

**TRPA
APC
PACKETS**

**JANUARY
1981**

Phil

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

NOTICE IS HEREBY GIVEN that on January 14, 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: January 5, 1981

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

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

2155 South Avenue, TRPA Conference Room
South Lake Tahoe, California

January 14, 1981
10:00 a.m.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV ~~STP~~ ELECTION OF OFFICERS
- V PLANNING MATTERS
 - A. Lake Tahoe Basin Water Quality Management (208) Plan
 - 1. Public Comments
 - 2. Proposed Amendments
 - 3. Work Program for 208 Grant
 - B. Ordinances
 - 1. Activities Exempt from Agency Review - Article VI(a)
 - 2. Activities/Projects Categorically Exempt from EIS Requirements - Article VII(f)
 - C. Proposed Rules and Regulations
- 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
 - B. California Water Resources Control Board, Clean Lakes Grant
- VII REPORTS
 - A. Public Interest Comments
 - B. APC Members
- VIII RESOLUTIONS
- IX CORRESPONDENCE
- X PENDING MATTERS
- XI ADJOURNMENT

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TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

December 10, 1980
10:00 a.m.

REGULAR MEETING MINUTES

I CALL TO ORDER AND DETERMINATION OF QUORUM

The meeting was called to order by Chairman Phil Overeynder at 10:05 a.m. It was noted that the meeting had been properly noticed as required by the Nevada Open Meeting Law. Phil advised that, because of pending Compact amendments, this might be the last official meeting of the current APC and thanked all existing members for their past participation in Agency activities and for continued support of a bistate management approach for the Tahoe Basin. At this point the Compact amendments have received Congressional approval and are awaiting the President's signature. The first meeting of the new Advisory Planning Commission is tentatively being scheduled for January 14, 1981.

APC Members Present: Mr. Combs, Mr. Milam, Ms. Bogush, Mr. Young, Ms. Huber, Mr. Hofer, Mr. Wright, Mr. Maki, Ms. Unsicker, Mr. Hansen, Mr. Bidart, Ms. McMorris, Mr. Bailey, Mr. Renz (for Mr. Hadfield), Mr. Pyle

APC Members Absent: Mr. Burnham, Mr. Scribner, Mr. Hoole

II APPROVAL OF AGENDA

Phil asked that discussion on the APC's future direction and role under the amended Compact be added to the agenda as a planning matter.

MOTION by Mr. Hansen with a second by Mr. Bidart to approve the agenda as amended.

III DISPOSITION OF MINUTES

Jon Hofer asked that the last sentence in the first paragraph on page 6 of the November 12, 1980 APC minutes be amended to read that "The Forest Service will be providing \$300,000 each year over the next two year period to get the threshold study off and running."

MOTION by Mr. Hofer with a second by Mr. Milam to approve the November 12, 1980 APC minutes as amended. The motion carried unanimously.

IV PLANNING MATTERS

- A. Hyatt Tahoe, Inc., Alternative Plans to Provide Necessary Vehicle Parking Consistent With TRPA Land Coverage Constraints, Washoe County

Associate Planner Jim Dana summarized the APC's action to date on the previously requested General Plan amendment for the Hyatt Tahoe project. The matter is back on the agenda in an attempt to resolve the parking problems associated with the Hyatt site.

APC REGULAR MEETING MINUTES DECEMBER 10, 1980

Preliminary results from a study done on the Third Creek flood plain show that both the Third Creek and the Incline Creek flood plains connect in this area and that the parking lot is inside the flood plain. Currently, the Washoe County Regional Planning Commission and NTRPA are reviewing interior remodeling proposed by the Hyatt, and TRPA is requesting that parking impacts be analyzed before issuance of remodeling permits to insure that the parking problems are not being aggravated with the expansion of gaming. Hyatt did not feel it could comply with the APC's November recommendation to remove parking from the SEZ, to restore the site, and at the same time to remove additional land coverage in other areas to bring the total site into conformance. Hyatt has also represented that placement of a multi-story parking structure, as suggested by the APC in November, was beyond its ability. Jim Dana summarized the various options available to the Advisory Planning Commission. These include approving the request for 50% coverage in the SEZ, approving the 50% coverage in the SEZ but requiring that it be transferred elsewhere on the Hyatt site, approving the reclassification with 30% coverage to be transferred out of the SEZ, approving the reclassification but with 1% coverage only, and denial of the requested reclassification to Tourist Commercial with a requirement to remove the parking from the Recreation area and to bring total coverage on the site within compliance. In November, the APC recommended denial of the request to reclassify the employee parking area from Recreation to Tourist Commercial with 50% coverage and asked that the staff, working with the applicant, evaluate other alternatives.

Mr. Tony Hartman, representing Hyatt, summarized the alterations over the years to the Hyatt site and stressed the hotel's emphasis in recent years on its convention business. Transportation from the Reno airport is currently provided by a shuttle bus, and a 20 passenger bus runs twice each day from Hyatt to Truckee to transport employees. There is no housing on the site for employees.

MOTION by Mr. Hoefler to reaffirm the previous denial to reclassify the SEZ parking area to Tourist Commercial with 50% coverage. Second by Mr. Milam.

Mr. Milam suggested that transit solutions, especially for employees and for guests, be explored further; that the multi-story parking alternative be reevaluated; and that increased coverage be considered so long as it is in an appropriate land capability district and not in a stream environment zone.

The motion carried on the following vote:

Ayes:	Mr. Combs, Mr. Milam, Ms. Bogush, Mr. Young, Ms. Huber, Mr. Hoefler, Mr. Wright, Mr. Maki, Ms. Unsicker, Mr. Hansen, Mr. Bidart, Ms. McMorris, Mr. Renz, Mr. Pyle
Nays:	None
Abstain:	Mr. Bailey
Absent:	Mr. Burnham, Mr. Scribner, Mr. Hoole

APC REGULAR MEETING MINUTES DECEMBER 10, 1980

B. Consideration of Specific Amendments to the Lake Tahoe Basin Water Quality Management (208) Plan and Implementing Ordinances

Phil Overeynder brought the APC up to date on the Governing Body's action on the APC recommendations transmitted in November. A public hearing has been scheduled for January 28, 1981, to consider specific amendments on those areas where there is discrepancy between TRPA's 208 Plan and the California Water Resources Control Board's 208 Plan. This hearing date will still allow TRPA to take action within the 90 day time limit. One hitch has come up, however. If the Compact amendments become law prior to adoption of the 208 Plan amendments, there is a requirement for development of an EIR and a procedural requirement for a 60 day notice period. It is hoped that previous TRPA actions and documentation by TRPA and others will adequately meet the EIS requirement. Preliminary meetings with the California Board, Lahontan, the Nevada Division of Environmental Protection and local property owners to discuss the range of alternatives indicate general agreement as to types of alternatives being looked at. Phil explained the process used for preparing the amendments and the time schedule for receipt of public comments.

Mr. Andy Sawyer, from the California Water Resources Control Board, advised that his agency was looking for plan implementation. Timing is critical since Plan certification must be achieved by March 1, 1981 in order to qualify for a possible \$200,000 grant for continued 208 planning in the Tahoe Basin. If certain conditions are met to the satisfaction of the State Board, TRPA's 208 Plan will be certified. Recent amendments proposed by TRPA staff are in line with what the State would approve.

C. Activities Exempt from the Definition of a "Project" and Projects Exempt from Environmental Impact Report Requirements (Article VII f of the Proposed Tahoe Regional Planning Compact)

Senior Planner Gordon Barrett explained that until the Governing Body specifically defines a project under the new Compact all construction in the Tahoe Basin is subject to TRPA review and environmental documentation. Staff is in the process of preparing a list of all potential activities in the Basin, and the Board must determine by ordinance which ones will be exempt from TRPA review.

Rather than assign a special planning team made up of APC members to review the material prepared to date by the staff on this subject, it was generally agreed to proceed with the discussion with the full APC. The activities presented by staff related to residential, tourist residential, commercial, public and quasi-public, recreation, resource management and agriculture, land division, General Plan amendment, clearinghouse, and grading projects. Mr. Ron Nahas, from the audience, advised that the legislative intent of Nevada in passing the Compact amendments was to exempt single family dwellings from TRPA review as it was felt they did not have a significant impact. The cumulative impact was taken into account in the moratorium provisions of the bill. Staff suggested that the intent of the two Legislatures on this issue was cloudy and may not necessarily have been in agreement.

The APC worked through the document prepared by the staff and made suggestions on possible modifications. Staff indicated that a new draft would be sent out for the January 14 meeting incorporating the suggestions.

APC REGULAR MEETING MINUTES DECEMBER 10, 1980

D. The Future Role of the APC (added to the agenda for discussion only)

Phil pointed out that the new Compact did not include the executive officer as the chairman of the APC and that it would be necessary to elect a new chairman and vice chairman in January. With regard to the functions of the APC, Dick Pyle suggested that this should be left up to the new Governing Body. There should also be a better means of communicating the APC's concerns to the Board. Staff suggested that the APC members might also contact individual Board members to pass on APC comments.

V REPORTS

A. Public Interest Comments - none

B. APC Members

Jon Hoefler advised that in addition to Congressional passage of the Compact amendments the Burton-Santini Bill also was passed. On another matter, the Forest Service after ten years has a land management plan approved by the regional forester and by the Tahoe Federal Coordinating Council.

Keith Maki advised of a recent, significant court decision on a suit filed in 1925 which states that the water of the Carson River and Lahontan Reservoir belongs to the State of Nevada, the farmers and ranchers and is not under the control of the Federal Government. This could ultimately affect the Truckee River and Lake Tahoe.

Maury Bidart indicated that Soil Conservation Service soil information packets were available.

VI RESOLUTIONS - none

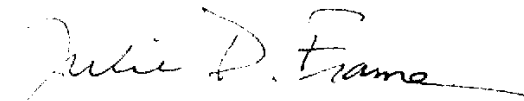
VII CORRESPONDENCE - none

VIII PENDING MATTERS - none

IX ADJOURNMENT - The meeting adjourned at 1:45 p.m.

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

Respectfully submitted,



Julie D. Frame
Administrative Assistant

TAHOE REGIONAL PLANNING AGENCY

MEMORANDUM

DATE: January 6, 1981

TO: The Advisory Planning Commission

FROM: The Staff

SUBJECT: Lake Tahoe Basin Water Quality Management Plan

Under separate cover, the staff's recommendations for amendments to the Lake Tahoe Basin Water Quality Management (208) Plan have been transmitted to each member of the Advisory Planning Commission. The staff's recommendations incorporated the APC actions of November 12, 1980, as well as suggestions from numerous agencies and individuals consulted prior to preparation of the Draft Amendments to the 208 Plan.

Public Comments

Although the schedule presented by Agency staff at the December APC meeting indicated that the public comment period would close on January 14, in order to provide an opportunity for APC review of the complete public testimony, Agency staff has extended the deadline for written comments to January 28, 1981. This was necessary to ensure an adequate lead time for public comments over the holiday season. Available comments will be transmitted to the APC for review at the January 14 meeting. Also, state, local and federal agencies and the general public will be asked to provide testimony on the proposed alternative plan amendments at the APC and Governing Body meetings.

CWRCB - PUBLIC HEARING - FEB 10 - RE. DESIGNATION OF 208 PLANNING AGENCY

APC Recommendations

Final APC recommendations regarding amendments to the 208 Plan are proposed to be transmitted to the Governing Body for its consideration at the January 28 public hearing.

Proposed TRPA 208 Work Program

TRPA staff has submitted a draft work program for review by the Environmental Protection Agency (EPA), Nevada Division of Environmental Protection and California Water Resources Control Board (attachment). The proposal includes a request to EPA to fund the work elements necessary to complete the additional studies envisioned in the proposed 208 amendments. This includes management plans for high erosion hazard lands, stream environment zones and lands with coverage in excess of land capability. The proposed work program would only be implemented if the 208 Plan amendments are accepted by the Governing Body and certified by both states.

Action taken by the TRPA Advisory Planning Commission on November 12, 1980, relative to 208 planning and specifically recommended modifications to the TRPA 208 Plan:

MOTION by Ms. McMorris that TRPA adopt for erosion and urban runoff control projects a 10 year "objective implementation program" and request a rider to the federal compact for \$100 million in erosion control implementation funds. Second by Mr. Young. The motion carried on the following vote:

Ayes: Mr. Milam, Ms. Bogush, Mr. Young, Mr. Scribner,
Ms. Huber, Mr. Maki, Mr. Hansen, Mr. Curtis,
Ms. McMorris, Mr. Bailey
Nays: Mr. Minedew
Abstain: Mr. Hoefer, Mr. White, Mr. Parson
Absent: Mr. Combs, Mr. Burnham, Mr. Hoole, Mr. Hadfield

MOTION by Mr. Milam that any development restrictions imposed on subdivisions relate as well to parcel maps. Second by Mr. Hansen. The motion carried on the following vote:

Ayes: Mr. Milam, Ms. Bogush, Mr. Young, Mr. Scribner,
Ms. Huber, Mr. Minedew, Mr. Maki, Mr. Hansen,
Mr. Curtis, Ms. McMorris, Mr. Parson
Nays: None
Abstain: Mr. Hoefer, Mr. White, Mr. Bailey
Absent: Mr. Combs, Mr. Burnham, Mr. Hoole, Mr. Hadfield

MOTION by Ms. McMorris that TRPA proceed to review SEZ's as previously done for single family dwellings and where a person can site his residence out of the SEZ he can proceed with the regular review process. If there is not sufficient land outside of an SEZ for construction of a single family dwelling on a particular lot, a temporary prohibition to build would be imposed on that lot until adoption of the revised General Plan. Second by Mr. Milam. The motion carried on the following vote:

Ayes: Mr. Milam, Ms. Bogush, Mr. Young, Mr. Scribner,
Ms. Huber, Mr. Hoefer, Mr. Hansen, Ms. McMorris,
Mr. Bailey, Mr. Parson
Nays: Mr. Minedew, Mr. Curtis
Abstain: Mr. Maki, Mr. White
Absent: Mr. Combs, Mr. Burnham, Mr. Hoole, Mr. Hadfield

MOTION by Mr. Milam with a second by Ms. McMorris that language be added to the TRPA 208 Plan that restricts land coverage consistent with land capability until the new Regional Plan is adopted by TRPA. The motion carried on the following vote:

Ayes: Mr. Milam, Ms. Bogush, Mr. Young, Mr. Scribner,
Ms. Huber, Mr. Hoefer, Mr. Minedew, Mr. Maki,
Mr. Hansen, Ms. McMorris, Mr. Bailey, Mr. Parson
Nays: None
Abstain: Mr. White, Mr. Curtis
Absent: Mr. Combs, Mr. Burnham, Mr. Hoole, Mr. Hadfield

MOTION by Mr. Milam that with regard to offsetting remedial erosion and drainage measures there be a 1 to 1 ratio between the amount of development and the amount of offset required from new development and the expected erosion which would take place as a result of that development; and that the method of implementation (be it by expenditure of public funds or by a requirement of individual development approvals) be left to the local jurisdictions. The exact methodology for determining the offsetting remedial measures is to be determined at a later date by TRPA staff. Second by Mr. Young.

The motion carried on the following vote:

Ayes:	Mr. Milam, Ms. Bogush, Mr. Young, Mr. Scribner, Ms. Huber, Mr. Maki, Mr. Hansen, Mr. Curtis, Ms. McMorris, Mr. Bailey
Nays:	None
Abstain:	Mr. Hoefler, Mr. White, Mr. Parson
Absent:	Mr. Combs, Mr. Burnham, Mr. Hoole, Mr. Minedew, Mr. Hadfield

This last motion was passed with the understanding that the matter would be brought back to the APC for more discussion on the mechanisms for implementation.

June 19,

- 208 Plans

- June 19, } Clerical error
- Oct. 15, 1983 } ←
- Upon adoption of regional }

Att. 3.

- TDR's should be included in Mgmt. plan
- Check

~~AND STATE~~

~~of the State of Florida~~

Prohibition on 1, 2, 3 vs. strict compliance w/ land cap.

208 APPLICATIONS

- MILESTONES

INTERIM TARGETS

- TRANSMIT REQUESTS FOR SUPPORT TO CAL. & NEVADA

CLINT WHITNEY

LOU DODGSON

CHANGES

CASE STUDY ORIENTATION

- URBAN ^{GO} CONTROL

INCLUDE - THRESHOLD - SHOULD NOT BE PART OF PROGRAM

- TDR'S SHOULD BE INCLUDED

- OFFSET POLICY

- TRANSFER OF LAND COVERAGE

- ADOPTION PROCESS FOR ORDINANCES

- PUBLIC PARTIC. PROGRAM

NEED FINAL ^{WORK} PLAN BY END OF JANUARY

REVISIONS

PROPOSED WORK PLAN
LAKE TAHOE BASIN WATER QUALITY MANAGEMENT PROGRAM
PHASE IV 208 PLANNING

TAHOE REGIONAL PLANNING AGENCY

December, 1980

I. BACKGROUND

The Tahoe Regional Planning Agency (TRPA) was designated as the areawide water quality planning agency in 1974 by the Governors of both Nevada and California. In January, 1978, after completion and adoption of the Lake Tahoe Basin Water Quality Management Plan, TRPA requested certification of the plan by both states. The adopted plan was certified to EPA by Nevada but rejected by California.

In November, 1980, TRPA received a resolution from the California Water Resources Control Board setting forth the conditions under which a TRPA Water Quality Plan would be certified. TRPA has scheduled public hearings to consider amendments to the existing plan which may be acceptable to both states. The amendments under consideration will require a substantial work effort in order to develop effective and workable regulatory controls, financing mechanisms and management plans for environmentally sensitive lands.

The proposed work program for water quality management planning would ensure effective implementation of the plan amendments under consideration as well as increased coordination with existing efforts of both states.

The Lahontan Region of the California Water Quality Control Board has developed and submitted a work program for a Lake Tahoe Urban Runoff Control Program. That document is incorporated by reference as part of the TRPA proposed work program. If TRPA receives EPA approval of an amended 208 Plan, the Agency proposes to accomplish the work included in the California proposal through a subagreement.

II. PURPOSE AND OBJECTIVES

The proposed TRPA work effort will focus activities in four areas which will provide a basis for implementation of the amendments to the TRPA plan. The effort of the Lahontan Regional Water Quality Control Board will be focused on development of an urban runoff control program (attachment). The TRPA work program will include the following elements:

- . Assessment and refinement of management programs for environmentally sensitive lands
- . Development of on-site runoff control programs
- . Development of financial strategies for plan implementation
- . Development of water quality elements of environmental threshold limitations.

The objectives of the TRPA work program are to develop the necessary base information for improved management of environmentally sensitive lands, to provide specific and enforceable control measures for on-site runoff problems, to develop a financial program which will ensure successful implementation of the plan and to ensure that all plan elements are compatible with other water quality management activities such as the Santini-Burton Bill and environmental thresholds developed pursuant to the TRPA Compact amendments. The objective of the urban runoff control portion of the work program is to provide a basis for implementation of cost-effective urban runoff controls in the Basin.

III. PROPOSED WORK PROGRAM

In order to meet the objectives outlined above and to satisfy the recommended amendments to the Water Quality Plan, the proposed following work elements will be accomplished:

A. Assessment and Refinement of Management Programs for Environmentally Sensitive Lands

The proposed amendments to the TRPA 208 Plan recommend that construction activities on environmentally sensitive lands be deferred until completion of detailed management plans for stream environment zones, high erosion hazard lands, high runoff hazard lands and land which could not be developed in accordance with land capability limitations. If approved by the TRPA Governing Board, these amendments would be immediately effectuated by the provisions of the TRPA Compact revisions. The work program to develop the management plan for sensitive areas and preparation of revised Agency ordinances temporarily prohibiting development in these areas will require the following tasks to be completed:

- . Develop an updated inventory and mapping system delineating existing land use zoning and land capability. The land capability and natural resource information base would include geomorphic units, soil classifications, stream environment zones, slope, vegetative cover, shorezone tolerance districts and other pertinent information. The development and funding of the resource information base is proposed to be included as part of the definition of Environmental Thresholds (not a part of this proposal).
- . Evaluate land coverage restrictions, slope stabilization, revegetation, and drainage requirements for all land capability classes including stream environment zones high erosion hazard lands, high runoff potential lands and high hazard geomorphic units. The evaluation will address the non-degradation requirements of Federal and State water quality agencies.

- . Development of a management plan for stream environment zones including consideration of the feasibility of restoring the natural filtration and treatment ability of stream environment zones. The plan will also include specific practices for the protection and enhancement of stream environment zones and will be related to an acquisition plan to be prepared under the Santini-Burton Bill. All feasible management solutions consistent with the protection of water quality will be evaluated.
- . Development of a management plan for high hazard lands. This will include an assessment of the effectiveness of erosion control strategies such as slope stabilization and drainage improvements. The plan will be correlated with an acquisition plan as provided under the Santini-Burton Bill and will include an assessment of the full range of mechanisms to provide adequate protection consistent with water quality requirements.
- . Development of a management plan for lands not developable within land capability restrictions including consideration of the factors listed above. The plan will also consider proposals for transfer of land coverage and other mechanisms to achieve water quality requirements on an areawide basis.
- . Coordinate development criteria with criteria for environmental threshold limitations and ensure consistency of base data.
- . Development of interim ordinances (i.e. effective until adoption of TRPA General Plan) to control development on sensitive environmental lands.

B. Development of On-Site Runoff Control Programs

The recommended amendments to the TRPA 208 Plan call for an upgraded program for managing on-site runoff from developed areas. The work program for this element includes the following:

- . Evaluate and compare effectiveness of on-site control measures implemented through existing permits required by the existing TRPA plan. This will include evaluation of self-monitoring data required for NPDES permits and compliance with TRPA permit conditions. This element will emphasize an assessment of operation and maintenance of existing systems, needs to upgrade existing systems and methods to minimize maintenance requirements.
- . Develop on-site runoff control ordinances consistent with proposed amendments to the TRPA plan in cooperation with local governments and state water quality agencies.

C. Development of Financial Strategies for Plan Implementation

The objective of this work element is to develop and implement financial programs capable of ensuring adequate plan implementation. This work element will be carried out through completion of the following tasks:

- . Evaluate funding sources contained in the existing TRPA plan and analyze additional funding sources which may be available based on recent legislation and legislative proposals.
- . Coordinate potential revenue sources with revisions to the 208 Plan necessary to implement environmental thresholds.
- . Develop a prioritization of capital expenditures for plan implementation after assessment of the most critical water quality control needs (including remedial measures and acquisition programs).
- . Develop a strategy and timetable for implementation based on projected funding sources.
- . Evaluate the need for regulatory programs necessary to ensure plan implementation.

D. Program Coordination with Environmental Threshold Development

This work element will ensure consistency of any revisions to the 208 Plan with environmental threshold development as required by the TRPA Compact amendments. The development of water quality thresholds is not anticipated to be carried out as part of the 208 program, but careful monitoring of the threshold project will be required to ensure consistency of data utilized and results.

E. Urban Runoff Control Program

This work element is proposed to be conducted under a subagreement as described in the attachment.

IV. SCHEDULE AND COST

All work proposed under this proposed work plan will be completed by October 1, 1982. The projected costs are \$267,000 as detailed by work element in the attached program budget.