

**TRPA
GOVERNING BOARD
PACKETS**

**AUGUST
1982**

August 1982


TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

The Chateau, 995 Fairway Boulevard
Incline Village, Nevada

NOTICE IS HEREBY GIVEN that on August 25 and 26, 1982, commencing at 9:30 a.m. at the Chateau, 995 Fairway Boulevard, Incline Village, Nevada, the Governing Body of the Tahoe Regional Planning 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 at 3:30 p.m., Thursday, August 26, 1982, a public hearing will be held to discuss an amendment to the Rules and Regulations of Practice and Procedure to allow staff review of certain classes of projects and the Advisory Planning Commission to hear appeal of staff decisions, and all other matters properly related thereto. All persons interested are invited to testify orally or in writing on the foregoing matters.

DATE: August 9, 1982

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
STATEMENT OF ASSETS AND LIABILITIES
Fiscal Year 1981-1982
As of June 30, 1982

ASSETS

GENERAL FUND

Petty Cash	\$ 120.00	
Operating Cash	8,642.43	
Savings Account	22,342.95	
Security Bonds Account	33,186.84	
Mitigation Fees Account	208,349.52	
Dean Witter Account	115,632.82	
Workman's Comp Deposit	1,175.00	
Prepaid Service Agreements	<u>924.50</u>	
		\$ 390,374.06
Accounts Receivable	\$ 259.00	
U.S. Dept. of Agric. Grant Receiv.	194,300.14	
C.T.R.P.A. Receivable	10,436.47	
E.P.A. Grant Receivable	6,000.00	
State of Nev. Grant 106 Receiv.	4,533.32	
State Water Res. Ctrl. Bd. Receiv.	12,550.27	
U.M.T.A. Section 8 Grant Receiv.	29,397.73	
Air Resources Board 105 Grant Receiv.	<u>17,883.61</u>	
		\$ 275,360.54

GENERAL FIXED ASSETS

Agency Automobiles	\$ 15,396.78	
Office Furniture & Equipment	<u>97,388.52</u>	
		\$ 112,785.30
AMOUNT TO BE PROVIDED		<u>53,096.45</u>

\$ 831,616.35

LIABILITIES

GENERAL FUND

Security Deposits Held	\$ 38,186.84	
Mitigation Fees Held	208,349.52	
Accounts Payable	40,214.04	
Contract Payable- I.B.M. (M.C.)	865.05	
Contract Payable- I.B.M. (W.P.)	26,332.87	
Contract Payable- Savin 600	9,320.65	
Contract Payable- Savin 790	6,110.80	
Contract Payable- Mercury	5,105.04	
Contract Payable- Mercury	<u>5,362.04</u>	
		\$ 339,846.85

FUND BALANCES

Inventory Fixed Assets Gen. Fund	\$ 109,232.46	
Inventory Fixed Assets Contributions	2,517.76	
Inventory Fixed Assets Dept. of Agric.	<u>1,035.08</u>	
		\$ 112,785.30

FUND BALANCE

\$ 378,984.20

\$ 831,616.35

TAHOE REGIONAL PLANNING AGENCY
STATEMENT OF REVENUES & EXPENDITURES
Fiscal Year 1981-1982
Ending June 30, 1982

<u>REVENUES</u>	<u>YEAR-TO-DATE</u>	<u>REVISED BUDGET</u> F. Y. 1981-1982
State of California	\$ 300,000.00	\$ 300,000.00
State of Nevada	150,000.00	150,000.00
El Dorado County	49,215.00	49,215.00
Placer County	40,020.00	40,020.00
Washoe County	26,262.50	26,262.50
Douglas County	22,115.00	21,995.00
Carson City	12,507.50	12,507.50
Dept. of Agric. Threshold Grant	598,965.96	475,000.00
Calif. Water Res. Cont. Bd.	74,167.60	99,000.00
EPA Grant P009361010	20,415.00	110,000.00
Air Resources Board Grant 105	17,883.61	33,000.00
State of Nevada Grant 106	8,904.88	25,000.00
UMTA Section 8 Grant	37,005.43	47,520.00
CTRPA Reimbursement	25,936.56	35,000.00
Consulting Reimbursement	67.13	
Filing Fees	171,735.43	207,000.00
Printed Matter Taxable	1,855.91	500.00
Printer Matter Nontaxable	2,193.32	1,500.00
Investment Income	40,121.65	25,000.00
Other Income		500.00
	<u>\$ 1,599,372.48</u>	<u>\$ 1,659,020.00</u>
 <u>EXPENDITURES</u>		
Staff Salaries & Wages	\$ 410,390.38	\$ 476,797.00
Employee Benefits	46,111.44	52,978.00
Building Expense	28,873.90	43,000.00
Office Equipment Rent	1,486.34	9,930.00
Reproduction & Printing	11,107.68	3,000.00
Subscriptions & Publications	325.04	
Communication Expense	16,255.35	11,400.00
Postage Expense	6,789.27	4,600.00
Insurance Expense	4,143.43	7,000.00
Office Expense	15,979.31	14,000.00
Repairs & Maintenance	4,097.98	3,600.00
Equipment Purchases	11,079.37	6,600.00
Equipment Leased	12,272.20	
Travel Expense-Staff	10,073.81	8,600.00
Travel Expense-Gv. Bd.	7,014.50	6,000.00
Auto Expense	2,331.64	5,572.00
Legal Notices	1,919.62	2,600.00
Accounting Service	3,235.00	9,000.00
Legal Service	131,722.98	113,482.00
Consulting Service	404,147.76	408,485.00
Contract Labor	140,649.28	318,851.00
Miscellaneous Expense	1,529.13	
Interest Expense	5,007.39	
Contingencies		50,000.00
	<u>\$ 1,276,542.80</u>	<u>\$ 1,555,495.00</u>
EXCESS OF REVENUES OVER EXPENDITURES	\$ 322,829.68	\$ 103,525.00
FUND BALANCE BEGINNING	\$ 56,154.52	\$ 49,915.52
FUND BALANCE	<u>\$ 378,984.20</u>	<u>\$ 153,440.52</u>



**DOC
GELSO**

CONSTRUCTION &
DEVELOPMENT

August 6, 1982

RECEIVED
BY _____

AUG 11 1982

TAHOE REGIONAL
PLANNING AGENCY

Dear TRPA Governing Board Member:

I am writing this letter to try and convince the Board to pass the ordinance allowing staff members to approve certain lots without Governing Board approval. We are trying to secure a permit for Lot 7, Polaris Road, Lake Tahoe Highlands, Tahoe City, California, APN 93-600-08. The lot is located in a Development Priority Area and is in a High Land Capability District (Class 6) with a Second Order Stream on the east side of the lot. There is a house on the east side of the stream that was built in 1981. We had a site inspection done by Tom Quaglia of CTRPA and he indicated we would not have any problems securing our permit. We have talked to Ken Small of TRPA and he will inspect the site once our application is made. The problem we have is time. Because of the SEZ portion of the lot, we are required to go before the Board which will put us on the September agenda and put us out of this year's building season. We feel that once we have TRPA staff approval and once we meet TRPA requirements, we should not have to go through the process of a Governing Board Review. If the Governing Board had an ordinance allowing for staff review and approval, we, and others like ourselves, would be spared the time and expense of these delays and the TRPA Governing Board could spend the time on more important matters.

With the depressed nature of our economy and the shortness of our building season, our local economy would greatly benefit by the passing of this ordinance. I urge you to take the time to pass this ordinance as it will relieve the burden to the Governing Board of case by case review and help a sagging local economy.

Thank you for your consideration.

Yours truly,

Doc Gelso

Doc Gelso

DG:mp

cc: Ken Small - TRPA
Tom Quaglia - CTRPA
Matthew P. Gelso Real Estate and Development
Gordon Hooper - Gordon Hooper Real Estate
James Lunsford

COST OF LIVING INCREASE INFORMATION
FISCAL YEAR 1982-83

State of California- The renewed contract for new fiscal year has authorized State contribution of up to \$50 in PERS contribution (retirement fund) per month in addition to additional dental insurance benefits of \$15.50 per month.

State of Nevada The cost of living increase for calendar year 1982-83 was 8%. In addition, negotiations are being made in which the Nevada State Employees Association is requesting an additional 3% due to the CPI increase over and above last year's cost of living increase.

El Dorado County Negotiations for fiscal year 1982-83 have not yet been settled.

Placer County Due to budget constraints, no cost of living increase will be given this fiscal year.

Douglas County Total wages will be reduced by 2 1/2% by converting to a 39 hour work week. This payroll savings will allow a 5% cost of living increase effective January 1, 1983.

Washoe County The State of Nevada certifies the cost of living increase, and this increase runs one year behind the respective CPI. For fiscal year 1982-83, the cost of living increase will be 8.94%.

City of South Lake Tahoe The 18-month contract that is effective July 1, 1982 allows a 5% cost of living increase.

U.S. Government Effective October 1, 1982, the Federal Employees Union is recommending a 9% cost of living increase. Government figures indicate a 7.5% increase. In Congress, the Democrats are indicating a 5% increase, the Republicans are indicating a 4% increase, and the President is looking at no increase.

Consumer Price Index (C.P.I.) The Consumer Price Index reported from the Bureau of Labor Statistics as of July 27, 1982 shows:

U.S. Average, all items June 1981 to June 1982	From 271.3 to 290.6 <u>7.1%</u> Increase
San Francisco-Oakland area Average, all items June 1981 to June 1982	From 274.0 to 304.6 <u>11.2%</u> Increase

RATIONALE FOR REQUESTED INCREASE

I. COST OF LIVING ^{ADJUSTMENT} INCREASE: NAT'L / REG'L INCREASES ^{RECUIT}

II. MAINTAIN COMPETITIVE WAGES TO MAINTAIN HIGH CALIBER STAFF

III. PAST / PRESENT FINANCIAL CONDITION OF AGENCY

IV. INCREASED BENEFITS

OPTIONS EVALUATED (5) MERIT PROGRAM; II. SMALLER % INCREASE; III. NON-RETROACTIVE

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

The Chateau, 995 Fair Boulevard
Incline Village, Nevada

August 25, 1982 9:30 a.m.
August 26, 1982 9:30 a.m.

PRELIMINARY AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV PLANNING MATTERS

- A. Resolution Adopting Environmental Threshold Carrying Capacities and Certification of the Environmental Impact Statement for Same 9:30 a.m., Wednesday, August 25, 1982 PPD
- B. Certification of Environmental Impact Statement for Fallen Leaf Lake Lodge Rehabilitation Plan, El Dorado County, TRPA File #79156 JPD
- C. Traffic and Air Quality Mitigation Program for Commercial Projects - D.N.
- D. Review of Land Capability Delineations, Incline Village, Washoe County - JPD
- E. Consideration of Extension of Deadline for Processing Case-by-Case Applications. SUGGEST EXTENSION TO JAN 31, 1983 - PRO/G.G.

V SPECIAL REPORT

The Federal Agency/TRPA Coordination Effort Z.S. → POSTAL SERVICE

VI CONSENT CALENDAR

VII AGENCY REVIEW

Thursday, August 26, 1982

- A. Agency Review and Notification of Intent to Certify Finding of No Significant Effect
 - 1. J. Cook, Single Family Dwelling in Backshore, Level 6, 2145 Pray Meadow Road, Glenbrook, Douglas County, APN 01-040-06, TRPA File #82199 G.G.
 - 2. McFarland Office Building, 800 Southwood Boulevard, Washoe County, APN 122-222-32, TRPA File #82092 REMOVE FROM AT APPL. RE. JPD
 - 3. William Harvey, Man-Modified Area, Lot 1, Cave Rock Estates, Douglas County, APN 03-100-09, TRPA File #82414 JPD
 - 4. Ronald Cloud, Man-Modified Area, 30 Somers Loop Drive, Washoe County, APN 123-033-04, TRPA File #82562 JPD



5. Rocky Point Subdivision/Ferrari, Man-Modified Area, Tunnel Creek Road Improvements, Washoe County, TRPA File #82202

CONSIDER PERMITTING APPL. REQUEST

6. Tahoe Nugget, New On Premise Sign and Unauthorized Deck Construction, Lot 2, Block F, Crystal Bay, Washoe County APN 123-042-12, TRPA File #82866

NLS

7. Tim Rohm, Single Family Dwelling on a Lot Containing an SEZ, Level 4, 718 Eagle Drive, Washoe County APN 125-271-13, TRPA File #82190

G.G.?

8. Wayne Prim, Final Approval of Parcel Map and Administrative Permit to Construct Road. Eagle Drive, Incline Village, Washoe County, APN 126-251-30, 31, & 32, TRPA File #81-1246

GG



9. Ski Run Marina, By-Pass Dredging Phase II, City of South Lake Tahoe, APN 27-051-09, TRPA File #82191

DE GG

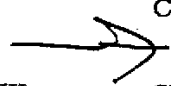
B. Single Family Dwellings, 1981 Case-by-Case

1. Fredrick DeLosh, Level 2, Lot 21, Lakeridge Estates #1, Douglas County APN 03-180-21, TRPA File #82458

DE G.G.

2. Tashjian/Schnakenberg, Level 1a, Cave Rock, APN 03-060-01, Douglas County, TRPA File #81808

PRO



C. H. Martin, Single Family Dwelling, 1980 Permit Status, Level 1A, Hubbard Road, Douglas County APN 07-332-05, TRPA File #81832

OFF AT APPL. REQUEST

VIII SPECIAL DETERMINATIONS

A. Interpretation of Section 9.13, Nevada Side Land Use Ordinance

GAO/PRO

B. Gary Sheerin, Rocky Point Subdivision, Block C, Lots 1-4, Washoe County, APN 055-345-01, TRPA File #81-1148, Status Under Section 9.13, Nevada Side Land Use Ordinance

G.G.

C. William Taylor, Rocky Point Subdivision, Block C, Lots 6 and 7, Washoe County APN 55-345-03 and 04, TRPA File #82530, Status Under Section 9.13, Nevada Side Land Use Ordinance

G.G.

D. Belleville/Palant, Finding of Vested Right of Single Family Dwelling With 1980 Building Status, Douglas County APN 07-332-02, TRPA File #82330

NERA/PRO

IX APPEALS

A. Sells/Lundahl Land Capability Challenge, Washoe County, APN 123-021-02, TRPA File #81-1048

PD

X ENFORCEMENT

A. Show Cause Hearing, E. M. Hurtado, Unauthorized Tree Cutting, 811 Jennifer, Incline Village, Washoe County

G.G.

- B. Show Cause Hearing, D'Alessandro/List, Violation of Hand Dug Condition, Washoe County APN 125-511-23, TRPA File #81896
- C. Show Cause Hearing, Eleanor Brown, Single Family Dwelling, Backshore Construction, Lot 81, Elks Point Subdivision, Douglas County, APN 05-242-18 & 19, TRPA File #79078

NLS.
G.G. Douglas
FD.
CONTRACT

XI REPORTS

- A. Executive Session
- B. Finance Committee Report
 - 1. Cost of Living Salary Adjustments **RAO**
 - 2. Other - ~~None~~ **EXCEPT FINANCIAL STATEMENTS: JUNE 30 - YEAR END JULY 31 - B. PRELIM. FY 82-83 BUDGET REVISIONS CONTRACT FOR ETS - ROUND HILL WY DUNCAN & JONES #74,100.**
- C. Regional Plan Steering Committee Report
- D. Executive Director Report
 - 1. Lahontan Water Quality Control Board, Existing Parking Lot Erosion and Drainage Control Program **RAO**
 - 2. Other
- E. Legal Counsel Report
- F. Governing Body Members
- G. Public Interest Comments

XII PUBLIC HEARINGS - 3:30 p.m., Thursday, August 26, 1982

- A. Amendment to Rules and Regulations of Practice and Procedure to Allow Staff Review of Certain Classes of Projects and APC to Hear Appeals of Staff Decisions **GRB**

XIII ORDINANCES

- A. Second Reading of Ordinance Amending the Land Use Element of the Regional Plan to Incorporate the Air Quality Element **D.N.**

XIV ADMINISTRATIVE MATTERS

- A. El Dorado County Mitigation Fee Request, Airport Erosion Control Project

XV RESOLUTIONS

XVI CORRESPONDENCE

- A. Letter Dated July 21, 1982 to Norm Woods from Dick Milbrodt City of South Lake Tahoe Discussion on Loop Road Pursuant to Compact Requirements **RAO** **DEF**

XVII ADJOURNMENT

CONSENT CALENDAR

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

1. Dale Abraham, Condominium Conversion of Existing Duplex, 335 Alder Court, Washoe County APN 124-041-17, TRPA File #82436
2. E. Bechdolt, Tahoe City Golf Course, Storage Shed Addition, Replacement of Non-Conforming Land Coverage, 251 North Lake Boulevard, Placer County, APN 94-020-06 and 94-180-51, TRPA File #82032
3. Don's Texaco, Addition of Car Wash Facility, 755 North Lake Boulevard, Placer County APN 94-110-21, TRPA File #82742
4. Gaston and Company, Replacement of Non-Conforming Coverage, Washoe County APN 126-01-59, TRPA File #82596 - OFF
5. City of South Lake Tahoe, Rubicon Trail Street Extension, City of South Lake Tahoe, TRPA File #82716
6. Washoe County Public Works Department, Incline Village Bike Path, Phase III, Portion A, Country Club Drive from State Highway 28 to Lakeshore Boulevard, Washoe County, TRPA File #82622 - OFF
7. Incline Way Financial Center, Condominium Subdivision, Incline Way, Washoe County, APN 122-282-20, TRPA File #82754

Approval of the following single family dwellings requires special conditions and findings pursuant to the 1981 case-by-case lot review criteria.

8. Kazue Guerrant, Single Family Dwelling, Level 3, Lot 4, Block A, Lakewood Knolls, Douglas County APN 07-261-02, TRPA File #82356
9. Rob Eikelberger, Single Family Dwelling, Level 1A, SEZ, 743 Burgundy, Washoe County, APN 126-261-02, TRPA File #82356
10. Tony Monsef, Single Family Dwelling, Level 1A, Lot 79, Tryollian Unit #7, Washoe County APN 126-082-24, TRPA File #82440
11. Preston, Level 1A, Lot 2, Block G, Country Club of Incline, Washoe County APN 124-224-12, TRPA File #82446
12. Kew/TSPC, Level 3, Lot 1, Block J, Country Club of Incline, Washoe County APN 124-230-40, TRPA File #82590
13. Bennett/TSPC, Level 1A, Lot 4, Block B. Chateau Acres, Washoe County APN 126- 262-06, TRPA File #82538
14. Martin/TSPC, Level 1A, Lot 18, Block E, Country Club of Incline, Washoe County APN 124-211-07, TRPA File #82480
15. Rogers/Major, Lot 54, Tyrolia #7, Washoe County APN 126-083-38, TRPA File #82544

16. Lykins/Major, Lot 22, Tyrolia #7, Washoe County APN 126-081-20, TRPA File #82670
 17. Johnson/Major, Lot 4, Block F, Country Club of Incline, Washoe County APN 124-223-04, TRPA File #82546
 18. Silvis/Curtis, Lot 65, Block F, Incline Village Unit #4, Washoe County APN 125-531-15, TRPA File #82604
 19. Cotton/Jones, Lot 69 Lakeridge Estates Subdivision, Douglas County APN 03-173-07, TRPA File #82516
 20. Alex Janushkowsky, Single Family Dwelling, Level 1, Lot 7, Second Tee Drive, Washoe County APN 124-232-12, TRPA File #82578
 21. Fred Ulloa, Single Family Dwelling, Level 1, Lot 45, Block N, Incline Village, Unit #4, Washoe County APN 125-551-16, TRPA File #82588
 22. D. Postich, Single Family Dwelling, Level 3, Lot 1, Block I, Incline Village Unit #4, Washoe County APN 125-522-24, TRPA File #82500
 23. Robert Shorey, Single Family Dwelling, Level 1A, Lot 122, Tyrolia Unit #7, Altdorf Terrace, Washoe County APN 126-083-07, TRPA File #82726
 24. L. M. Anderson, Garage Addition, Level 1A, Lot 13, Block H, Country Club, Washoe County APN 124-211-02, TRPA File #82612
 25. Tawes/Sydorak, Single Family Dwelling, Level 3, Tyrolia #7, Washoe County APN 126-082-50, TRPA File #82246
 26. Diloreto, Single Family Dwelling, Level 1A, Kingsbury Lakeview Subdivision, Douglas County APN 08-310-12, TRPA File #82090
-

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 at 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.

TAHOE REGIONAL PLANNING AGENCY

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

2155 South Avenue

(916) 541-0246

MEMORANDUM

August 16, 1982

TO: TRPA Governing Body

FROM: Agency Staff *[Signature]*

SUBJECT: Governing Board Meeting Agenda Item VI, A.
Environmental Threshold Carrying Capacities

Attached is the draft resolution for adoption of environmental threshold carrying capacities for the Lake Tahoe Basin, including a draft of exhibit A. These documents are provided for consideration during Governing Board deliberation scheduled for August 25, 1982

The resolution has been expanded in response to concerns expressed by Board members at the July meeting. The basis for exhibit A to be attached to the resolution is a listing of thresholds recommended by Agency staff and the consultant team. Changes requested by various Board members have been added to the document. All changes to the recommended thresholds, whether additions or deletions, are enclosed in brackets []. Requested deletions are also indicated by a dashed strike-over of ~~the word and/or phrase~~.

RCS:md

AGENDA ITEM IV A.

DRAFT

TAHOE REGIONAL PLANNING AGENCY

RESOLUTION NO. 82 -

RESOLUTION OF THE GOVERNING BODY OF THE TAHOE REGIONAL
PLANNING AGENCY ADOPTING ENVIRONMENTAL THRESHOLD
CARRYING CAPACITIES FOR THE LAKE TAHOE REGION

WHEREAS, the Governing Body of the Tahoe Regional Planning Agency ("TRPA") finds:

1. On December 19, 1980 the Tahoe Regional Planning Compact ("Compact") was amended, requiring, among other things, that the TRPA adopt Environmental Threshold Carrying Capacities for the Lake Tahoe Region. The Compact further requires that, within one (1) year after the adoption of the Environmental Threshold Carrying Capacities TRPA shall amend its regional plan so that, at a minimum, the plan and all of its elements, as implemented through Agency ordinances, rules and regulations, achieves and maintains the adopted Environmental Threshold Carrying Capacities.

2. The Compact finds, among other things, that: (a) the waters of Lake Tahoe and other resources of the Lake Tahoe Region are threatened with deterioration or degeneration; (b) said region exhibits unique environmental and ecological values; (c) said region is experiencing problems of resource use and deficiencies of environmental control; (d) increasing urbanization is threatening the ecological values of said region; (e) maintenance of the social and economic health of the region depends on maintaining the significant scenic, recreational, educational, scientific, natural and public health values provided by said region; (f) there is a public interest in protecting, preserving and enhancing said values for the residents of and visitors to said region; (g) in order to

preserve the scenic beauty and outdoor recreational opportunities of said region, there is a need to insure an equilibrium between said region's natural endowment and its man-made environment; and (h) it is imperative that there be established a TRPA with the powers, among others, to establish Environmental Threshold Carrying Capacities and to adopt and enforce a regional plan and implementing ordinances which will achieve and maintain such capacities while providing opportunities for orderly growth and development consistent therewith.

3. The Compact defines "environmental threshold carrying capacity" as "an environmental standard necessary to maintain a significant scenic, recreational, educational, scientific or natural value of the ~~Lake Tahoe~~ Region or to maintain public health and safety within the region".

4. Although not required to do so by the Compact, the Governing Body and Advisory Planning Commission of the TRPA, prior to the adoption of this resolution, conducted duly-noticed public hearings, at which hearings considerable oral testimony and documentary evidence were received and considered by the Governing Body and Advisory Planning Commission. Evidence in the record of said hearings, which evidence is hereby determined substantial, established that each of the Environmental Threshold Carrying Capacities adopted by this resolution is necessary to maintain a significant scenic, recreational, educational, scientific or natural value of the Lake Tahoe Region or to maintain public health and safety within the region.

5. The Environmental Threshold Carrying Capacities adopted hereby comply in all respects, procedural and substantive, with the Compact, as amended, and are necessary to effectuate and implement the same.

6. In addition to other evidence received at said public hearings, the Governing Body of the TRPA, prior to the adoption of this resolution, has received for the administrative record and had opportunity to review, a lengthy,

detailed study report concerning the Environmental Threshold Carrying Capacities, which report was prepared by TRPA staff and consultants and substantiates the Environmental Threshold Carrying Capacities adopted hereby.

7. The Environmental Threshold Carrying Capacities adopted by this resolution were the subject of an environmental impact statement ("EIS"), which was prepared, considered, circulated, certified and otherwise processed, reviewed and approved by the TRPA in accordance with the substantive and procedural provisions of Article VII of the Compact. Without limiting the generality of the foregoing, the Governing Body further finds that the said EIS contained the information required by Article VII(a)(2) of the Compact and provided the Governing Body substantial information upon which it could base a reasoned review and evaluation of the environmental impacts of the Environmental Threshold Carrying Capacities adopted by this resolution. The Governing Body further finds that, prior to approving this resolution, it made the alternative written findings required by Article VII(d) of the Compact, a separate written finding having been made for each significant effect identified in the EIS as resulting from the Environmental Threshold Carrying Capacities adopted hereby. The Governing Body further finds that said written findings are supported by substantial evidence in the record.

8. Pursuant to Article II(i) of the Compact, Environmental Threshold Carrying Capacities are to include, but not be limited to, standards for air quality, water quality, soil conservation, vegetation preservation and noise, thus permitting, if not requiring, the adoption of standards for other elements necessary to maintain a significant scenic, recreational, education, scientific or natural value of the Lake Tahoe Region or to maintain public health and safety within the region.