

**TRPA
GOVERNING BOARD
PACKETS**

**OCTOBER
1981**

October 1981

Phil

NOTICE OF MEETINGS OF THE
GOVERNING BODY OF THE
TAHOE REGIONAL PLANNING AGENCY


NOTICE IS HEREBY GIVEN that on October 28, 1981, commencing at 8: 30 a.m. at the office of the Tahoe Regional Planning Agency, located at 2155 South Avenue, South Lake Tahoe, California, the Finance Committee of said agency will meet to discuss the TRPA budget, work program and financial status.

NOTICE IS FURTHER GIVEN that at 9: 30 a.m. at the same location the Governing Body of said agency will conduct its regular meeting. The agenda for said meeting is attached to and made a part of this notice.

NOTICE IS FURTHER GIVEN that the Governing Body of said agency and the Tahoe Transportation District will conduct a recessed dinner meeting commencing at 6: 30 p.m. on the evening of Wednesday, October 28, 1981, at the Alpine Health Club at Caesar's Tahoe, Stateline, Nevada.

Dated: October 16, 1981

By:


Philip A. Overeynder
Executive Director
Tahoe Regional Planning Agency

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

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

- F.S.
- D.C.S.I.D.
- ART. VIII

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

October 28, 1981 9:30 a.m.
October 29, 1981 9:30 a.m.

NOTE There will be a meeting of the Finance Committee at 8:30 a.m. in the TRPA office prior to the regular meeting. The purpose of said meeting is to discuss the Agency's budget, work program and financial status.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR
- V SPECIAL REPORT - Federal Agency/TRPA Coordination Effort
- VI PUBLIC HEARING
 - Amendments to Article VIII (Conflict of Interest) of the Rules and Regulations of Practice and Procedure
- VII PLANNING MATTERS
 - A. Environmental Threshold Carrying Capacities
 - B. Guidelines for Review of Air Quality Impacts, Standards and Mitigation
 - C. Review of Implementation of the 208 Water Quality Management Plan
 - D. Proposed Shorezone Ordinance Amendments
 - E. Proposed Land Use Ordinance Amendments
 - F. October 15 Grading Extensions in Critical Areas
 - G. Procedure for Staff-Initiated Land Capability Challenges
- VIII SPECIAL DETERMINATIONS
 - A. Chambers Landing Subdivision, Status of TRPA Tentative Map Approval, Settlement of Litigation and Related Matters, Placer County
 - B. Application Status
 - 1. Poppoff/Obuhoff, Status of Pier Application, Carnelian Bay, APN 89-282-04 and -03, Placer County, TRPA File #80135

APPROVED

2. Ron Smith, Status of Pier Application, Incline Village, APN 122-181-58, Washoe County, TRPA File #81119
- C. Application Compliance With Compact Article VI(c)
1. Bliss/Sharp, Krater, Parcel Map, Glenbrook, APN 1-040-02 and 1-050-17, Douglas County, TRPA File #81784
- D. Application Compliance With Compact Article VI(c) and Sections 4.21, 5.13 and 5.14 of the California Side Land Use Ordinance
1. Waystation Motel, Timeshare, Tahoe Beach and Ski Club, City of South Lake Tahoe — OFF
 2. Pineland Development, Condominium Map for Approved Office Building, Placer County
 3. Tahoe Valley Apartments, Subdivision of 70 Existing Apartment Units Into 19 Parcels, City of South Lake Tahoe, APN 32-291-10, City of South Lake Tahoe, TRPA File #73134
 4. Marshall Court Condominiums, Condominium Map for 5 Existing Apartment Units, El Dorado County
- E. Determination of Status Under Section 9.13, Nevada Side Land Use Ordinance
1. Gary Sheerin, Rocky Point Subdivision, Block C, Lots 1-4, APN 055-345-01, Washoe County, TRPA File #81-1148

IX ENFORCEMENT

A. Show Cause Hearings

1. Tahoe Crescent Partnership, Ltd./Harrah's Tahoe, Unauthorized Change in a Commercial Use for Relocation of Harrah's Employee Parking and Unauthorized Modification of Prior TRPA Approval, APN 29-442-04, City of South Lake Tahoe, TRPA File #81694
2. Sam Worley/Tahoe Douglas Church, Unauthorized Construction of a Parking Lot, Level 4, APN 07-180-76, Douglas County

B. Reports

1. Hyatt Lake Tahoe, Interpretation of Land Use Boundaries

X APPEALS OF STAFF DETERMINATIONS

- A. McFarland/Lundahl, Four 4-plexes, 800 Southwood Boulevard, Appeal of Staff Decision to Require an EIS, APN 122-222-46, Washoe County, TRPA File #81816
- B. Menzer/Pacific Crest Corporation, Appeal of Staff Rejection of Application for a Commercial Project, Determination of Vested Right, Lot 10, Blk D, Commercial Subdivision #1, Washoe County, TRPA File #81-1258

- C. Tahoe Sierra Preservation Council, Appeal of Subdivision Planning Team Evaluations on Chateau Acres, Incline Village; Country Club of Incline, Incline Village; Whispering Pines, Incline Village; Scotchwood, Incline Village; Tyrolian Village, Upper Area, Units 1-4 and 5, Incline Village; Crystal Bay (all subdivisions); Elk Point, Douglas County - at 9:30 a.m. October 29, 1981

XI PUBLIC WORKS

Byars/Nevada Paving Company/Incline Village General Improvement District, Northlake Subdivision Water System Improvements, Washoe County, TRPA File #81-1172

XII NOTIFICATION OF INTENT TO CERTIFY FINDING OF NO SIGNIFICANT EFFECT AND AGENCY REVIEW - 10:30 a.m. October 29, 1981

- A. McNary/Tonnemacher, Single Family Dwelling in an SEZ, Lot A, McKinney Drive, APN 97-193-11, Placer County, TRPA File #81-1222
- B. Setzer/Chambers, Timber Harvesting, Meyers, APN 61-020-03-10, El Dorado County, TRPA File #81-1088
- C. Walker/Berroyer, Reconsideration of TRPA Approval, Single Family Dwelling, Land Capability Challenge, Lot 12, Blk A, Incline Village #5, APN 125-421-12, Washoe County, TRPA File #81582
- D. Dan Gaines, Single Family Dwelling Addition in the Backshore, Crystal Bay, Application Exempt from Ordinance 81-5, Level 1A, APN 123-146-06, Washoe County, TRPA File #80133
- E. Water's Edge Condominium, Modification of Prior Approval for 46 Mooring Buoys, Tahoma, APN 15-351-01, El Dorado County, TRPA File #81071
- F. Marsden Cason, Multiple Use Pier, APN 122-390-19, Washoe County, TRPA File #81037
- G. Kjelland/Cashill, Shorezone, Jetty Removal, APN 122-181-41, Washoe County, TRPA File #81103
- H. T. Demercurio, Conversion of a Single Family Dwelling to a Duplex, Level 7, Replacement of Nonconforming Land Coverage, 170 Aynes Court, APN 07-111-22, Douglas County, TRPA File #81828
- I. Stephen McKinzie, McKinzie Professional Office Building, 871 Tanager, APN 122-285-02, Washoe County, TRPA File #81-1096
- J. John Michelsen, Michelsen Complex, Timeshare Lease Proposal for 67 Approved Motel Units, Compliance With Compact Article VI(c), Kingsbury Grade, APN 07-130-17 and -18, Douglas County, TRPA File #81-1110

XIII ADMINISTRATIVE MATTERS

- A. Approval of Year-End Audit, FY 1980-81
- B. Revisions to Filing Fee Schedule

- C. Contracts for Land Capability Review Team
- D. Memorandum of Understanding, USDA Office of Inspector General, Regarding Audit Requirements
- E. Budget and Work Program Status
- F. Other

XIV REPORTS

- A. APC Activities
- B. Executive Session
- C. Executive Director Report
- D. Legal Counsel Report
- E. Governing Body Members
- F. Public Interest Comments

XV RESOLUTIONS

XVI CORRESPONDENCE

XVII PENDING MATTERS

XVIII ADJOURNMENT

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

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

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

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

CONSENT CALENDAR
TRPA Governing Body Meeting, Oct. 28, 1981

Approval of these items requires a finding of no significant environmental effect and approval with conditions and necessary findings.

A. Case-by-Case Single Family Dwellings - Section 2.00, Ordinance 81-5

1. Cohune/Ford, Level 1A, Lot 14, Blk W, Incline Village #2,
APN 125-131-14, Washoe County, TRPA File #81174
2. Turich/Ford, Level 1A, Lot 12, Blk G, Incline Village #1,
APN 125-252-02, Washoe County, TRPA File #81-1142
3. Coates/Ford, Level 1A, Lot 33, Blk C, Incline Village #1,
APN 125-244-12, Washoe County, TRPA File #81-1138
4. Mason/Zimmerman, Level 1A, Lot 71, North Lakeridge,
APN 03-171-07, Washoe County, TRPA File #81836
5. Erwin/Majors, Level 1A, Lot 5, Blk A, Incline Village #5,
APN 125-421-05, Washoe County, TRPA File #81934
6. Lockett/Hebel, Level 1A, Lot 25, Blk B, Incline Village #5,
APN 125-422-01, Washoe County, TRPA File #81512
7. Hoag/TSPC, Level 3, Lot 10, Blk G, Incline Village #1,
APN 125-231-10, Washoe County, TRPA File #81936
8. Jack Prier, Level 3, Lot 10, Blk H, Incline Village #1,
APN 125-232-07, Washoe County, TRPA File #81048
9. Wright/O'Hara, Level 1A, Lot 8, Blk G, Incline Village #5,
APN 125-441-08, Washoe County, TRPA File #81718
10. Richard George, Level 3, Lot 64, Blk F, Incline Village #4,
APN 125-531-14, Washoe County, TRPA File #81840
11. C. Merkel, Level 1A, 563 Bronco Court, APN 125-563-01,
Washoe County, TRPA File #81162
12. Benach/Curtis, Levels 1A and 3, Lot 57, Blk E, Incline Village #4,
APN 125-512-03, Washoe County, TRPA File #81942
13. Louis Prior, Level 1A, Lot 78, North Lakeridge Estates,
APN 3-171-30-3-A, Douglas County, TRPA File #81-1028

← SLOPES 6070

← SLOPES 2870

← ADJUT'D

B. Single Family Dwellings on Sites in California Containing an SEZ

1. Jackalone/Foster Engineering, Remodel of Existing Dwelling, Level 6,
Lot 12, North Avenue, APN 112-290-29, Placer County, TRPA File #81-1180

2. Delman/Foster Engineering, Addition to Existing Dwelling, Level 6, Lot 110, North Ridge Drive, APN 91-186-02, Placer County, TRPA File #81-1174
3. R. Capella, Level 5, Lot 74, Grass Lake Road, APN 36-503-01, El Dorado County, TRPA File #81-1146
4. Patricia Ryan, Addition to Existing Dwelling, Level 5, 5699 McKinney Drive, APN 97-193-08 and -09, Placer County, TRPA File #81-1224
5. Coffman/Tippin, Level 5, Lot 78, Carnelian Heights #2, APN 92-225-01, Placer County, TRPA File #81-1144
6. Shelton/Bouley, Level 5, Lots 33, 34, and 35, Woodvista Subdivision, APN 89-181-20, Placer County, TRPA File #81-1210

C. Single Family Dwellings on Sites in Nevada Containing an SEZ

1. Gidding/Reyman, Remodel of Existing Dwelling, Level 6, 1720 Pine Cone Circle, APN 122-332-11, Washoe County, TRPA File #81-1134
2. Fred Richards, Level 6, Lot 118, Fairway Estates #2, APN 124-171-05, Washoe County, TRPA File #81-1104

D. Nevada Single Family Dwelling Applications Exempt From Ordinance 81-5

1. Farrell/Curtis, Levels 1 and 3, Lot 16, Blk D, Incline Village #5, APN 125-443-02, Washoe County, TRPA File #81-1216
2. A. Hartmann, Level 1A, Lot 26, Blk A, Incline Village #1, APN 125-192-06, Washoe County, TRPA File #81-1092
3. Pacific Home Development, Level 1A, Lot C-218, Tyrolian Village #4, APN 126-590-09, Washoe County, TRPA File #81986
4. Mostafavi/Curtis, Levels 1 and 3, Lot 11, Blk G, Country Club of Incline, APN 124-224-03, TRPA File #81990
5. Johnson/TSPC, Level 1A, Lot 24, Blk E, Incline Village #2, APN 125-172-29, Washoe County, TRPA File #81918

E. Single Family Dwelling Construction in the Backshore, California

1. Kyocera/Fagen, Tahoe Keys, APN 22-831-22, City of South Lake Tahoe, TRPA File #81093
2. Ruttell/Maddox, Tahoe Keys, APN 22-381-14, City of South Lake Tahoe, TRPA File #81109
3. McClurg/Maddox, Tahoe Keys, APN 22-381-17, City of South Lake Tahoe, TRPA File #89111
4. George Cooper, Level 5, Kings Beach, APN 89-191-01, Placer County, TRPA File #81087

F. Land Capability Challenges

1. Bostic/Barrow, Lot 29, Blk 4, Incline Village #4, APN 125-541-13, Washoe County, TRPA File #81-1040
2. Santich/Barrow, Lot 28, Blk L, Incline Village #4, APN 125-541-14, Washoe County, TRPA File #81-1042
3. Hansen/McBride, Lot 95, Blk F, Incline Village Unit #4, APN 125-543-08, Washoe County, TRPA File #81720
4. Dennis Erickson, Lot 102, Blk F, Incline Village Unit #4, APN 125-531-36, Washoe County, TRPA File #81-1056
5. Peter Baldassarre, Lot 1, Blk J, Incline Village #4, APN 125-522-02, Washoe County, TRPA File #81760
6. Hawkins/Barrow, Lot 32, Blk I, Incline Village Unit #4, APN 125-522-06 Washoe County, TRPA File #81-1026
7. Anderson/Dodds, Lot 2, Block L. Incline Village Unit #1A, APN 125-386-08, Washoe County, TRPA File #81838
8. Chesier/Ascierto, Lot 17, Scotchwood, APN 126-251-06, Washoe County, TRPA File #81984
9. Tufts/Glab, Lot 13, Blk P, Round Hill Village Unit #4, Douglas County TRPA File #81642
10. Miller/Glab, Lot 60, Blk J, Kingsbury Meadows, APN 07-233-10, Douglas County, TRPA File #81790
11. Star Harbor, Unit 1, APN 94-140-57, Placer County, TRPA File #81858

G. Miscellaneous

1. Mele/Caterino, Backshore Single Family Dwelling, Level 6, Lot 10, Lakeshore Subdivision, APN 122-181-59, Washoe County, TRPA File #81083
2. Dreyfus/Wilday, Backshore Single Family Dwelling and Two Guest Houses, Level 4, SEZ, Zephyr Cove, APN 05-060-04, Douglas County, TRPA File #81-1108
3. Rheingruber, Replacement of Nonconforming Land Coverage in the Backshore APN 26-033-08, City of South Lake Tahoe, TRPA File #81-1034
4. Matocq, Multiple Use Pier, Tahoe Vista, APN 89-141-02, Placer County TRPA File #79083
5. Burt Avery, One Mooring Buoy, Glenbrook, APN 1-060-08, Douglas County TRPA File #81107

6. Cockcroft/Curtis, Duplex, Level 4, Incline Village, APN 125-461-02, Washoe County, TRPA File #81938
7. Baxter/Manna, Retaining Wall, Level 1A, Roundhill Village, APN 05-321-25, Douglas County, TRPA File #81-1030
8. Tom Crawford, California Application Exempt from Ordinance 81-5, Single Family Dwelling, Level 3, Twin Peaks, APN 83-330-11, Placer County, TRPA File #81-1046
9. Simpson, Replacement of Nonconforming Land Coverage, 751 Allison Drive, APN 125-051-04, Washoe County, TRPA File #81-1232
10. Roberta Shatting, Replacement of Nonconforming Land Coverage, Brockway Vista, APN 90-141-13, Placer County, TRPA File #79083

REMOVE

TAHOE REGIONAL PLANNING AGENCY

P.O. Box 8896
South Lake Tahoe, California 95731

2155 South Avenue

(916) 541-0246

MEMORANDUM

DATE: October 21, 1981

TO: Governing Board
FROM: Agency Staff
SUBJECT: Agenda Modifications

Agency staff requests that the following changes be made to the October Agenda:

- 1) Remove from the Consent Calendar Item G(2) Dreyfus/Wilday, Backshore Single Family Dwelling and Two Guest Houses. The item should be relocated to Item XII(K) of the regular agenda.
- 2) Remove Consent Calendar Item A(13) from the Agenda, Louis Prior, Level 1A, Lot 78, North Lakeridge Estates.
- 3) Remove Item XII(A) from the Agency, McNary/Tonnemacher, Single Family Dwelling in an SEZ, Lot A, McKinney Drive, APN 97-193-11.
- 4) Remove Agenda Item XII(F) from the Agenda, Marsden Cason, Multiple Use Pier, APN 122-390-19.

This month's packet has a new format. The consent calendar is divided into a number of project categories. Sections A through F of the consent calendar are preceded by a cover summary which explains the project category. The cover summary is followed by fact sheets for each project.

The actions and findings required to approve each item on the agenda are included herein. Therefore, there will be no second packet. The attachments referred to (A through H) are included at the end of the packet.

sf/
10/21/81

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

Gran Hall, Granlibakken
Ski and Racquet Resort

September 23, 1981
September 24, 1981

REGULAR MEETING MINUTES

I CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Roland Westergard called the meeting of the Tahoe Regional Planning Agency to order at 9:05 a.m., followed by the Pledge of Allegiance to the Flag led by Board member Norm Woods. It was noted that the meeting had been properly noticed as required by the Nevada Open Meeting Law.

TRPA Members Present: Mr. Stewart, Mr. Weise (present at 9:50 a.m.),
Mr. Mangers (present at 10:30 a.m.)
Mr. Kjer, Mr. Steele (present at 11:30 a.m.),
Mr. Swackhamer, Mr. Sevison, Ms. Stoess,
Mr. Reed, Mr. Jacobsen (present at 11:20 a.m.),
Mr. Hall, Mr. Phillips, Mr. Woods,
Mr. Westergard, Mr. Morgan (for Mr. Zane Smith)

TRPA Members Absent: None

(It was noted on Mr. Weise's arrival that he had a current conflict of interest statement on file with the Agency and that Washoe County had designated him to act on behalf of Washoe County at the September, 1981 meeting.)

II APPROVAL OF AGENDA

Executive Director Phil Overeynder advised the Board that the Advisory Planning Commission wanted to consider specific language for a conflict of interest policy and would like Agenda Item VI B. (Public Hearing to Amend Article VIII of the Rules and Regulations) continued to October. The Forest Service has requested that Agenda Item VII A. (List of Exempt Public Works Activities) be continued for 30 days. Representatives for the Crescent V Shopping Center (Agenda Item XI B. Show Cause Hearing) would also like a 30 day continuance. Staff also requests that action on the Douglas County Sewer Improvement District paved access road (Agenda Item XII) be held off until next month.

The Incline Village General Improvement District has asked that the Board make the emergency findings necessary to add consideration of water system improvements to the agenda this month.

Representatives from Big Boy Restaurant (Agenda Item XIII E.) have asked that their request for approval of a fenced enclosure be removed from the agenda as indicated in the staff's memo sent in the packet.

TRPA REGULAR MEETING MINUTES SEPTEMBER 23, 1981

Greg George, Chief of the Project Review and Enforcement Division, in explaining IVGID's request for emergency action on its water line improvements, pointed out that the work was commenced without permits in an attempt to complete work prior to the October 15 grading deadline. Staff feels emergency findings can be made to add the matter to the agenda. Agency legal counsel Gary Owen advised that the Board must find the need to act on the item was unforeseen at the time the agenda was prepared, and there is a need to take action on the particular item at this month's meeting.

MOTION by Ms. Stoess to make the emergency findings necessary to place the IVGID water system improvements onto the September agenda. The motion carried on the following vote:

Ayes: Mr. Stewart, Mr. Kjer, Mr. Swackhamer, Mr. Sevison,
Ms. Stoess, Mr. Reed, Mr. Hall, Mr. Phillips,
Mr. Woods, Mr. Westergard
Nays: None
Abstain: None
Absent: Mr. Weise, Mr. Mangers, Mr. Steele, Mr. Jacobsen

Mr. Westergard directed that the IVGID item be considered on Thursday.

MOTION by Mr. Woods to approve the agenda as amended. The motion carried unanimously.

III DISPOSITION OF MINUTES

MOTION by Mr. Woods to approve the June minutes as presented. The motion carried unanimously.

MOTION by Mr. Woods to approve the July minutes as presented. The motion carried on the following vote:

Ayes: Mr. Woods, Mr. Swackhamer, Mr. Sevison,
Ms. Stoess, Mr. Reed, Mr. Hall, Mr. Phillips,
Mr. Woods, Mr. Westergard
Nays: None
Abstain: Mr. Stewart
Absent: Mr. Steele, Mr. Jacobsen, Mr. Weise, Mr. Mangers

IV SPECIAL REPORT

The Federal Agency/TRPA Coordination Effort

Mr. Bill Morgan advised that TRPA staff would be meeting with the technical group composed of representatives of Federal agencies on September 29 at which time staff is planning to outline the current status of the threshold analysis.

TRPA REGULAR MEETING MINUTES SEPTEMBER 23, 1981

The Bureau of Reclamation is still on its course to approve its jurisdiction over 64 acres in the Tahoe City area. As a result of a finding by officials of the Department of the Interior, an EIS on the consequences of vacating the land for public purposes is proceeding. The expected date of completion is late spring of next year. The TRPA staff is requested to take an active part in planning for this site. Chairman Westergard directed that the staff aid the Forest Service in this matter.

It is expected that EPA will soon award \$600,000 in Clean Lakes grant funds for work on Kingsbury Grade.

As a result of work done not long ago, the Soil Conservation Service in cooperation with the Tahoe Conservation Districts is having a dedication lunch for the Zephyr Cove/Marla Bay project October 15. Use of Federal Highway Funds for work on Nevada highways is now in the planning stages.

The Forest Service is planning a public hearing this coming Thursday and Friday in South Lake Tahoe on the Forest Service's EIS pursuant to the Burton-Santini Bill.

V CONSENT CALENDAR

MOTION by Mr. Kjer to make the necessary findings and to approve the items on the consent calendar. The motion carried unanimously.

VI PUBLIC HEARINGS

- A. General Plan Amendment Request by Barton Memorial Hospital to Reclassify 7 Acres of an 85 Acre Parcel from General Forest to Conservation Reserve, El Dorado County

Senior Planner Gordon Barrett advised that CTRPA's Conservation Reserve (CR) zone, which is currently being recommended for the 7 acres, does not permit hospital uses. The intent of reclassifying the property to Conservation Reserve instead of to Public Service is to avoid the requirement for an EIS at this time, since CR zoning is an open-ended zone whose only permitted uses are those allowed in General Forest. Upon submittal of a specific plan, an EIS would be prepared. Staff is in the process now of updating both the CTRPA and TRPA Land Use Ordinances so that standards throughout the Basin will be uniform. Staff would recommend that the Conservation Reserve reclassification be approved, but first reading of the implementing ordinance not take place until this update has taken place. Mr. Melvin Beverly, on behalf of the hospital, indicated he had no objection to the CR zoning since there are no immediate plans for development of the property. This action will give the hospital some assurance that there is a potential for development of the site at a later time. An EIS will be prepared at the time the hospital wishes to reclassify the property to Public Service.

TRPA REGULAR MEETING MINUTES SEPTEMBER 23, 1981

Chairman Westergard requested comments from the floor. None were forthcoming.

MOTION by Mr. Sevison to approve the reclassification of the 6.98 acre parcel east of Barton Hospital from General Forest to Conservation Reserve with the implementing ordinance to be scheduled for adoption at such time as the Land Use Ordinance is amended to make TRPA and CTRPA uses in Conservation Reserve consistent. The motion carried unanimously.

C. An Ordinance to Review New and Modified Projects
Which Have Adverse Air Quality Impacts

Mr. Overeynder explained that two years previously TRPA considered adoption of a Nonattainment Plan. TRPA did not adopt that plan but recommended to California and Nevada that it be adopted as the Plan for attainment of air quality standards imposed in both states. Those plans were then modified by the respective states and were adopted with modifications in both cases. Although there is not a uniform set of standards, there is a requirement for both states to provide for indirect source review and review of any new sources of air pollution. At this time, EPA has not certified those plans but the requirement exists in both plans to implement an indirect source procedure to review new sources to make sure they meet air quality standards. The matter is also before TRPA at this time because under the Compact revisions TRPA is required to make a finding prior to approval of a project that the project is consistent with federal and state air quality standards. This becomes difficult to do without having some mechanism by which to make this review. Current procedure for such review requires that when a project exceeds 100 vehicle trips or 1% of the remaining roadway capacity the applicant is told that the project will have a potentially significant environmental impact and an EIS must be prepared. The problem to date with this is that there is not a specific set of standards for evaluating those impacts, i.e. what is the current roadway capacity; and what are the bases for determining the impacts? This proposed ordinance sets forth the level of review and also sets forth standards to mitigate those impacts to a less-than-significant level to attain those standards.

This ordinance has been reviewed by the Advisory Planning Commission and its comments have been incorporated into the draft. Gary Owen has advised that, under the Compact, even an ordinance which would have a positive impact would be subject to the requirement for an EIS. This creates a timing problem since the EIS process takes 120 days. TRPA has received a contract from the California Air Resources Board to update the Nonattainment Plan with a draft to be ready by next spring. Staff will be attempting to prepare an EIS in the ordinance at the same time it is preparing a 1982 update of the Plan required by federal law. TRPA does not have the resources to do both. Staff's feeling is that the ordinance is a requirement of