

**TRPA
GOVERNING BOARD
PACKETS**

**NOVEMBER
1982**

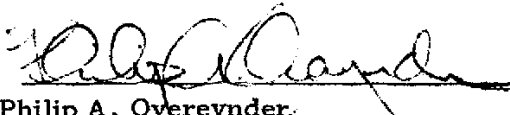
November 1982

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on Wednesday, November 17, 1982 at 9:30 a.m. at the hearing room of the Tahoe Regional Planning Agency, located at 2155 South Avenue, South Lake Tahoe, California, 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 Finance Committee of said agency will meet at the same location at 8:30 a.m. on the same day to discuss the Agency's budget and work program.

Date: November 2, 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
GOVERNING BODY

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

November 17, 1982
9:30 a.m.

NOTE: There will be a meeting of the Finance Committee at 8:30 a.m. to discuss the Agency's budget and work program.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III CONSENT CALENDAR
- IV SPECIAL REPORT - Federal Agency/TRPA Coordination Effort
- V SETTLEMENT OF LITIGATION AND RELATED MATTERS - 10:00 a.m.

Bitterbrush Subdivision, Washoe County

VI AGENCY REVIEW

A. Agency Review and Certification of Finding of No Significant Effect

- 1. Wayne Prim, Approval of Parcel Map and Administrative Permit to Construct a Road, Eagle Drive, Incline Village, Washoe County, APN 126-251-30, -31, and -32, TRPA File #81-1246
- 2. Jean Seifert, Single Family Dwelling on a Lot Containing an SEZ, 513 Sugar Pine Drive, Washoe County, APN 122-116-02, TRPA File #82734
- 3. Reconsideration of Prior Action, Jeff Robinson, Dwelling and Replacement of Nonconforming Coverage, Level 1, Barrier Beach, City of South Lake Tahoe, APN 29-101-13, TRPA File #81110
- 4. City of South Lake Tahoe, Bike Trails from the Y to Tulare Avenue, TRPA File #82300

- B. Austin/Jensen, Single Family Dwelling, Review Pursuant to 1982 Case-by-Case Review Criteria and Finding of Local Public Road, Level 1, Yellow Jacket Road, Douglas County, APN 01-080-02, TRPA File #82217

VII SPECIAL DETERMINATION

- G. Towle/J. Rogan, Finding of Vested Right, Fourplex, Tahoe Village Unit #1, Douglas County, APN 09-032-22 through 09-032-25, TRPA File #82-1320

VIII ENFORCEMENT

A. Show Cause Hearings

- 1. Tom Pitts, Unauthorized Pier Construction, 8391 Kehlet Drive, El Dorado County, APN 16-081-031, TRPA File #81149
- 2. David Nelson, Unauthorized Tree Cutting, 218 Canyon Circle, Douglas County, APN 03-171-22

WJ/AD

GG/WS

GG/K.S.

GG

GG/WS

NORA

LD/AD

KB

S.C.

CONSENT DATES

RESUBMIT AS VARIANCES FOR RECONSTRUCTION WORKWAY

REQUESTS CENT. STAFF DOES NOT CONCUR

OFF

OFF

JFK

G.L.

- 3. Richard Solari, Unauthorized Modification of Existing Pier, Meeks Bay, El Dorado County, APN 16-091-16

APPL. REQUESTS
REMOVAL
- STAFF DOES
NOT CONCUR

IX PUBLIC HEARING

To Consider Amendments to the Land Use Ordinance to Allow Condominium Conversions on Nonconforming Properties

~~STAFF~~

X ADMINISTRATIVE MATTERS

- A. Approval of Fiscal Year 1981-82 Audit Report
- B. Approval of Preliminary Fiscal Year 1983-84 Budget and Work Program

PRO
PRO

XI PLANNING MATTERS

- A. Certification of Environmental Impact Statement, Tahoe Commercial Station, Placer County, TRPA File #82220
- B. Report on Regional Plan Public Workshops
- C. Building Permit Issuance Under the 1983 Compact Allocation
- D. Other

G.L.
R.S.
Shoreline

XII REPORTS

- A. Finance Committee Report
 - 1. Cost of Living Salary Adjustments
 - 2. Status of Visual Quality Index Study
 - 3. Other
- B. Executive Session
- C. Regional Plan Steering Committee Report
- D. Executive Director Report

PRO
R.S.

- 1. Interpretation of Shorezone Ordinance Regarding Repairs to Nonconforming Structures in the Shorezone

ROLL OVER

- 2. List of Projects Approved at Staff Level

- 3. Other

3. CTRPA AGREEMENT - TRPA REVIEW OF SHOREZONE / SEZ PROJECTS
4. CXC REPORT - PRELIM. DRAFT TO APC NOVEMBER
- FINAL DRAFT / RES. @ G.B. DEC.
- COPIES AVAIL. FROM D.R.

- E. Legal Counsel Report
- F. Governing Body Members
- G. Public Interest Comments

5. RESOLUTION SUPPORTING 83 APPROP. FOR B/S
AT ^{AT LEAST} CURRENT LEVEL OF FUNDING

XIII ORDINANCES

- A. First Reading of Ordinance Amending the Land Use Ordinance to Allow Condominium Conversions on Nonconforming Properties

GAD/PRO
PRO

B. Consideration of Adoption as an Emergency, Ordinance Amending Ordinance 81-5 to Extend the Case-by-Case Review Procedure to August 28, 1983

XIV RESOLUTIONS

XV PENDING MATTERS

XVI ADJOURNMENT

CONSENT CALENDAR

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

1. Guptil/Barrow, 2 Unit Condominium Parcel Map, 761 Titlist Drive, Incline Village, Unit 3, Washoe County, APN 129-280-02, TRPA File #821202
2. Stiltz/Barrow, 4 Unit Condominium Parcel Map, 862 Southwood Boulevard, Washoe County, APN 122-281-07, TRPA File #821204
3. Maffley/Kaufman, Boundary Line Adjustment, Meeks Bay, El Dorado County, APN 16-410-10, TRPA File #821228
4. Tabari/Cox, 8 Unit Apartment Complex, Mays Boulevard and Freel Peak Drive, Washoe County, APN 122-202-26, TRPA File #821170
5. Crystal Shores Villas, Repair of Shoreline Protective Structure, Washoe County, APN 122-060-00, TRPA File #82203

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.

Wagstaff and Brady

Urban and Environmental Planning Landscape Architecture
2842 Prince Street, Berkeley, California 94705 (415) 425-2525

27 September 1982

Thomas Hsieh
Thomas Hsieh and Associates, AIA
166 Grant Avenue
San Francisco, California 94108

Dear Tom,

The enclosed memorandum describes in greater detail the proposed work scope for the Scenic Quality Evaluation of Outdoor Recreation Areas and Bicycle Paths. This description is intended to supplement the proposed work program as outlined in September 13, 1982 letter and memorandum to Randy Sheffield.

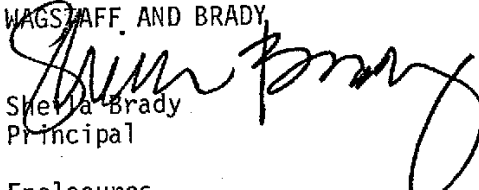
Although Wagstaff and Brady would be agreeable to some arrangement whereby TRPA staff did some of the field work and mapping under our direction, I have serious reservations about the arrangement suggested by Randy where Wagstaff and Brady would be advising or reviewing the work of a graduate landscape architect who would be reporting to the TRPA staff.

As I mentioned to you by phone, my concerns are 1) cost-effectiveness; the need to train and supervise such a person to use our established system would probably cost more in the long run than to do it ourselves, especially for a project with tight deadlines (the inventory should be completed within six weeks); 2) the quality of the work; Wagstaff and Brady personnel assigned to the job have special qualifications and experience in visual analysis, and all of them except Marge Gurdziel worked on the Scenic Resource Inventory for the Thresholds study. I am a licensed landscape architect with extensive experience in visual analysis, Stephen Sheppard is a Ph.D. from U.C. Berkeley in landscape architecture with a specialty in visual analysis, and Marge Gurdziel is a graduate landscape architect; 3) responsibility for the work; I hesitate to commit Wagstaff and Brady to responsibility for work over which we have little control.

I hope this information is helpful. Please don't hesitate to call if I can answer any questions.

Sincerely,

WAGSTAFF AND BRADY


Sheila Brady
Principal

Enclosures

SB:se

Wagstaff and Brady

Urban and Environmental Planning Landscape Architecture
2842 Prince Street, Berkeley, California 94705 (415) 428-2525

27 September 1982

MEMORANDUM: Scenic Quality Evaluation of Outdoor Recreation Areas
and Bicycle Paths, Proposed Work Scope Addendum

TO: Thomas Hsieh

FROM: Sheila Brady

Task 1. Inventory of Outdoor Recreation Areas

In addition to work described in the September 13 memo, this task will include preparation of base maps for public parks, beaches, picnic and camping areas, and ski resorts. There are about 36 beaches, 23 campgrounds, 11 alpine ski areas, 4 state parks, and 11 city, school and county parks in the basin. Base maps will be reproducible in an 8½"x11" format and will be used for field work.

Task 1 will also include development of rating sheets for field evaluation of sites. Each site will have a single rating sheet, showing ratings by criteria for individual resources and features and composite criteria ratings. The criteria used for the outdoor recreation areas will be similar to those used for the scenic roadway and shoreline units, although they will reflect two major differences: the presence of physical man-made facilities and the different nature of use of the areas (recreational rather than scenic viewing). In addition to the criteria of unity, vividness, variety and intactness, additional criteria will be used to address man-made or developed components of the landscape. These criteria would assess the inherent visual quality and compatibility of structure and/or design with the surrounding scenic environment. The criteria will be tested on three varying types of outdoor recreation areas (i.e. ski areas, beaches, camping areas) to determine specific applicability and refined or modified if necessary. Variations on criteria may be developed for different types of use areas.

Task 2: Visual Quality Survey of Outdoor Recreation Areas

This task will include for each recreation area diagrammatic mapping of individual visual resources and features. This task is labor-intensive, and requires field verification, but is essential to accurate evaluation of the individual components of each area. Major scenic resources in each area will be photo-documented and keyed to maps. In the case of ski resorts, the major use areas and approaches will be subject to visual analysis; ski trails will not be included. Ski resorts will be field-evaluated with and without snow cover, weather permitting.

Task 3. Evaluation of Visual Quality in Recreation Areas

Evaluation of each recreation area will be done at the same time as the survey whenever possible, to avoid duplication of travel and field time. For very large areas, however, such as the state parks (D.L. Bliss, Emerald Bay, Nevada State Park, etc.) two or more field visits may be required. Evaluations will be made by two persons in the field, and will be checked by a third member of the team against photographs and through familiarity with the area. Whenever evaluations appear questionable, they will be verified by a final field visit. Each evaluation will include a paragraph narrative description of the area.

Task 4. Mapping and Description of Scenic Quality of Recreation Areas

Each recreation area will be represented by

- 1) diagrammatic scenic map of features, resources and major use areas;
- 2) evaluations with criteria ratings on rating sheets keyed to features and resources;
- 3) identification of major existing or potential problem areas;
- 4) photo-documentation keyed to maps; and
- 5) narrative description of the area.

Format will be 8½"x11". Photo-documentation will be slides in slide sheets. All information will be contained in a binder for use by TRPA.

The text, maps, and rating sheets will be xerox-reproducible as a separate document.

As explained in the September 13 memorandum, this information can be used by the TRPA staff during the Regional Plan development to determine the effect of proposed use on the scenic (visual) quality of each area; for instance, the effect of a proposed residential area on the boundary of the recreation area can be assessed by its potential for interruption of views, or encroachment on high quality scenic resources. A sketch simulation of the residential project could be projected onto a slide of a scenic resource or viewpoint, and its precise effect on scenic quality determined by rating the resulting view or scene by the same criteria used in the original evaluation.

A guide with graphic examples explaining use of the criteria for evaluation can be designed for use by TRPA staff. Design capability and experience on the part of the TRPA staff member, however, are important to assure the optimum use of this system during Regional Plan development.

Cost estimates for the four tasks, plus addition of evaluation of bicycle paths to the Scenic Roadway Analysis, were included in the September 13, 1982 memorandum, a copy of which is enclosed.

Wagstaff and Brady

Urban and Environmental Planning Landscape Architecture
2842 Prince Street, Berkeley, California 94705 (415) 428-2525

PROPOSED WORK PROGRAM: OUTDOOR RECREATION AREAS

Task 1. Inventory of Outdoor Recreation Areas

From existing data and map sources, federal, state, city and county recreation areas will be identified and described. Data sources will include the background material developed for recreation thresholds, the TRPA Conservation, Recreation and Open Space Elements, the USFS LTBMU Land Management Plan, the recreation inventory developed for the South Tahoe PUD/Douglas County SID Environmental Impact Statement, and information from local jurisdictions, the California State Department of Recreation and the Nevada State Department of Conservation and Natural Resources. Information from these sources will be updated to insure accuracy. The following information will be compiled for each of the recreation areas:

- location
- size in hectares and acres
- facilities
- use characteristics (season, type of recreation)
- levels of use
- capacity estimates (when available)

Task 2. Visual Quality Survey of Outdoor Recreation Areas

A field survey of each recreation area will be conducted to determine visual characteristics. Visual characteristics to be identified will include:

1. Scenic and visual resources, such as beaches, vegetation, land formations, streams or other water features, man-made elements (buildings, piers, recreation equipment, sanitary facilities, etc.).
2. Major viewpoints, from both land and water. Viewsheds from access points, circulation systems, and major use areas will be identified. Within these viewsheds, significant viewpoints will be identified. Views will be described as panoramic, long and short range, and screened or intermittent.
3. Special areas or resources, that may be relatively inaccessible but of special value or high scenic quality.

This survey will include observation of user activities and levels of use. Attention will be given to the effect of use characteristics on the visual resources. Management practices that either contribute to or detract from visual quality will be noted. Physical conditions such as erosion or damage to vegetation that impair scenic quality will also be identified. Surrounding areas and their influence on the recreation area will also be analyzed. For each recreation area, standard forms developed for this purpose will be completed, and all information will be mapped in uniform format.

Task 3. Evaluation of Visual Quality in Recreation Areas.

Each recreation area will be evaluated using criteria developed for the Thresholds Scenic Resource Inventory. Individual resources, features and views will be rated. The overall scenic quality ratings for the areas as a whole will be derived in part from these individual ratings, but separate ratings for the whole area will also be recommended, based on the same thresholds criteria.

For each recreation area, rating sheets showing individual resources and features, composite evaluations and recommended ratings will be completed.

Task 4. Mapping and Description of Scenic Quality of Recreation Areas.

Reproducible maps at uniform scales will be developed for all recreation areas. Mapped information will include:

1. viewsheds and significant views
2. scenic resources and features
3. special scenic areas
4. management problem areas
5. areas requiring physical improvement for restoration of visual quality

Mapped information will be keyed to photodocumentation, descriptive notes, evaluations and scenic quality ratings. This information will be compiled in a single document and will be designed as a planning tool to aid the TRPA staff in implementing the Regional Plan by clearly identifying 1) resources of high scenic quality that should remain unchanged; 2) areas where protection, restoration or improvement measures are required; and 3) areas within or surrounding the recreation area where change could be accommodated without significant reduction in visual quality.

BICYCLE PATHS

Inventory, analysis and evaluation of visual quality of bicycle paths will be conducted simultaneously with that of the recreation areas. However, since most of the bicycle paths are located along major travel corridors, a substantial part of the inventory and evaluation work has already been completed by the Thresholds Study Scenic Resource Inventory.

In some areas, revisions to the Scenic Quality Inventory is needed to make it applicable to the visual environment as seen by the bicyclist, travelling

at a slower speed than the motorist. For instance, small scale visual features within a given segment of roadway may be unseen by a motorist but important to a bicyclist. The absence of safety provisions (rest stops, adequate lane widths) may make appreciation of certain visual resources difficult or impossible. The Scenic Quality Inventory will be reviewed and revised as appropriate to address these differences, and ratings of scenic quality within roadway units may be revised for bike paths as a result.

For bicycle paths that are not located along major travel corridors, field survey and evaluation will be conducted in the same manner as for the roadway analysis in the Scenic Resource Inventory. Scenic resources and features will be identified, photodocumented, evaluated and mapped, and scenic quality thresholds will be recommended.

Wagstaff and Brady

Urban and Environmental Planning, Landscape Architecture
 2842 Prince Street, Berkeley, California 94705 (415) 428-2525

COST ESTIMATE: SCENIC QUALITY EVALUATION OF TAHOE BASIN OUTDOOR RECREATION AREAS AND BICYCLE TRAILS

Personnel	Number of Days by Task				Total Days	Daily Rate	Total Cost
	Task 1	2	3	4			
Sheila Brady, Principal	3	4	4	5	16	\$500	\$8000
Stephen Sheppard, Landscape Architect	2	6	8	6	22	\$360	\$7920
Margaret Gurdziel, Associate Planner	--	8	7	8	23	\$320	\$7360
Lynda Wagstaff, Graphics	--	4	--	8	12	\$200	\$2400
Susie Elkind, Research Assistant	2	--	--	4	6	\$192	<u>\$1152</u>
							\$26,832

Direct Costs

Travel: 6 trips @ 400 miles per trip	\$ 480
x \$.20/mile	520
Per diem: 8 days per diem @ \$65/day	250
Photographic supplies and reproduction	1200
Reproduction and copying	<u>150</u>
Communications	\$2600

TOTAL ESTIMATED COST: \$29,432

TAHOE REGIONAL PLANNING AGENCY
STATEMENT OF ASSETS AND LIABILITIES
(October 31, 1982)

ASSETS

Petty Cash	\$ 120.00	
Operating Cash	6,673.98	
Savings Account	55,180.35	
Security Bonds Account	95,329.33	
Mitigation Fees Account	27,865.52	
Dean Witter Account	678,752.46	
Dean Witter Mitigation Account	300,855.80	
Workman's Comp Deposit	<u>1,175.00</u>	\$1,165,952.44
Accounts Receivable	\$ 259.00	
U.S. Dept. of Agric. Grant Receiv.	65,766.93	
C.T.R.P.A. Receivable	3,250.74	
E.P.A. Grant Receivable	-0-	
State of Nevada Grant 106 Receiv.	4,618.56	
State Water Res. Cont. Bd. Receiv.	26,659.95	
U.M.T.A. Section 8 Grant Receiv.	-0-	
Air Resources Board Grant 105 Receiv.	<u>8,443.93</u>	\$ 108,999.11
Agency Automobiles	\$ 15,396.78	
Office Furniture & Equipment	<u>96,253.91</u>	\$ 111,650.69
AMOUNT TO BE PROVIDED		<u>\$ 51,385.39</u>

\$1,437,987.63

LIABILITIES

Accounts Payable	\$ 13,268.99	
Security Deposits Held	95,329.33	
Mitigation Fees Held	328,721.32	
Contract Payable- IBM (M.C.)	865.05	
Contract Payable- IBM (W.P.)	25,180.04	
Contract Payable- Savin 790	5,723.03	
Contract Payable- Savin 800	10,006.11	
Contract Payable- Mercury	4,687.64	
Contract Payable- Mercury	<u>4,923.52</u>	\$ 488,705.03

FUND BALANCES

Inventory Fixed Assets Gen. Fund	\$108,097.85	
Inventory Fixed Assets Contributions	2,517.76	
Inventory Fixed Assets Dept. of Agric.	<u>1,035.08</u>	\$ 111,650.69
FUND BALANCE		<u>\$ 837,631.91</u>
		<u>\$1,437,987.63</u>

TAHOE REGIONAL PLANNING AGENCY
STATEMENT OF REVENUES & EXPENDITURES
(As of October 31, 1982)

REVENUES

State of California	\$	\$ 300,000.00	\$ 300,000.00
State of Nevada		150,000.00	150,000.00
El Dorado County		48,637.50	48,637.50
Placer County		39,495.00	39,495.00
Washoe County		28,745.00	28,745.00
Douglas County	5,155.63	10,311.26	20,622.50
Carson City	3,125.00	6,250.00	12,500.00
Dept. of Agric. Threshold Grant	65,767.53	128,067.58	146,034.00
Calif. Water Res. Cont. Bd.	7,149.51	26,659.95	103,900.00
E.P.A. Grant P009361010		6,444.00	189,602.00
Air Resources Board Grant 105		8,443.93	15,117.00
State of Nevada Grant 106		4,618.56	41,095.00
U.M.T.A. Section 8 Grant	10.00	10,514.57	10,515.00
C.T.R.P.A. Reimbursement	3,250.74	17,216.87	29,155.00
Filing Fees	(3,267.60)	69,102.40	158,000.00
Printed Matter Taxable	75.70	409.25	1,865.00
Printed Matter Nontaxable	109.30	377.02	2,185.00
Investment Income	5,220.26	14,970.44	25,000.00
Other Income			
	<u>\$ 86,596.07</u>	<u>\$ 870,263.33</u>	<u>\$1,322,468.00</u>

EXPENDITURES

Staff Salaries & Wages	\$ 40,519.38	\$ 163,225.29	\$ 559,720.00
Employee Benefits	4,928.65	19,850.03	80,472.00
Building Expense	4,003.37	15,242.31	49,826.00
Office Equipment Rent		186.42	750.00
Reproduction & Printing	37.57	296.31	11,500.00
Film & Camera Expense	238.29	512.53	1,100.00
Subscriptions & Publications	33.00	72.69	350.00
Communication Expense	5,848.27	10,576.27	28,264.00
Postage Expense	1,007.49	2,555.88	6,000.00
Insurance Expense	30.00	3,492.76	4,500.00
Office Expense	1,838.93	4,743.98	15,120.00
Other Supplies	(604.67)	54.11	971.00
Parcel Data Base System Supplies	889.37	889.37	
Repairs & Maintenance	266.35	2,418.92	6,500.00
Equipment Purchases		810.49	500.00
Equipment Leased	597.31	3,877.69	25,893.00
Travel Expense- Staff	1,356.71	4,715.96	10,800.00
Travel Expense- Governing Board	6,831.97	7,988.34	8,500.00
Auto Expense	543.47	1,271.81	5,500.00
Legal Notices	84.26	269.92	2,075.00
Accounting Service		5,100.00	5,200.00
Legal Service	11,548.38	35,903.95	180,000.00
Consulting Service		56,696.72	100,000.00
Contract Labor	23,141.65	68,578.04	183,367.00
Miscellaneous Expense	395.00	405.00	1,650.00
Interest Expense	441.56	1,880.83	5,357.00
Contingencies			50,000.00
	<u>\$ 103,976.31</u>	<u>\$ 411,615.62</u>	<u>\$1,343,915.00</u>
EXCESS OF REVENUES OVER EXPENDITURES	(\$ 17,380.24)	\$ 458,647.71	(\$ 21,447.00)
FUND BALANCE BEGINNING		<u>\$ 378,984.20</u>	<u>\$ 378,984.20</u>
FUND BALANCE		<u>\$ 837,631.91</u>	<u>\$ 357,537.20</u>

Phil -



COUNTY OF PLACER

OFFICE OF THE PLANNING COMMISSION

11414 B AVENUE

TELEPHONE (916) 823-4721

AUBURN, CA 95603

THOMAS D. MCMAHAN, PLANNING DIRECTOR

October 18, 1982

Philip A. Overeynder
Executive Director
TRPA
P.O. Box 8896
South Lake Tahoe, CA 95731

Subject: Governing Board Discussion of the 1983 Allocation Program

Dear Phil:

In follow-up to the matters we have discussed in this regard, we are enclosing a memo to the Governing Board, asking for their direction and concurrence on this matter of the 1983 Allocation for single family permits.

If at all possible, we would ask that you bring this up as an off-agenda item (under Reports, perhaps) if time allows at this months meeting. I am including enough copies to furnish the members of the Board, either for distribution at the hearing, or in a prior mail-out. If this is not possible and must be addressed in November, I certainly understand.

I have a conflict with a Board of Zoning Appeals hearing on the 27th, but Larry Sevison will be present and is very familiar with these matters.

Thank you for your attention to this.

Sincerely,

BILL COMBS
Senior Planner

cc: Larry Sevison

BC:11

RECEIVED
BY _____

OCT 20 1982

TANCO REGIONAL
PLANNING AGENCY