

**TRPA
APC
PACKETS**

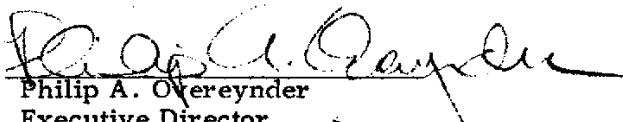
**FEBRUARY
1981**

Phil O.

NOTICE OF MEETING OF THE
ADVISORY PLANNING COMMISSION OF THE
TAHOE REGIONAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN that on February 11, 1981 at
10:00 a.m. at the hearing room of the Tahoe
Regional Planning Agency, located at 2155 South Avenue, South
Lake Tahoe, California, the Advisory Planning Commission of
said agency will conduct its regular meeting. The agenda for
said meeting is attached to and made a part of this notice.

Dated: February 2, 1981

By: 
Philip A. Overeynder
Executive Director
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

February 11, 1981
10:00 a.m.

PRELIMINARY AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV ~~PLANNING MATTERS~~
ELECTION OF OFFICERS

A. Lake Tahoe Basin Water Quality Management Plan

1. Status of Proposed Amendments

2. Proposed Work Program to Implement Amendments

B. Project Review and EIS Process

1. Activities Exempt from TRPA Review (Definition of a Project)

2. Projects Exempt from EIS Requirements

3. Documentation of Environmental Impacts of Proposed Exemptions

4. Draft Ordinances Implementing Exemptions

5. Memorandum of Understanding with Public
Agencies Regarding Project Review

C. Draft Ordinance Defining Requirements for
General Plan Amendments

D. Environmental Threshold Carrying Capacity Study

E. Implementation of Growth Limitations

V REPORTS

A. Public Interest Comments

B. APC Members

VI RESOLUTIONS

VII CORRESPONDENCE

VIII PENDING MATTERS

IX ADJOURNMENT

*Election of Chairman +
Vice Chairman
(GAS said we could
go ahead even though
not on agenda)*

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

January 14, 1981
10:00 a.m.

REGULAR MEETING MINUTES

I CALL TO ORDER AND DETERMINATION OF QUORUM

The meeting was called to order by TRPA Executive Director Phil Overeynder at 10:10 a.m. It was noted that the meeting had been properly noticed as required by State law. The membership on the Advisory Planning Commission under the amended Tahoe Regional Planning Compact was briefly discussed and new members were introduced. In view of the pending appointment by the Governing Body of two Nevada and two California lay members to the APC, it was agreed that Phil should serve as chairman until a full complement of APC members was seated.

APC Members Present: Mr. Milam (El Dorado County Planning), Mr. Renz (Douglas County Planning), Mr. Combs (Placer County Planning), Mr. Hoole (Carson City Planning), Mr. Young (Washoe County Planning), Ms. Bogush (City of South Lake Tahoe Planning), Mr. Hoefer (U.S. Forest Service), Ms. Smith (Lahontan Regional Water Quality Control), Mr. Dodgion (Nevada Division of Environmental Protection), Mr. Randolph (California Air Resources), Mr. Meder (Nevada Department of Conservation and Natural Resources)

APC Members Absent: Four Lay Members (vacant)

The APC was advised that a special organizational meeting of the new TRPA Governing Body was scheduled for January 16, and it was hoped that representatives from the two state legislatures will attend to briefly explain the Compact amendments. The APC members were invited to attend that meeting.

II APPROVAL OF AGENDA

MOTION by Mr. Meder with a second by Mr. Milam to approve the agenda as presented. The motion carried unanimously.

III DISPOSITION OF MINUTES

MOTION by Mr. Hoefer with a second by Mr. Young to approve the December 10, 1980 APC meeting minutes. The motion carried unanimously.

IV ELECTION OF OFFICERS

The staff suggested and the APC concurred that election of an APC chairman and vice chairman should be continued to the February meeting so that the full APC could be present. Selection of the four additional APC members mandated in the Compact is scheduled for Board action on January 16.

APC REGULAR MEETING MINUTES JANUARY 14, 1981

V PLANNING MATTERS

A. Lake Tahoe Basin Water Quality Management (208) Plan

1. Public Comments
2. Proposed Amendments
3. Work Program for 208 Grant

Staff explained that the amendments to the TRPA 208 Plan are scheduled for a joint public hearing before TRPA and the Nevada Department of Conservation and Natural Resources on January 28, at which time the public comment period will close. To date only verbal comments have been received. The California Water Resources Control Board (CWRCB) has set a hearing on February 10 regarding designation of the 208 planning agency. Options at that time are de-designation or designation of TRPA as the water quality management planning agency. The outcome of that meeting depends somewhat on the actions of the APC and Governing Body on its 208 Plan.

In the proposed amendments, staff has included three options for each element previously considered by the APC in November of 1980. So far as the relationship between the TRPA work program and Lahontan's work program, the TRPA plan recommends a limited construction ban on sensitive environmental lands and on new subdivisions consistent with APC recommendations, and provides that during this limited construction ban on high hazard and SEZ lands an intensive management plan for each of these areas be prepared. Basically what the proposed work plan would accomplish is funding of the planning effort to develop management plans for each of the sensitive areas. If approved by the Governing Body and certified by both states, the work program would be submitted to EPA. If the plan as proposed is not certified, the work program of course would not be necessary.

Bob Young commented that Washoe County was concerned about the Truckee River and felt that the proposed plan was highly certifiable and therefore supported by Washoe County.

Lynne Smith questioned the inclusion throughout the proposal of the May 1, 1983 expiration date for temporary controls. If the new TRPA General Plan is not adopted by that date (as directed in the Compact) but at a later date, there will be a period of time when neither the temporary controls nor the new General Plan will be in effect. Phil explained that the May, 1983 date was used as an incentive to complete the planning for and adoption of a revised General Plan in a timely manner rather than having an open-ended situation. Staff agrees that there is a problem with the May date in that it falls in the middle of a construction season and changes the rules in mid-stream. Staff would be receptive to changing the date. Lynne suggested that October 15, 1983 would be a more appropriate date for expiration of the temporary controls. Phil explained that the environmental threshold carrying capacity analysis is to be completed within 18 months from the effective date of the revised Compact, or June 19, 1983, and the revised General Plan is to be adopted 12 months from that date.

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EPA has advised the staff that a 30 day notice period is needed for the work program and staff intends to place the matter on the February 11, APC agenda. What the work program would accomplish is to complete the work envisioned under the plan amendments, i.e. management plan for SEZ's and high erosion lands, evaluation of transfer of coverage rights, acquisition programs.

Andy Sawyer, from the CWRCB, advised that the issue of the February 10 hearing is designation of TRPA as the water planning agency should TRPA adopt an adequate plan. It is hoped that one plan can be implemented for the entire Tahoe Basin. Staff's proposal goes a long way towards meeting the State's requirements necessary for certification, but there are several minor points in which the proposal does not line up with what is outlined in the CWRCB's October 29 resolution. This resolution specified conditions necessary for the State's approval of a TRPA 208 Plan. The most critical point in the proposal is the May, 1983 date for expiration of interim controls; it seems calculated to have the system fall apart. Although this may be a deadline for adoption of the plan, deadlines are often not met. The second issue is the lack of a regulatory program for remedial control projects; the resolution calls for certain elements of the plan to be enforced by regulatory programs. TRPA's proposal states that after adoption of the interim controls TRPA will review the progress of implementation of erosion control and will adopt a regulatory control program if progress is not completed in accordance with the schedule. The CWRCB would prefer and the resolution calls for adoption of a regulatory program at the outset. Specifically, page 15 should be corrected to show that a regulatory program requiring implementation of remedial erosion control projects "will" (not may) be instituted "if" (not providing) commitments for remedial measures lag behind the proposed schedule. Also, there is nothing in the staff's proposed amendments that states one has to do the minimum required by the State Board. The CWRCB would prefer TRPA to adopt permanent controls; the facts are present to support adoption of Alternative 3 of the proposed controls and set them in effect permanently.

With regard to the offset schedule, the State's schedule requires complete offset in the sense that the development allowed under the plan is tied to the completion of all remedial erosion controls. The staff's offset proposal merely offsets additional erosion caused by that permitted development. The State's offset schedule is more effective as a means of ensuring that at the completion of the allowed development water quality standards are met. The State will, however, accept a lesser kind of proposal although it is TRPA's independent duty to protect water quality and to go as far as the State Board's policy.

Chuck White, Lahontan staff engineer, stated the staff's proposal was an important step for TRPA in putting together an adequate package for protection of water quality. Lahontan is supportive, however, of permanent prohibitions in SEZ's. There is information on the record to show that such controls are necessary. Lahontan would like to see October 29, 1980 as the effective date for implementation of temporary controls. The expiration date should be tied to the formal adoption, whenever it occurs, of the revised General Plan rather than a specific date. On another matter, the land capability coverage constraints and transfer of land coverage from noncontiguous lands or from adjacent capability districts should be clarified. The State proposes a lot-by-lot application of land capability coverage and prohibits transfer of coverage from noncontiguous lands. As stated previously, the TRPA's 208 Plan ties remedial control programs to offsetting new development; the State's water quality plan

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ties the package of all development to the complete remedial program over a 20 year period.

On more specific items which should be included in TRPA's Plan, Lahontan and the State feel stream crossings should be limited to 5% of the SEZ's in ski areas and CTRPA's criteria for review of ski area expansion should be included. The State's plan requires a program for minimizing fertilization on existing golf courses and that no fertilizers be allowed for expanded courses in the Basin. No permanent soil disturbance is allowed in SEZ's or on high erosion hazard lands and only helicopter or balloon logging is permitted. The State would like to see ordinances put in place to implement measures to retrofit existing development. There should be provisions for snow disposal facilities on drive-ways, private roads and in campgrounds. Lahontan will work with staff on these items and on inclusion of prohibition of industrial waste discharge, prohibition of pier construction in significant areas, prohibition on vessel pumpout except in marinas. In addition to previously itemized discrepancies between the State's plan and TRPA's plan, there is a concern that the management plans tied to SEZ's and high hazard lands and land coverage constraints would open up the issues previously settled. With regard to some of the minor differences, they can be handled with a conditional certification.

It was stressed by APC members that it was essential to know exactly what was needed by the State to allow TRPA's plan to be certified so that last minutes problems can be avoided.

Larry Hoffman, attorney representing the Tahoe Sierra Preservation Council, suggested that emphasis should be changed from regulation to acquisition; the Council takes vigorous exception to the approach that everything can be solved by pure regulatory action. In spite of the Burton-Santini bill, there is a money shortage to carry out the remedial program; and although the evidence indicates there is a lot of sediment going into the Lake, permanent constraints prohibiting use of private property and the disregard of manmade solutions is not the proper approach. The best way to proceed is to undertake more refined planning to determine what lands should not be built on, to prioritize them, and to start acquiring them. Hard decisions must be made on what will be done with properties that are not purchased. The primary concern of the Council is permanent controls. Although California's goal is to extend the moratorium which exists on the California side to Nevada, the intent of the Compact negotiations between the two states clearly indicates that the moratorium is to be avoided in Nevada. Should the permanent controls be imposed, the Forest Service would have to consider their impact in its acquisition program, since land is valued at the level of its use. If there are three different entities imposing a moratorium, an appraiser can't help but consider them in setting a price on the property.

Mr. Hoffman advised that the Council favored Alternative 2 as set forth in the staff's proposed amendments and commented on specific points in the amendments, i.e. blind adherence to the land capability coverage constraints, the necessity for the ability to make or change decisions and the ability to review lots singly, the cost-effectiveness of the remedial erosion control program over a 20-year period, a requirement to have commitments from local governments prior to permitting individual use of private property. There is no water quality justification for saying a person cannot build until some other entity completes its part of a program. The growth control issue should not be taken up in this document.

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Dennis Winslow, CTRPA Executive Director, commented that the revised Compact did allow for considerable development in the interim before adoption of a new plan by setting forth numbers of permissible building permits to be issued each year. What is being attempted is to direct that permitted development into the most suitable areas. If a permit is obtained for class 1, 2, or 3 lands, it can be transferred. CTRPA is generally supportive of the restrictions on development in levels 1, 2, and 3 with transfer of permits to higher capability areas. CTRPA would like clarification of the transfer of coverage provisions and of the application of man-modified environment regulations as outlined in staff's proposal. The TRPA plan references state and federal plans but there is a lack of recognition of CTRPA efforts.

There was general agreement among the APC members that action on TRPA's proposed amendments was critical and that the APC should submit its recommendations as soon as possible; technical details could be handled in the certification process with conditions. Discussion followed on specific recommendations.

MOTION by Ms. Smith that the May 1, 1983 date for expiration of temporary controls be deleted but that the temporary control measures remain in effect until the revised General Plan is adopted. Second by Mr. Randolph. The motion carried unanimously.

The APC members next discussed temporary vs. permanent controls. California's position is that there is adequate documentation to justify permanent controls. The question is whether or not further study is warranted. Staff's feeling is that there is still some question whether or not all SEZ's are significant for protection of water quality or whether some can be developed under certain controls. The work program would propose to study these SEZ areas further. If permanent controls are imposed, it would not make sense to encourage further study. Staff recommends temporary controls be imposed and that more study be done. Mr. Meder suggested that, recalling the land value impacts resulting from adoption of the 1971 General Plan and placement of certain lands in General Forest, it would be best to leave the matter as open as possible so that future options are not closed off. Ms. Smith commented that, while she did not insist on permanent controls, she did not actively support temporary controls. Mr. Pyle, from the audience, suggested that "interim" might be a more appropriate concept. The adoption of the new General Plan would supersede any interim controls.

The APC recessed for lunch and reconvened at 1:20 p.m.

Mr. Randolph asked that each alternative for improved management be taken up individually because on some he favored permanent controls and on others "interim" controls until adoption of the new General Plan. Specifically he questioned adding coverage over and above that which is allowed in a particular area through transfer of development coverage from an SEZ. Mr. Winslow suggested taking up transfer of development rights and coverage in the General Plan update rather than in the 208 document. There was general agreement that subdivision was defined as creation of any new parcels. Mr. Dodgion commented that the Compact puts a temporary prohibition on new subdivisions until development of the threshold analysis. For the APC to recommend a permanent control would be contrary to the bistate Compact.

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Mr. Sawyer asked that TRPA's proposal revise its limited offset schedule from 18 months to 12 months to coincide with the State's plan and to eliminate two offset schedules. Staff concurred with this suggestion.

MOTION by Mr. Randolph with a second by Mr. Hoole to recommend adoption of Alternative 2 for management of stream environment zones but to change the language to provide for "interim" (rather than temporary) prohibition of SEZ encroachment and further study of plans for SEZ management. The conditions as stated in this alternative would be in effect until the new General Plan is adopted. (The May, 1983 date is to be deleted.) The motion carried on the following vote:

Ayes: Mr. Milam, Mr. Renz, Mr. Combs, Mr. Young,
Ms. Bogush, Mr. Hoole, Ms. Smith, Mr. Dodgion,
Mr. Randolph, Mr. Meder
Nays: None
Abstain: Mr. Hoefer
Absent: None

MOTION by Mr. Meder with a second by Mr. Randolph to recommend approval of Alternative 2 for management of high hazard lands (interim prohibition on development of high erosion and high runoff hazard lands) with the language amendments as stated in the previous action (delete "temporary" and the May, 1983 date and include "until General Plan adoption"). The motion carried on the following vote:

Ayes: Mr. Milam, Mr. Renz, Mr. Combs, Mr. Young,
Ms. Bogush, Mr. Hoole, Ms. Smith, Mr. Dodgion,
Mr. Randolph, Mr. Meder
Nays: None
Abstain: Mr. Hoefer
Absent: None

MOTION by Ms. Smith with a second by Mr. Randolph to recommend approval of Alternative 2a for interim controls imposing land capability system on individual parcels with language amendments as previously noted and with reference to transfer of land coverage being deleted and taken up instead as part of the General Plan update. The motion carried on the following vote:

Ayes: Mr. Milam, Mr. Renz, Mr. Combs, Mr. Young,
Ms. Bogush, Mr. Hoole, Ms. Smith, Mr. Dodgion,
Mr. Randolph, Mr. Meder
Nays: None
Abstain: Mr. Hoefer
Absent: None

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MOTION by Ms. Smith to recommend approval of Alternative 2 on the regulatory program for on-site runoff. Second by Mr. Randolph. The motion carried unanimously.

MOTION by Mr. Meder to recommend adoption of Alternative 2 on temporary prohibition on construction of new subdivisions deleting reference to the May 1, 1983 date. Second by Mr. Dodgion. The motion carried on the following vote:

Ayes: Mr. Milam, Mr. Renz, Mr. Combs, Mr. Young,
Ms. Bogush, Mr. Hoole, Mr. Hoefer, Mr. Dodgion,
Mr. Meder
Nays: Ms. Smith, Mr. Randolph
Abstain: None
Absent: None

Ms. Smith commented that she would prefer seeing a permanent prohibition on subdivisions. The staff was asked to make it clear that reference to subdivisions means "new construction".

Staff suggested modifications of the time period for TRPA review of offset commitments from 18 months to 12 months in order that there be consistency with the Lahontan schedule.

MOTION by Mr. Randolph to recommend approval of Alternative 3 for a regulatory program tied to a full 20-year implementation program.

Mr. Randolph explained that this alternative had a regulatory program at the outset for management of erosion and drainage problems. Alternative 2 did not. Mr. Dodgion opposed this alternative stating it would require an NPDES permit rather than keeping it as an option. Staff indicated that it still preferred Alternative 2 since it was more in line with the understandings in effect with both states. Staff did concur, however, that a regulatory program will be instituted if commitments for remedial measures lag behind the proposed schedule.

Second by Ms. Smith. The motion failed on the following vote:

Ayes: Ms. Smith, Mr. Randolph
Nays: Mr. Milam, Mr. Renz, Mr. Combs, Mr. Young,
Ms. Bogush, Mr. Hoole, Mr. Hoefer, Mr. Dodgion,
Mr. Meder
Abstain: None
Absent: None

MOTION by Mr. Meder to adopt Alternative 2 for remedial measures constructed on a phased 20-year implementation schedule for management of erosion and drainage problems with the language previously discussed. Second by Mr. Hoole. The motion carried unanimously.

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Staff suggested that modifications to the forest practices amendments be handled with conditions on plan certification and that Alternative 2 to implement the handbook of best management practices be approved.

MOTION by Mr. Young with a second by Mr. Milam to recommend adoption of Alternative 2 on forest practices management. The recommendations in this category are to be compared to the California requirements. Second by Mr. Milam. The motion carried on the following vote:

Ayes: Mr. Milam, Mr. Renz, Mr. Combs, Mr. Young,
Ms. Bogush, Mr. Hoole, Ms. Smith, Mr. Dodgion,
Mr. Randolph, Mr. Meder
Nays: None
Abstain: Mr. Hoefler
Absent: None

MOTION by Mr. Meder with a second by Mr. Combs to approve the deletion of the May 1, 1983 date in the institutional and regulatory actions portion of the proposed amendments. The motion carried unanimously.

MOTION by Mr. Meder with a second by Mr. Young to recommend the proposed amendments to the TRPA 208 Plan on to the Governing Body as stated and to incorporate the CTRPA documents by reference. The motion carried unanimously.

Phil advised that he would report back to the APC on the Governing Body's action on the 208 work program.

B. Ordinances

1. Activities Exempt from Agency Review - Article VI(a)
2. Activities/Projects Categorically Exempt from EIS Requirements
- Article VII(f)

Senior Planner Gordon Barrett explained the staff's approach to the Compact requirements for ordinances identifying the extent of TRPA's involvement in reviewing projects in the Tahoe Basin. Staff has broken down the types of activities into four levels, from no local or TRPA review to a permit issuance by the TRPA Governing Body with full environmental documentation. The Environmental Impact Statement spoken of in the revised Compact is strictly a TRPA document and does not fall under the guidelines for either NEPA or CEQA. The staff briefly described the flow chart identifying what levels of review would be required for residential, tourist residential/timesharing, commercial, public and quasi-public, recreation resource management, land division, grading and demolition activities in the Tahoe Basin.

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Dennis Winslow, CTRPA Executive Director, voiced concern with staff's proposal pointing out that TRPA was required to implement the CTRPA ordinances and review criteria for the California portion of the Basin. What is proposed here for "ministerial" action (allowed by right) does not exist in California and is therefore not a proper heading. The basic concept that a permit issued by the local government under TRPA standards that complies with all regulations can be signed off by staff is acceptable, but the term "ministerial" does not relate to CEQA. Also not all staff actions will require negative declarations or environmental documentation; many can get away with categorical exemptions. To require a negative declaration for all staff actions creates too great a work load.

Further discussion followed on the extent of TRPA review of single family dwellings, of previously approved subdivisions, and on CTRPA approved subdivisions and projects. Phil advised that many of these concerns would be addressed by the Governing Body at the January 16 meeting.

C. Proposed Rules and Regulations

Gordon Barrett briefly outlined the proposed rules and regulations of practice and procedure. What the APC received is a document which combines both the old TRPA and CTRPA rules and regulations so that one set of rules can be applied for the entire Basin. Major changes from the old TRPA rules include a semi-annual review of General Plan amendments, specific requirements for application submittal, a 180 day review requirement, issuance of an actual permit, EIS requirements, the increased role of the APC, and conflict of interest statements for the staff and Governing Body and APC members. There was considerable discussion on the conflict of interest requirements and a feeling by some APC members that the intent of staff's proposal was good but there was no flexibility.

MOTION by Mr. Young to recommend that "meals" in section 8.1 of Article VIII of the proposed Rules and Regulations be deleted.

Mr. Milam suggested that the sentence in question be amended to read that "no member or employee of the Agency shall knowingly accept any gift from any applicant, representative of an applicant, or other person having an economic interest in a project."

Mr. Young's motion died for lack of a second.

Mr. Hoffman suggested that the conflict of interest regulations and the rules and regulations in general not be as specific as proposed by the staff but that the Agency be guided by the Compact.

Staff advised that the Governing Body was scheduled to review these rules and regulations on January 16 and that APC members should suggest any modifications as soon as possible.

VI CLEARINGHOUSE

- A. City of South Lake Tahoe, Notice of Intent, Small Cities Community Development Block Grant Program, U.S. Department of Housing and Urban Development

Ann Bogush, planning director for South Lake Tahoe, explained that the City was applying for a \$400,000 grant for use as follows: \$200,000 for low interest home improvement loans; \$185,000 for the 25% local matching funds for the state water

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quality grants for erosion and runoff control; and \$20,000 for public facility energy conservation programs. The former two amounts will be focused into the Sierra and Al Tahoe Tracts.

MOTION by Mr. Meder with a second by Mr. Milam to support the City's HUD small cities grant. The motion carried unanimously.

B. California Water Resources Control Board, Clean Lakes Grant

Staff explained that the California Water Resources Control Board has applied for \$4.2 million for 28 erosion control and drainage projects. Staff recommends support of the request assuming that the granting of a portion of these monies will not affect any proposed Nevada projects. The project list was compiled by the Lahontan Regional Water Quality Control Board taking into account the applications submitted by the local governments.

MOTION by Mr. Meder with a second by Mr. Young to support the CWRCB's request of EPA for Clean Lakes grant funds. The motion carried unanimously.

VII REPORTS

A. Public Interest Comments - none

B. APC Members

Stan Randolph questioned the extent of the Agency's involvement in clearinghouse (A-95) review. Staff explained that, although a lot of time was not spent in this area, there did need to be an early warning on upcoming projects so that TRPA input could be given early in the project planning stages. In the past, TRPA has been brought into the planning process at a point when modifications were impractical if not impossible. With the Tahoe Federal Coordinating Council in place, it does not appear that a lot of federal activities in the Basin are going on unscreened.

Ken Milam suggested that TRPA be prepared to receive a large amount of transportation planning funds should CTRPA cease to exist as called for in the Compact. Stan Randolph advised that there were planning as well as implementation funds available.

VIII RESOLUTIONS - none

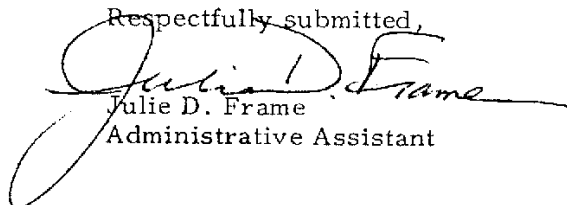
IX CORRESPONDENCE - none

X PENDING MATTERS - none

XI ADJOURNMENT - The meeting adjourned at 3:50 p.m.

This meeting was taped in its entirety. Anyone wishing to listen to the tapes may call for an appointment at (916) 541-0246.

Respectfully submitted,


Julie D. Frame
Administrative Assistant

TAHOE REGIONAL PLANNING AGENCY

MEMORANDUM

DATE: February 3, 1981

TO: The Advisory Planning Commission

FROM: The Staff

SUBJECT: Lake Tahoe Basin Water Quality Management (208) Plan

Status of Proposed Amendments

Staff presented the proposed amendments including the APC's recommendations to TRPA's 208 Plan at a public hearing held on January 28, 1981. Based on the public testimony and staff and APC recommendations, the Governing Body directed the staff to prepare an Environmental Impact Statement and an ordinance to implement the proposed amendments to the 208 Plan. A draft Environmental Impact Statement on the proposed amendments will be released for public comment in February. Consideration of adoption of the plan amendments and an implementing ordinance is scheduled for the April, 1981 Governing Body meeting. Staff will be prepared to discuss the significant testimony presented at the public hearing and the Governing Body direction for amendments to the 208 Plan at the February APC meeting.

Proposed Work Program to Implement 208 Plan Amendments

Staff included a draft work program to implement the proposed amendments to the 208 Plan in the January APC mailing. Staff will be prepared to discuss the proposed work plan along with modifications suggested by the State of Nevada and the Environmental Protection Agency.