Presentation.pdf

Douglas County
Fiscal year 2025-26
(July 1, 2025 through June 30, 2026)
Proposed Budget Objectives, Directives, and Calendar

Budget Objectives

- Present a structurally balanced budget

- Prepare and Plan for these priority projects:
  - Continue to implement Strategic Plan Objectives
  - Finish Construction of Muller Parkway
  - Start Construction of Justice Center
  - Complete a Facilities Plan that includes a Space Needs Analysis for all of Douglas County buildings
  - Plan for investment in:
    - Remodel of JLEC building
    - Road Maintenance and Infrastructure
    - Stormwater Infrastructure
    - Upgrade/Replacement of Public Safety Radio System

- Keep compensation competitive with the region
  - Strive to not lose traction resulting from upcoming PERS contribution rate increases
  - Sustainably allocate funding for expiring labor agreements

Budget Directives

Your proposed budget should be prepared in compliance with these general directives, must adhere to the County's Financial Policies, and be consistent with the direction given by the Board of Commissioners

Balancing Funds

1. The General Fund and applicable Special Revenue Funds shall be structurally balanced.
2. Enterprise and Internal Service Funds are to have the full cost (direct and indirect) of providing services supported by each fund.

Revenues

The County will budget revenues conservatively, based on recent trend data, as well as information provided by the State and Departments and other economic data.

Personnel Costs

1. No new personnel should be included in budgets unless approved by the Board. Budgets are to remain at or below FY24-25 authorized personnel.
   a. Departments seeking to restore or add new personnel shall complete a supplemental personnel request
2. Personnel budgets will be prepared based on current county labor contract agreements or resolutions previously approved by the Board of County Commissioners.

Services and Supplies (Operating Budget)

1. Departments should review line items that have been historically under-expended. Departments should consider reducing or eliminating the budget for those expenditures.
2. Total departmental Services & Supplies budgets should not increase from the current year's (FY24-25) total adopted budget.
    a. If you have to make an increase to an individual line item (account), seek first to reduce budgeted expenditures elsewhere. If you need to increase your budget, add a comment line item for the increase.
3. Requests for a new program or a one-time expenditure shall be done through a supplemental budget request
4. Cost Allocation Plan will be updated based on FY23-24 Actual Expenditures

Capital Outlay/Projects

1. Capital outlay/projects are capital expenditures over a certain dollar amount and have a useful life of longer than a year:

Douglas County Asset Capitalization Thresholds	
Land	$ 1
Buildings & Improvements	$50,000
Infrastructure & Improvements	$50,000
Vehicles, Machinery, Equipment	$10,000
Assets Purchased with Federal Funds	$ 5,000

2. For any capital outlay/project request, please complete a Capital Budget Request.

Budget Calendar

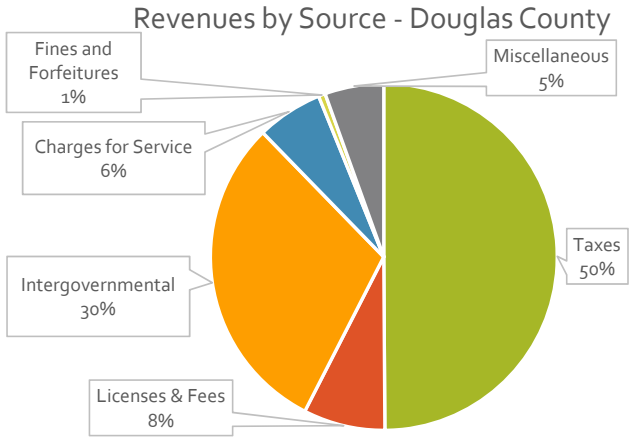
January 16th	Budget Kickoff – BOCC to approve Budget Objectives, Directives and Calendar
March 24th, 25th, 31st and April 1st	Special BOCC Meeting - BOCC Budget Hearings to include Department Presentations
April 30th	Special BOCC Meeting – Budget Update and presentation of CIP Plan
Between May 21st and 31st	Special BOCC Meeting – Presentation of Final Budget for approval

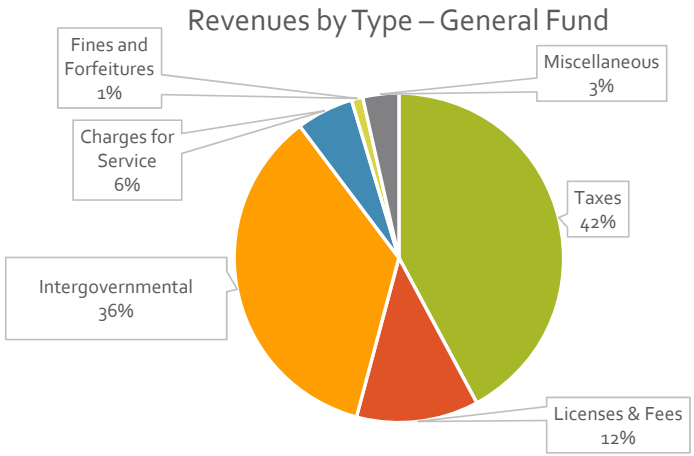
BUDGET PAST, BUDGET PRESENT, BUDGET FUTURE

A review of the FY2023/24 Audit,
an update of the FY2024/25 Budget and
direction to Build FY2025/26 Budget

FY2023/24 AUDIT

FY2023-24 Audited Statement of Activity – Revenue by Source





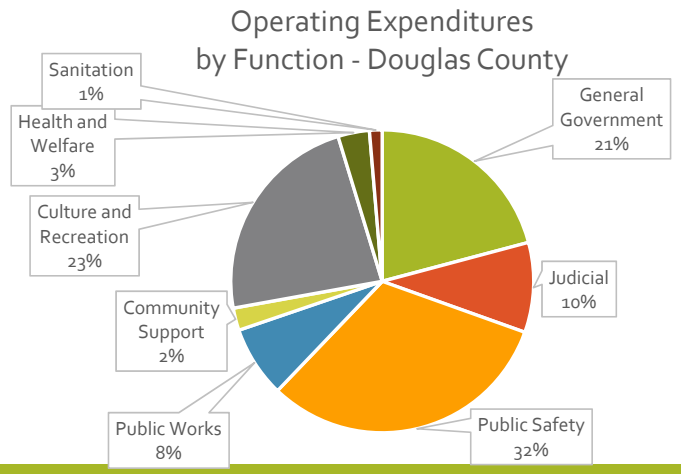
	General Fund	Special Revenue Funds	Capital Projects Funds	Debt Fund	Redevelopment and Town Funds	Totals
Revenues						
Taxes	30,037,996	26,737,618	4,110,768		4,396,855	65,283,237
Licenses & Fees	8,542,152	1,432,909				9,975,061
Intergovernmental	25,361,669	11,335,655	1,769,018		1,021,746	39,488,088
Charges for Service	3,995,806	4,038,463			26,435	8,060,704
Fines and Forfeitures	799,938	32,951				832,889
Miscellaneous	2,515,272	2,145,749	1,497,873	7,722	1,017,496	7,184,112
Total	71,252,833	45,723,345	7,377,659	7,722	6,462,532	130,824,091

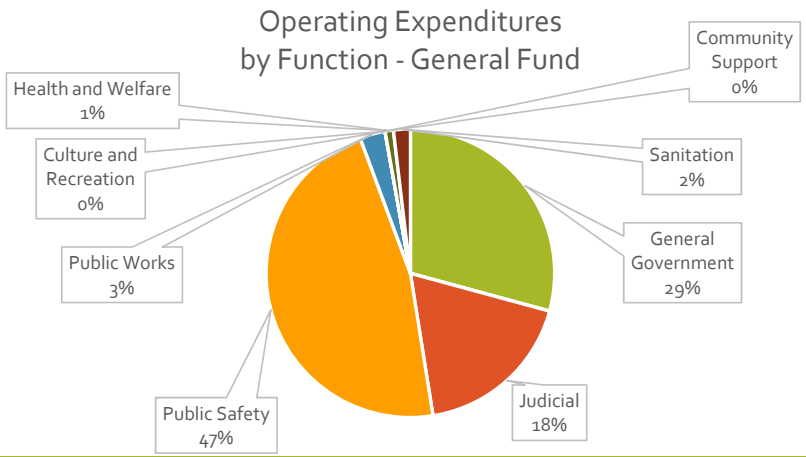
Half of our Revenue is generated from Taxes (Property Taxes, Sales Taxes, Room Taxes and Gas Taxes)

FY2023-24 Audited Statement of Activity – Operating Expenditures by Function

	General Fund	Special Revenue Funds	Capital Projects Funds	Debt Fund	Redevelopment and Town Funds	Totals
Expenditures						
General Government	17,511,038	1,589,494	1,690,849		3,236,989	24,028,370
Judicial	10,953,406	108,521			-	11,061,927
Public Safety	28,071,272	8,301,388	123,783		-	36,496,443
Public Works	1,712,599	4,294,611	1,507,335		1,252,402	8,766,947
Community Support	-	2,757,913			-	2,757,913
Culture and Recreation	-	25,368,090	512,476		758,744	26,639,310
Health and Welfare	553,260	3,301,620			-	3,854,880
Sanitation	1,131,612	435,050			-	1,566,662
Total	59,933,187	46,156,687	3,834,443	-	5,248,135	115,172,452

One third of our Total Budget and almost 50% of our General Fund Budget is spent on Public Safety

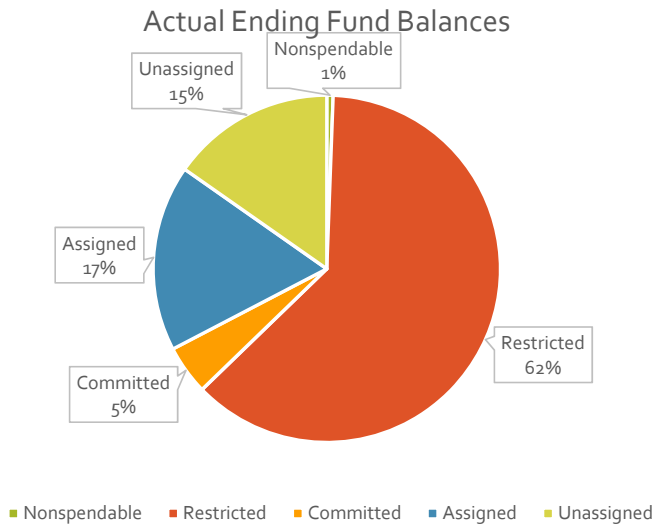




FY2023-24 Ending Fund Balance Analysis

Actual Ending Fund Balances

	General Fund	Special Revenue Funds	Capital Projects Funds	Debt Fund	Redevelopoment and Town Funds	Totals	% of Total
Nonspendable	375,593	175,300			58,589	609,482	0.59%
Restricted	3,252,813	20,788,436	36,217,598	1,371,578	3,080,117	64,710,542	62.18%
Committed	1,562,413	2,852,881			362,370	4,777,664	4.59%
Assigned	1,976,824	11,540,972			4,568,487	18,086,283	17.38%
Unassigned	15,887,480					15,887,480	15.27%
Total	23,055,123	35,357,589	36,217,598	1,371,578	8,069,563	104,071,451	



Fund Balance Classifications	
Nonspendable	In nonspendable form - deposits and prepaid items.
Restricted	Constraints have been placed on resources from external parties or by law.
Committed	Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the Board of County Commissioners
Assigned	Constraints that are neither restricted nor committed.
Unassigned	Majority of balance represents Fund Balance. Amount is set by General Fund Balance Policy of 16.67% (2 months)

General Fund – Ending Fund Balance

General Fund Ending Balance		23,055,123
Less	Nonspendable	(375,593)
	Restricted	(3,252,813)
	Committed	(1,562,413)
	Assigned	(1,976,824)
Unassigned		15,887,480
Fund Balance as Budgeted FY25/26		12,752,370
		3,135,110

Results of FY2023-24 General Fund Budget (Using Amended Budget as Comparison)

	Revenue Changes	Expenditures changes	
Services and Supplies spent less than Amended Budget		2,225,100	Spent 90.13% of Budget
Revenue Collected More than Amended Budgeted	275,000		Collected 100.39% of Budget (would have been short w/o adjustment)
Excess Tax Sale Proceeds	380,000		Not budgeted or expected
Capital Project over Amended Budget		(130,000)	Negative variance from approved projects not started in FY23/24
Salary and Wages & Benefits less than Amended Budget		385,000	Spent 99.13% of Budget
	655,000	2,480,100	
Net Savings		3,135,100	

Reminder: We already reduced revenue in the Property Tax Budget by $461,000 mid-way through the fiscal year

Please note: The Board will be presented with an Adjusted Opening Fund Balance Request at a later date

FY2024/25 STATUS

Include how funds and revenues are doing

Remind board of items we held to balance the budget

Property Taxes – 48.36% of General Fund Budget

Trending on Target



Did you know, on average, Douglas County collects over 40% of the total property tax bill during the first installment and close to 97% after the third installment?

Property Tax Due Dates:
August 19, 2024
October 7, 2024
January 6, 2025
March 3, 2025

Property Tax Collections
Fiscal Year 2024/25

Fund		Budget	Collections 1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total	% of Budget Collected
101	General Fund	$ 32,137,431.00	$ 14,009,026.67	$ 6,258,551.94			$ 20,364,816.02	63.37%
202	Nv Cooperative Extension	$ 402,084.00	$ 177,056.60	$ 77,965.55			$ 256,181.05	63.71%
215	Assistance To Indigents	$ 2,327,426.00	$ 1,021,534.22	$ 451,847.03			$ 1,480,198.14	63.60%
216	Social Services	$ 1,273,811.00	$ 557,473.10	$ 247,636.44			$ 808,892.78	63.50%
242	China Spring Youth Camp	$ 150,274.00	$ 66,048.16	$ 29,141.20			$ 95,631.12	63.64%
255	911 Emergency Services	$ 1,909,893.00	$ 840,225.53	$ 370,594.55			$ 1,216,327.47	63.69%
309	Risk Management	$ 301,876.00	$ 133,080.05	$ 58,454.99			$ 192,404.11	63.74%
405	Ad Val Capital Projects	$ 2,010,411.00	$ 884,428.69	$ 390,105.49			$ 1,280,331.61	63.69%
430	Regional Transportation	$ 1,758,948.00	$ 757,687.26	$ 343,582.02			$ 1,107,001.43	62.94%
	Total	$ 42,272,154.00	$ 18,446,560.28	$ 8,227,879.21			$ 26,801,783.73	63.40%

State Consolidated Taxes – 25% of General Fund Budget

As a reminder, the six consolidated taxes are as follows:

The Six Consolidated Taxes are as follows:

Tax	Distribution Method
BCCRT – Basic City County Relief Tax (1/2% of sales/use tax)	Distributed to the county where the sale was made. For out-of-state companies, BCCRT is distributed based on population.
SCCRT – Supplemental City-County Relief Tax (1.75% of sales/use tax)	Total distribution is proportionate to the amount of in-state collections as a whole after guaranteed counties have received their allocation.
Cigarette	Collected statewide and distributed to counties based on population.
Liquor	Collected statewide and distributed to counties based on population.
RPTT – Real Property Transfer Tax	Tax based on the value of real property transfers and distributed to the county of origin.
GST – Government Services Tax	Tax based on the value of the motor vehicle and distributed to the county of origin.

State Consolidated Taxes – 25% of General Fund Budget

Trending Cautiously on Target

Douglas County has received State Consolidated Taxes for the months of July and October. The distribution of stated consolidated taxes is in the second month after collection from business, for example, we will receive December State Consolidated taxes at the end of February. July through September collections were higher than trends, but October was lower than trends.

Douglas County
Report of Consolidated Taxes Collected
FY24-25

% of year: 33.33%

	2024-25 Budget	Actual July	August	September	October	Total	% Collected
BCCRT	6,092,534	524,900.63	506,138.14	509,841.71	431,063.27	1,971,943.75	34.34%
SCCRT	19,699,054	1,792,560.28	1,715,965.78	1,716,245.26	1,386,985.62	6,611,756.94	32.65%
CIGARETTE	130,741	9,810.39	9,952.09	9,952.11	9,459.21	39,173.80	29.37%
LIQUOR	71,673	4,772.18	5,741.32	5,972.98	168.65	16,655.13	21.75%
RPTT **	1,140,988			417,993.95		417,993.95	33.62%
GST	3,653,373	305,495.13	313,920.31	323,128.55	327,740.05	1,270,284.04	34.85%
TOTAL	30,788,363	2,637,538.61	2,551,717.64	2,983,134.56	2,155,416.80	10,327,807.61	33.22%
Douglas County Share	16,646,488						
Avg Monthly Payment	1,387,207						
	54.067%						
Actual Payment		1,427,693.67	1,379,654.08	1,621,789.26	1,160,241.30	5,589,378.31	33.24%
Douglas Share of Total Collections		54.13%	54.07%	54.37%	53.83%	54.12%	

Occupancy/Room Taxes (not in General Fund)

Trending Cautiously on Target

Douglas County has received Occupancy Taxes through October, 2024

Occupancy/ Room Taxes

Fund	Description	Budget	1st Quarter	Collections 2nd Quarter (through Oct)	Total	% of Budget
232 Road Operating	Room Tax - East Fork - Commercial	149,477.00	36,760.92	17,594.55	54,355.47	36.36%
234 Room Tax	Room Tax - Lake - Commercial	13,086,743.00	3,503,979.74	1,134,585.96	4,638,565.70	35.44%
234 Room Tax	Room Tax - Lake - VHR	4,028,562.00	1,178,375.18	283,228.78	1,461,603.96	36.28%
234 Room Tax	Room Tax - East Fork - Commercial	1,737,666.00	427,345.70	204,536.64	631,882.34	36.36%
234 Room Tax	Tourism Surcharge - Lake - Commercial	2,026,631.00	441,289.96	184,980.04	626,270.00	30.90%
234 Room Tax	Tourism Surcharge - Lake - VHR	241,059.00	90,605.05	27,370.01	117,975.06	48.94%
236 TDTD	Room Tax - Lake - Commercial	1,036,574.00	277,542.95	89,868.20	367,411.15	35.44%
236 TDTD	Room Tax - Lake - VHR	319,094.00	93,336.66	22,433.96	115,770.62	36.28%
	Total	22,625,806.00	6,049,236.16	1,964,598.14	8,013,834.30	

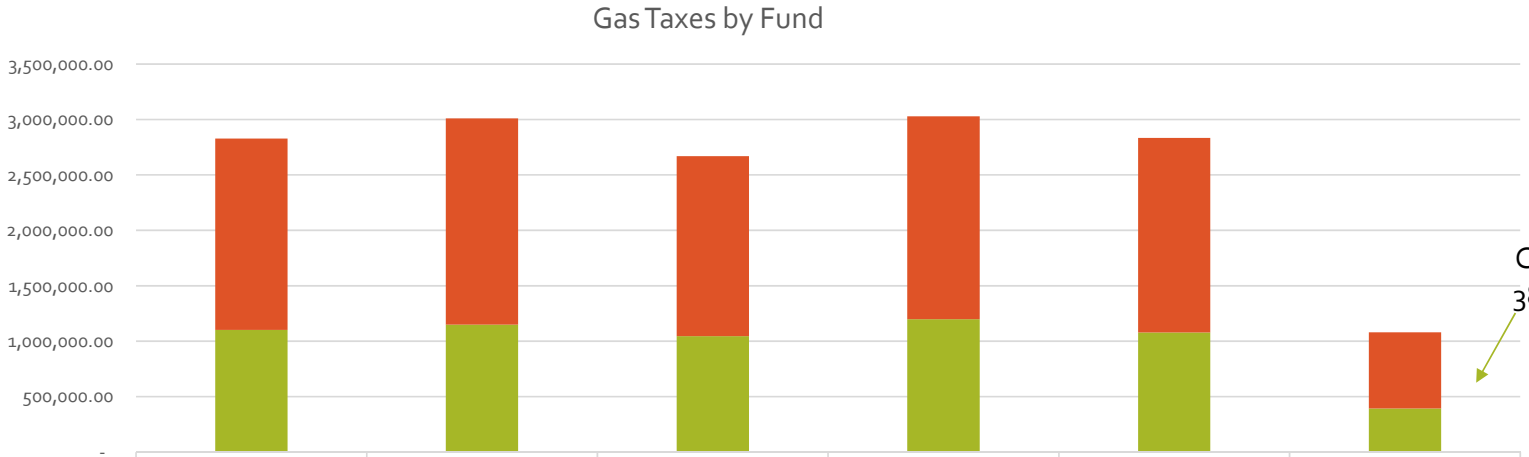
Gasoline Taxes (not in General Fund)

Trending Cautiously on Target

Douglas County has only received Gasoline Taxes through October

Gas Taxes are distributed to two different funds, Regional Transportation and Road Operating.

- In December 2015, the BOCC enacted 9 cents of a possible 10 cents optional gas tax that is deposited in the Regional Transportation budget
- The state-enacted gas taxes of 6.35 cents and are distributed to the counties based on a State Formula are deposited to Road Operating to be used for routine maintenance.



	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26
Regional Transportation	1,724,577.95	1,858,865.27	1,623,615.73	1,828,384.41	1,754,900.66	686,968.29
Road Operating	1,103,227.12	1,150,216.08	1,046,181.50	1,199,584.92	1,079,408.10	394,375.75

General Fund

A look back to May, when we adopted the FY24/25 Budget:

To balance the General Fund budget:

- Eliminated or held 7 positions plus an intern position vacant
- Reviewed and reduced salary and benefits based on known retirements and new hires
- Reviewed contracts with existing vendors compared to budget and reduced the services and supply budget
- Removed one-time expenditures

General Fund Update

Trending Cautiously on Target

General Fund	Amended Budget	Actual (through 12/31/24)	% of Budget Earned
Resources			
Property Taxes	32,137,431	21,029,281	65.44%
State Consolidated Taxes	16,646,487	5,589,378	33.58%
Licenses & Permits	9,058,954	3,519,993	38.86%
Intergovernmental	2,976,068	525,017	17.64%
Charges for Service	3,361,791	1,563,247	46.50%
Fines & Forfeitures	690,800	373,369	54.05%
Miscellaneous	1,185,723	733,807	61.89%
Transfers In	398,654	295,154	74.04%
Total Resources	**66,455,908**	**33,629,246**	**50.60%**
Requirements			
Operating			
Salary and Wages	31,455,958	15,125,893	48.09%
Employee Benefits	16,548,492	8,005,412	48.38%
Services & Supplies	21,201,549	11,388,196	53.71%
Total Operating	**69,205,999**	**34,519,500**	**49.88%**

Note: Actual Expenditures include encumbrances

FY2025/26 BUDGET DIRECTIVES

Reasonably Estimated Preliminary General Fund Projection

General Fund	Projected Growth Factors	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
Resources						
Beginning Fund Balance/Reserves		**11,805,985**	**11,179,233**	**10,942,652**	**10,864,048**	**11,407,864**
Current Revenue						
Property Taxes	7.50%	34,547,738	37,138,819	39,924,230	42,918,547	46,137,438
State Consolidated Taxes	5.00%	17,478,812	18,352,753	19,270,391	20,233,910	21,245,606
Licenses & Permits	5.00%	9,511,902	9,987,497	10,486,872	11,011,215	11,561,776
Intergovernmental	0.00%	2,576,314	2,576,314	2,576,314	2,576,314	2,576,314
Charges for Service	0.00%	3,382,583	3,382,583	3,382,583	3,382,583	3,382,583
Fines & Forfeitures	0.00%	690,800	690,800	690,800	690,800	690,800
Miscellaneous	0.00%	1,111,653	1,111,653	1,111,653	1,111,653	1,111,653
Transfers In	0.00%	265,607	265,607	265,607	265,607	265,607
Inception of Lease/Subscription	0.00%	461,726	461,726	461,726	461,726	461,726
Other Financing Sources	0.00%	3,040	3,040	3,040	3,040	3,040
Total Current Revenue		**70,030,175**	**73,970,791**	**78,173,215**	**82,655,396**	**87,436,543**
Total Resources		**70,030,175**	**73,970,791**	**78,173,215**	**82,655,396**	**87,436,543**
Requirements						
Operating						
Salary and Wages	based on current commitments	33,099,686	35,085,667	37,190,807	39,422,256	41,787,591
Employee Benefits		18,204,827	19,297,117	20,454,944	21,682,241	22,983,175
Services & Supplies	1% - 1st Year/ 2.5% Subseq	14,887,001	15,259,176	16,040,655	16,441,672	16,852,714
Total Operating		**66,191,515**	**69,641,960**	**73,686,407**	**77,546,168**	**81,623,480**
Non-Operating						
Capital Projects	0.0%	465,352	465,352	465,352	465,352	465,352
Debt Service	Based on Est	1,700,000	1,800,000	1,800,000	1,800,000	1,800,000
Transfers Out	0.0%	3,050,060	3,050,060	3,050,060	3,050,060	3,050,060
Contingency	1.5% of Operating Exp	999,853	1,051,610	1,112,276	1,170,173	1,231,332
Total Non-Operating		**6,215,265**	**6,367,022**	**6,427,688**	**6,485,585**	**6,546,744**
Total Requirements		**72,406,780**	**76,008,982**	**80,114,095**	**84,031,753**	**88,170,224**
Ending Fund Balance						
Revenues less Expenditures		(1,376,751)	(986,581)	(828,604)	(206,185)	497,651
Ending Fund Balance with Stabilization Fund		10,179,380	9,891,043	9,751,772	10,237,691	11,424,182
		15.38%	14.20%	13.23%	13.20%	14.00%
# of months		1.85	1.70	1.59	1.58	1.68

Please note:

- Assumptions will change/ numbers will change
- As we build our budget, we will get better revenue estimates
- December's CPI will be released January 15th, which is the basis of the COLA
- We will be negotiating with DCSPA and DCSPA-SBU this year
- Departments will be working on their budget submittal over the next couple months
- Finance will prepare the personnel budget based on current workforce

Challenges for FY2025/26 Budget

- PERS contribution rates will increase
  - Regular Employees Contribution rate will increase from 33.50% to 36.75%
  - Police/Fire Contribution rate will increase from 50.00% to 58.75%
- Revenue projections don't support restoring frozen positions from FY2024/25
- Anticipate an increase in Health Insurance in January 2026
- Current contracts with DCSPA and DCSPA-SBU will expire on June 30, 2025
- Increase operating costs to maintain existing programs
- Continue to balance the operating needs with the capital needs of the county:
  - Continue to implement the Strategic Plan
  - Finish Construction of Muller Parkway
  - Start Construction of the Justice Center
  - Plan for remodel of the JLEC building
  - Plan for increased investment in Road Maintenance and Infrastructure
  - Plan for increased investment in Stormwater Infrastructure
  - Upgrade/Replacement of Public Safety Radio System
  - Create a Facilities Plan that includes a Space Needs Analysis for Douglas County as a Whole
- Keep compensation competitive with the Region

Proposed Budget Objectives

- Present a structurally balanced budget
- Prepare and Plan for these priority projects:
  - Continue to implement Strategic Plan Objectives
  - Finish Construction of Muller Parkway
  - Start Construction of Justice Center
  - Complete a Facilities Plan that includes a Space Needs Analysis for all of Douglas County buildings
  - Plan for investment in:
    - Remodel of JLEC building
    - Road Maintenance and Infrastructure
    - Stormwater Infrastructure
    - Upgrade/Replacement of Public Safety Radio System
- Keep compensation competitive with the region
  - Strive to not lose traction resulting from upcoming PERS contribution rate increases
  - Sustainably allocate funding for expiring labor agreements

Proposed Budget Directives

Balancing Funds

- The General Fund and applicable Special Revenue Funds shall be structurally balanced.
- Enterprise and Internal Service Funds are to have the full cost (direct and indirect) of providing services supported by each fund.

Revenues

- The County will budget revenues conservatively, based on recent trend data, as well as information provided by the State and Departments and other economic data.

Proposed Budget Directives

Personnel Costs

- No new personnel should be included in budgets unless approved by the Board. Budgets are to remain at or below FY24-25 authorized personnel.
  - Departments seeking to restore or add new personnel shall complete a supplemental personnel request.
- Personnel budgets will be prepared based on current county labor contract agreements or resolutions previously approved by the Board of County Commissioners.

Proposed Budget Directives

Services and Supplies (Operating Budget)

- Departments should review line items that have been historically under-expended. Departments should consider reducing or eliminating the budget for those expenditures.
- Total departmental Services & Supplies budgets should not increase from the current year's (FY24-25) total adopted budget.
  - If you have to make an increase to an individual line item (account), seek first to reduce budgeted expenditures elsewhere. If you need to increase your budget, add a comment line item for the increase.
- Requests for a new program or a one-time expenditure shall be done through a supplemental budget request
- Cost Allocation Plan will be updated based on FY23-24 Actual Expenditures

Proposed Budget Directives

Capital Outlay/Projects

- Capital outlay/projects are capital expenditures over a certain dollar amount and have a useful life of longer than a year:
  - Land $ 1
  - Buildings & Improvements $50,000
  - Infrastructure & Improvements $50,000
  - Vehicles, Machinery, Equipment $10,000
  - Assets Purchased with Federal Funds $ 5,000
- For any capital outlay/project request, please complete a Capital Budget Request.

Proposed Budget Calendar

- January 16th
  - Budget Kickoff – BOCC to approve Budget Objectives, Directives and Calendar
- March 24th, 25th, 31st and April 1st
  - Special BOCC Meeting - BOCC Budget Hearings to include Department Presentations
- April 30th
  - Special BOCC Meeting – Budget Update and presentation of CIP Plan
- Between May 21st and 31st
  - Special BOCC Meeting – Presentation of Final Budget for approval

QUESTIONS