

**TRPA  
APC  
PACKETS**

**FEBRUARY  
1982**

SOUTH LAKE TAHOE CITY COUNCIL  
AND  
EL DORADO COUNTY BOARD OF SUPERVISORS

February 9, 1982

TO: Tahoe Regional Planning Agency Governing Board  
FROM: South Lake Tahoe City Council and  
El Dorado County Board of Supervisors  
RE: REPORT ON LOCAL/REGIONAL AND CITY OF SOUTH LAKE TAHOE/  
EL DORADO COUNTY JOINT PLANNING EFFORTS

JOINT COUNCIL/BOARD RECOMMENDATION:

1. That the Governing Board review this report and the lead and support role approach to planning in the City of South Lake Tahoe and El Dorado County and confirm the lead and support roles on which there is consensus between the City, County, and TRPA.
2. That the Governing Board receive the City and County Resolutions expressing a commitment to be involved in the process of TRPA's Environmental Treshold and Carrying Capacity Study.

BACKGROUND:

In April 1981, the South Lake Tahoe City Council and El Dorado County Board of Supervisors met in joint session. One subject of discussion was alternative approaches to joint City/County planning efforts. The Council and Board considered six alternative ways that the City and County can participate in joint planning efforts, and directed the staffs and Planning Commissions to analyze the feasibility of combining the planning process for the County Area Plan and the City General Plan Update through a joint citizens committee, joint public hearings, and joint final plan with support from a City/County Planning team.

To explore the feasibility of joint planning projects, the City and County Planning Commissions met in joint session on July 29, 1981, and August 31, 1981. To provide background to the Commissions, the sessions began with a mobile workshop tour of the City and the Meyers area. City and County Planning Directors briefed the group on planning functions and projects in the City/County. Since it was important to consider the planning roles and activities of regional agencies, staff from the California Tahoe Regional Planning Agency (CTRPA) summarized that agency's functions. The Tahoe Regional Planning Agency's Executive Director, Phil Overeynder and Project Manager, Randy Sheffield then discussed TRPA's responsibilities pursuant to the Bi-state Compact and discussed the status of the Environmental Threshold and Carrying Capacity Study and Regional Plan Update.

The Commissions presented their report at a joint meeting of the South Lake Tahoe City Council and El Dorado County Board of Supervisors on December 11, 1981. The Council and Board accepted the Commission's recommendations and directed that the local and regional lead and support role concept outlined in the report be forwarded to the TRPA Governing Board. Following are the recommendations approved by the Council and Board. The Council and Board also approved the attached Resolutions of Commitment to the Environmental Threshold Carrying and Capacity Study process.

JOINT PLANNING COMMISSION REPORT ON LOCAL/REGIONAL AND CITY/COUNTY JOINT PLANNING EFFORTS:

The Commission's recommendations on Local/Regional Joint Planning Efforts and City/County Joint Planning Efforts are summarized in the attached two charts, which were generated by the group in brainstorming and workshop sessions:

\*Current Lead and Support Roles of the City, County, and Regional Agencies in Tahoe basin planning.

\*Future Lead and Support Roles of the City, County, and Regional Agencies in Tahoe basin planning.

The agency that has the final authority in a decision is designated as having the "lead role", shown by a circle (O) on the chart. Other agencies that have input on a decision are in a "support role" to the lead agency, which is shown by an "X" on the chart.

*Local/Regional Planning Efforts*

The "Current Planning Roles" chart shows that there is a lot of duplication of planning efforts, with the City, County, and regional agencies all doing land use, open space, recreation, public transportation, circulation/scenic highways, noise, public facilities, public safety, seismic safety and housing planning; project review and enforcement. The findings of the Commissions are that this duplication of effort is a waste of fiscal resources, decision-maker's time and staff time. It also creates a maze of conflicting bureaucratic regulations and three layers of approval (local, CTRPA, and TRPA) for every development project on the South Shore.

The Commissions recommend that a "division of labor" approach would be best in the future. Regional agencies would be lead in regional issues, with support from local agencies and the locals would be lead for local issues, with support from regional agencies. The Commissions used this approach in developing the "Future Planning Roles" chart which represents the ideal designation of which agencies would be lead and support when the Tahoe Regional Planning Agency's Environmental Threshold and Carrying Capacity Study and Regional Plan Update is complete in June, 1983. The time between current and future roles would be a transition period.

In many areas of planning there was a consensus on which agency should have the lead role, including:

*El Dorado County Lead Role*

- Solid Waste Planning
- Disaster/Emergency Preparedness Planning

*TRPA Lead Role*

- Air Quality Planning
- Water Quality Planning
- Conservation Planning
- Transportation Planning

*Tahoe Transportation District (TTD) Lead Role*

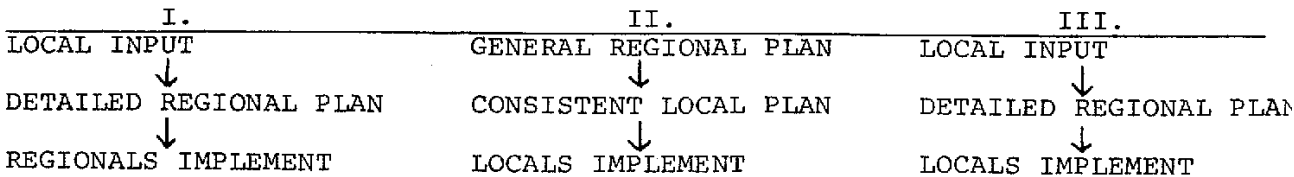
- Public Transit Planning

In many cases, both the City and County should take lead roles in their jurisdiction including:

- Circulation/Scenic Highways
- Public Safety (natural hazards)
- Seismic Safety
- Housing
- Economic Planning
- Human Services
- Architectural Review

The number of planning areas where the local agencies are lead counters the argument that it is useless for local agencies to plan because regional agencies do all the planning. The chart shows the locals as lead in six areas of planning plus potential lead in six additional areas. If locals do not take responsibility for these areas, the regional agencies will, which has happened in the past.

However, a simple lead/support designation was not always applicable. The group developed the following three alternatives approaches to deal with planning for the remaining areas on the chart:



The Commissions recommend both approach II and III in planning with TRPA in the following areas:

- Noise
- Public Facilities
- Redevelopment
- Land Use
- Open Space
- Recreation

Approach II would give the most local control. A general Regional Plan would be adopted, with the City and County developing more detailed plans that are consistent with the regional plan. The entire project review authority could then be delegated from TRPA to the local level and implementation and enforcement would be at the local level according to local plans that are consistent with regional plans. This approach requires an adequate planning staff at the City and County levels; a spirit of cooperation between local agencies and TRPA; and support of local agencies to take responsibility for planning issues instead of reacting to regional policies.

It is important to note that in the areas of land use, open space, recreation and redevelopment, TRPA staff felt that approach I or III was the best approach. This involves local input into a detailed regional plan that the locals or regional agencies implement. As we proceed with the Environmental Threshold and Carrying Capacity Study, the Regional Plan Update and local plan updates, we recommend looking at these approaches again to determine appropriate lead and support roles in the above areas.

*Local/Regional Joint Planning Projects*

- Environmental Threshold and Carrying Capacity Study
- Regional Plan Update

The Commission recommends the ultimate local involvement and commitment to the Environmental Threshold and Carrying Capacity Study. This study will define the parameters for the City's General Plan Update, the County's Area Plan, and TRPA's Regional Plan Update and all future planning in the Tahoe Basin and requires continual input and cooperation.

*City/County Joint Planning Efforts*

It is appropriate for the City and County to work jointly on planning areas that have a "double-lead", or circles for both the City and County as lead agencies. The Commissions recommend sharing of information, assuring that planning policies of the City and County do not conflict and reviewing and commenting on draft documents and proposals. Beyond this, the Commissions recommend joint planning efforts on the following projects, on both a short range and long range basis:

*City/County Joint Planning Projects*

*Short Range (1981-82)*

- City Design Guidelines Revision/County Sierra Design Guidelines
- City review and comment on Housing Element
- Joint Data Collection for City General Plan Update and County Area Plan

*Long Range (1982-83+)*

- Joint City General Plan Update and County Area Plan for:
  - land use
  - open space
  - recreation
- seismic safety
- public safety
- noise

These joint projects will use a joint citizens committee; joint public hearings, and joint final plan with support from a City/County planning team.

## CURRENT PLANNING ROLES

Support = X

PLANNING AREA	CITY OF S.L.T.	EL DORADO COUNTY	TRPA	CTRPA	OTHER
Air Quality	X	X	0	0	ARB 1 - X
Water Quality	X	X	0	X	SWRCB 2 - X
Conservation (terrestrial environment)	-	-	0	0	USFS 3 - 0
- threatened and endangered species	-	-	0		0
- unique ecosystems	-	-	0		0
- other terrestrial systems	-	-	0		0
- critical wildlife components	-	-	0		0
Land Use	0	0	0	0	
Open Space	0	0	0	0	
Recreation	0	0	0	0	
Solid Waste	X	0	X	X	SWMD 9 - 0
Transportation	0	0	0	0	
Circulation/Scenic Highways	0	0	0	0	
Noise	0	0	0	0	
Public Facilities	0	0	0	0	
Public Safety (natural hazards)	0	0	0	0	
Seismic Safety	0	0	0	0	
Housing	0	0	0	0	
Economics	X	X	0	0	
Human Services	0	-	-	-	
Redevelopment	0	-	X	X	
Project Review	0	0	0	0	
Enforcement	0	0	0	0	
Public Transit	0	0	0	0	

1 ARB - Air Resources Board

2 SWRCB - State Water Resources Control Board

3 USFS - United States Forest Service

4 SWMD - Solid Waste Management District

e 2)

TTD - Tahoe Transportation District

II - Approach II - General Regional Plan - Consistent Local Plan - Locals Implement

Lead = 0  
Support = X

FUTURE PLANNING ROLES

PLANNING AREA	CITY OF S.L.T.	EL DORADO COUNTY	TRPA	OTHER
1. Air Quality	X	X	0	
2. Water Quality	X	X	0	SWRCB - X
3. Conservation (terrestrial environment)	X	X	0	USFS - 0
--threatened and endangered species	X	X	0	USFS - 0
--unique ecosystems	X	X	0	USFS - 0
--other terrestrial systems	X	X	0	USFS - 0
--critical wildlife components	X	X	0	USFS - 0
4. Land Use	II	II	II	
5. Open Space	II	II	II	
6. Recreation	II	II	II	USFS - X
7. Solid Waste	X	0	X	SWMD - 0
8. Transportation	X	X	0	
9. Circulation/Scenic Highways	0	0	X	
0. Noise	II	II	II	
1. Public Facilities	II	II	II	
2. Public Safety (natural hazards)	0	0	X	
3. Seismic Safety	0	0	X	
4. Housing	0	0	X	
5. Economics	0	0	X	
6. Human Services	0	0	X	
7. Redevelopment	II	II	II	
8. Project Review (depends on planning area)	0	0	0	
9. Enforcement (depends on planning area)	0	0	0	
0. Visual Resources				
--Natural	X	X	0	USFS - 0
--Man-made (Architectural Review)	0	0	X	
1. Emergency/Disaster Preparedness	X	0	X	
2. Public Transit <i>(Implementation)</i>	X	X	<del>X</del>	TTD - 0



Agenda 12-15-81

CITY OF SOUTH LAKE TAHOE

RESOLUTION NO. 1981- 128

A RESOLUTION OF COMMITMENT OF THE CITY OF SOUTH LAKE TAHOE  
WITH REGARD TO INVOLVEMENT IN AND COMMITMENT TO THE PROCESS OF  
THE TAHOE REGIONAL PLANNING AGENCY'S ENVIRONMENTAL  
THRESHOLD AND CARRYING CAPACITY STUDY

WHEREAS, the South Lake Tahoe City Council and El Dorado County Board of Supervisors directed the City and County Planning Commissions to investigate ways that the City and County can cooperate in planning efforts; and

WHEREAS, the Commissions' joint report emphasized the importance of planning at the local level in a regional planning context; and

WHEREAS, the Tahoe Regional Planning Agency is conducting the Environmental Threshold and Carrying Capacity Study pursuant to the Bi-state Compact, which will define the parameters for the City's General Plan Update, the County's Area Plan, TRPA's Regional Plan Update, and all future planning in the Tahoe Basin; and

WHEREAS, the Commissions' recommend the complete local involvement in the process of the Environmental Threshold and Carrying Capacity Study; and

WHEREAS, the City Council and Board of Supervisors on December 11, 1981 met jointly to consider the recommendation and approved it in concept at such meeting;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SOUTH LAKE TAHOE THAT:

1. The Council of the City of South Lake Tahoe hereby commits itself and the available resources of the City of South Lake Tahoe to involvement in the process of the Environmental Threshold and Carrying Capacity Study of the Tahoe Regional Planning Agency;

2. City staff and City Commissions are hereby directed to provide aid, assistance, and input to the conduct of said study and to take whatever steps may be required to become and remain fully apprised of and involved in said study;

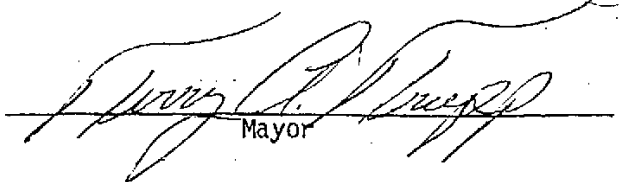
3. The City Clerk is hereby directed to forward to the Tahoe Regional Planning Agency Governing Board and El Dorado County Board of Supervisors a certified copy of this resolution upon its adoption.

PASSED AND ADOPTED by the City Council of the City of South Lake Tahoe on December 15, 1981, by the following vote:

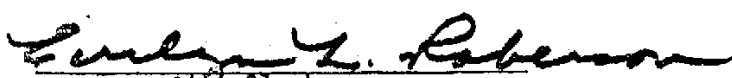
AYES: Councilmembers Benevento, Catala, Hubbell, Trupp and Woods

NOES: Councilmembers None

ABSENT: Councilmembers None

  
Mayor

ATTEST:

  
City Clerk

(City Seal)



RAL:db  
1/11/82



**RESOLUTION No. 26-82**

**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

WHEREAS, the South Lake Tahoe City Council and El Dorado County Board of Supervisors directed the City and County Planning Commissions to investigate ways that the City and County can cooperate in planning efforts; and

WHEREAS, the Commissions' joint report emphasized the importance of planning at the local level in a regional planning context; and

WHEREAS, the Tahoe Regional Planning Agency is conducting the Environmental Threshold and Carrying Capacity Study pursuant to the Bi-state Compact, which will define the parameters for the City's General Plan Update, the County's Area Plan, TRPA's Regional Plan Update, and all future planning the Tahoe Basin; and

WHEREAS, the Commissions' recommend the complete local involvement in the process of the Environmental Threshold and Carrying Capacity Study; and

WHEREAS, the City Council and Board of Supervisors on December 11, 1981 met jointly to consider the recommendation and approved it in concept at such meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO THAT:

1. The Board of Supervisors of the County of El Dorado hereby commits itself and the available resources of the County of El Dorado to involvement in the process of the Environmental Threshold and Carrying Capacity Study of the Tahoe Regional Planning Agency;

2. County staff and County Commissions are hereby directed to provide

aid, assistance, and input within available resources to the conduct of said study;

3. The County Clerk is hereby directed to forward to the Tahoe Regional Planning Agency Governing Board and South Lake Tahoe City Council a certified copy of this resolution upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 12th day of January, 1982, by the following vote of said Board:

ATTEST;

DOLORES BREDESON, County Clerk and ex-officio  
Clerk of the Board of Supervisors

By /s/ Toni L. Padgett  
Deputy Clerk

Ayes: Supervisor ROBERT E. DORR, PATRICIA R.  
LOWE, W. P. WALKER, JOSEPH V. FLYNN,  
THOMAS L. STEWART  
Nays: None  
Absent: None

/s/ W. P. WALKER  
Chairman, Board of Supervisors

I CERTIFY THAT  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE January 18, 1982  
ATTEST: DOLORES BREDESON, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of El Dorado, State of  
California.

By Toni L. Padgett  
Deputy Clerk

## TAHOE REGIONAL PLANNING AGENCY

Staff has outlined a hybrid approach for dealing with mass transit improvements and measures to encourage ridesharing in the Air Quality Plan. This approach is outlined below:

Work with the City of South Lake Tahoe and Caltrans to include mass transit improvements in their FY 1982/83 budgets.

Develop and implement specific improvements before TRPA adopts a transportation plan, and include the major milestones for completing the development of these improvements in the Air Quality Plan. These improvements are outlined in Table 2 of the memo presented to APC.

Establish an objective for a reduction in trips on the Highway 50 corridor.

Outline transportation systems that will be considered in the TRPA Transportation Plan.

Adopt a transportation plan that meets, at a minimum, the objectives established in the Air Quality Plan.

Complete a study outlining potential revenue sources for funding the implementation of the TRPA Transportation Plan.

Assist the Tahoe Transportation District in adopting a financial program for implementing the transportation plan that will be adopted by TRPA.

Staff feels that this approach is positive in that certain improvements can be developed and implemented before TRPA adopts a transportation plan, and that it meets EPA requirements for a 1982 Air Quality Plan. The underlying questions of staff is when would TRPA be developing a transportation plan in the Air Quality Plan. Staff feels that the approach outlined above is consistent with the Compact, which established the following:

TRPA does not have a transportation plan until one is adopted in accordance with Article V.

TRPA cannot adopt a transportation plan before adoption of Environmental Thresholds.

TRPA must give consideration to the following before it adopts a transportation plan.

- Completion of the Loop Road
- Utilization of a light rail mass transit system in the South Shore area
- Utilization of a transit terminal in the Kingsbury Grade area

TRPA must review and consider all existing transportation plans prepared for the Basin in preparing its transportation plan.

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue  
South Lake Tahoe, California

February 10, 1982  
10:00 a.m.

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PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PLANNING MATTERS
  - A. Report on City of South Lake Tahoe/El Dorado County  
Joint Planning Effort
  - B. Transfer of Development Rights
  - C. Status Report on 208 Plan
  - D. Development of 1982 Air Quality Plan
  - E. Environmental Threshold Carrying Capacities
- V REPORTS
  - A. Public Interest Comments
  - B. APC Members
- VI RESOLUTIONS
- VII CORRESPONDENCE
- VIII PENDING MATTERS
- IX ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue  
South Lake Tahoe, California

January 13, 1982  
10:00 a.m.

REGULAR MEETING MINUTES

I CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman John Meder called the meeting of the Advisory Planning Commission to order at 10:10 a.m.

APC Members Present: Mr. Milam, Mr. Combs, Ms. Bogush, Mr. Smith, Ms. Smith,  
Mr. Dodgion, Ms. McMorris, Mr. Hansen, Mr. Bidart,  
Ms. Shellhammer, Mr. Pyle, Mr. Randolph, Mr. Meder

APC Members Absent: Mr. Renz, Mr. Harper, Mr. Hoole, Mr. Schlumpf

II APPROVAL OF AGENDA

Chairman Meder asked if there were any additions or deletions to the January Agenda. Executive Director Philip Overeynder requested that item V.G, 1982 Air Quality Nonattainment plan be added to the Agenda.

MOTION by Mr. Bidart with second by Mr. Dodgion to approved the agenda as amended. The motion carried unanimously.

III DISPOSITION OF MINUTES

Ms. Smith questioned Planning Matter, IV.B. Environmental Impact Statement, Bureau of Reclamation, 64 Acre Tract, Tahoe City, Placer, located on page two paragraph two of the November minutes as to the accuracy of the sentence "These leases, which run year to year, provide revenue to the TCID, approximately \$600,000 over the life of the lease." Ms. Smith requested that this be looked into.

MOTION by Ms. Smith with second by Mr. Smith that the November minutes be approved. The motion carried unanimously.

MOTION by Ms. Shellhammer with second by Mr. Bidart that the December minutes be approved. The motion carried on the following vote:

Ayes: Mr. Milam, Mr. Combs, Ms. Bogush, Mr. Smith, Mr. Dodgion,  
Ms. McMorris, Mr. Hansen, Mr. Bidart, Ms. Shellhammer, Mr. Pyle,  
Mr. Randolph, Mr. Meder  
Nays: None  
Abstain: Ms. Smith  
Absent: Mr. Renz, Mr. Harper, Mr. Hoole, Mr. Schlumpf

IV GENERAL PLAN AMENDMENTS

A. Pfeifer House Restaurant/Ice House Area, Three Parcels, General Forest to General Commercial, Placer County

APC REGULAR MEETING MINUTES JANUARY 13, 1982

Before discussion began on this item Chairman Meder asked if this General Plan Amendment (GPA) was under the procedure set up by the Governing Board that GPA's would only be considered twice a year. Executive Director Philip Overeynder clarified by stating that this was just a preliminary application and it was before the APC to determine whether it had merits to be heard before the Governing Board.

Senior Planner, Gordon Barrett gave the presentation to the APC stating that the applicants are requesting a GPA to change the zoning at this location in Tahoe City from General Forest to General Commercial. Mr. Barrett explained what types of uses are now existing, mostly commercial with some residential uses. The Pfeifer House Restaurant/Ice House area is at this time nonconforming and if there was a fire or if the applicants wanted to remodel, it would not be permitted under the General Forest zoning. Mr. Barrett also noted that the applicants realized that under the General Commercial zoning the residential uses would be nonconforming and pointed out the land use restrictions on the property under land capability.

The items for discussion were 1) can this General Plan amendment qualify for a finding of no significant impact? 2) would this be a suitable urban boundary for Tahoe City? 3) is the application premature in light of the conflict with the urban design plan and the unresolved transportation issues? and 4) what is the recommendation to the Governing Board.

There was discussion and concerns by the APC on the following: What would be the impacts on the residential uses, CTRPA's Board findings on this proposal; that only the higher capability land (the lower portion of the property) be changed to General Commercial. There was input by Mr. Combs that this project, in Placer county's estimation, would conform with Placer County's urban plan, and Mr. Greg Lien, representative for the applicants.

There was also discussion that APC preferred that this location be changed to Tourist Commercial rather than General Commercial. The Applicant's representative, Mr. Lien had no objections. Staff indicated that if a public hearing were to be noticed on a proposed land use classification, it should be broad enough to include both General Commercial & Tourist Commercial.

MOTION by Mr. Combs with second by Mr. Bidart to proceed with the General Plan Amendment to rezone the location to Tourist Commercial from General Forest and recommend to the Governing Board that this proposal does have merit.

There was some discussion that perhaps both Tourist Commercial and General Commercial zoning should be considered. Mr. Combs amended his motion as follows:

MOTION by Mr. Combs with second by Mr. Bidart to proceed with the General Plan Amendment to rezone the location to either Tourist Commercial or General Commercial and the merits of each be weighed by the Governing Board. The motion carried with the following vote:

Ayes: Mr. Milam, Mr. Combs, Ms. Bogush, Mr. Smith, Ms. Smith, Mr. Dodgion,  
Ms. McMorris, Mr. Hansen, Mr. Bidart, Ms. Shellhammer, Mr. Pyle,  
Mr. Meder  
Nays: Mr. Randolph  
Abstain: None  
Absent: Mr. Renz, Mr. Harper, Mr. Hoole, Mr. Schlumpf