

**TRPA  
GOVERNING BOARD  
PACKETS**

**MARCH  
1984**

David Greer

afgkz

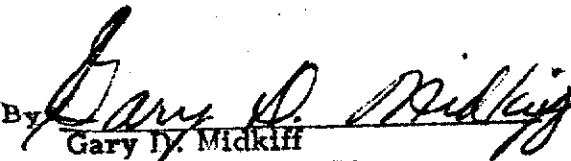
TAHOE REGIONAL PLANNING AGENCY  
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on March 28 and 29, 1984, commencing at 9:30 a.m. each day 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 on Wednesday, March 28, 1984, commencing at 8:30 a.m. in the same location, the TRPA Finance Committee will meet to discuss the Agency's budget and work program.

NOTICE IS FURTHER GIVEN that on Thursday, March 29, 1984, commencing at 8:15 a.m. in the same location, the Litigation Committee will meet to discuss pending litigation involving Hunton and Anderson.

Date: March 9, 1984

By   
Gary D. Midkiff  
Acting 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

March 28, 1984 9:30 a.m.  
March 29, 1984 9:30 a.m.

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**NOTE:** There will be a meeting of the Finance Committee at the TRPA office at 8:30 a.m. on Wednesday, March 28 to discuss the Agency's budget and work program.

There will be a meeting of the Litigation Committee at the TRPA office at 8:15 a.m. on Thursday, March 29. The purpose of said meeting is to discuss pending litigation involving Hunton and Anderson.

**PRELIMINARY AGENDA**

**I CALL TO ORDER AND DETERMINATION OF QUORUM**

**II APPROVAL OF AGENDA**

**III DISPOSITION OF MINUTES**

**IV CONSENT CALENDAR**

**V ORDINANCE**

First Reading of Ordinance Adopting and Implementing the Regional Plan

**VI PLANNING MATTERS**

A. Status of Code of Ordinances

B. Status Report on Plan Area Statements

C. Status of Monitoring and Evaluation Program

**VII ADMINISTRATIVE MATTERS**

A. Appointment of Representative from the Tahoe Transportation District to Serve as Bistate Member on the Advisory Planning Commission

B. Other

Thursday, March 29, 1984 9:30 a.m.

**VIII APPEALS**

Edgar Scharruhn, Appeal of Staff Decision Regarding Status of the Kingsbury Terrace Subdivision Pursuant to Ordinance 81-5, Douglas County, TRPA File #80016

**IX SPECIAL DETERMINATIONS**

A. Tom Watson, Third Creek Inn, Determination of Vested Right, Washoe County APN 124-100-06, TRPA File #84002

B. Determination on Status of Projects Whose Approvals Expired During the Moratorium

C. Determination on Status of Pre-1980 Permits Not Requiring TRPA Approval

X ENFORCEMENT

A. Show Cause Hearings

1. Tahoe Equestrian Center, Inc., Unauthorized Operation of Commercial Off-Road Vehicle Rental, El Dorado County APN 33-110-03 and -04, TRPA File #82002
2. Rasmussen, Unauthorized Tree Cutting, Logan Creek Estates, Douglas County APN 03-022-16
3. Donald Marken, Unauthorized Construction of Rock Jetties, Violation of TRPA Approved Slope Stabilization Project, Douglas County APN 01-020-07, TRPA File #81141

B. Reports

XI REPORTS

- A. Diversion of Water From Echo Creek For a Hydroelectric Facility, El Dorado County
- B. Finance Committee Report
- C. Litigation Committee Report
- D. Executive Session
- E. Acting Executive Director Report
- F. Legal Counsel Report
- G. Governing Body Members
- H. Public Interest Comments

XII CORRESPONDENCE

XIII RESOLUTIONS

XIV PENDING MATTERS

XV ADJOURNMENT

## CONSENT CALENDAR

### Clearinghouse Review:

Staff recommends that letters be sent to the U.S. Forest Service indicating that no conflicts are foreseen between the following transactions and the Agency's plans and rules and regulations as currently drafted.

1. Donation of 25 Foot Strip of Land at Camp Richardson Owned by Ted and Paul Chamberlain, El Dorado County
2. Acquisition of 125.35 Acres Owned by Stephen H. Bourne, Douglas County APN 05-230-10-7

### Requests for Mitigation Funds:

Staff recommends the following requests be approved:

1. Placer County - \$25,000 for Griff Creek Erosion Control and Stream Restoration
2. Douglas County - \$33,000 for Kingsbury General Improvement District/Aspen Valley Erosion Control

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

DATE: March 16, 1984

TO: Governing Body

FROM: Agency staff

SUBJECT: Donation of 25 Foot Strip of Land at Camp Richardson Owned by Ted and Paul Chamberlain, El Dorado County

The U.S. Forest Service has requested that the Agency, in its capacity as a Regional Clearinghouse, review the donation proposal by Ted and Paul Chamberlain and bring it to the attention of the Governing Board and the public at the Governing Board meeting. The parcel, located in El Dorado County at Camp Richardson Resort, is a 25 foot wide strip of land 1,227 feet long. The parcel was inadvertently left out of the property transfer when the Federal Government acquired Camp Richardson.

Agency staff foresees no conflicts between the donation and the Agency's plans and rules and regulations as currently drafted and recommends that a letter be sent to the U.S. Forest service indicating the same.

3/16/84  
SC:sf

Consent Calendar 1.  
Clearinghouse Review

# TAHOE REGIONAL PLANNING AGENCY

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

2155 South Avenue

(916) 541-0246

## MEMORANDUM

DATE: March 16, 1984

TO: Governing Body

FROM: Agency staff

SUBJECT: Acquisition of 125.35 Acres Owned by Stephen H. Bourne, Douglas County, APN 05-230-10-7

The U.S. Forest Service has requested that the Agency, in its capacity as a Regional Clearinghouse, review the acquisition proposal to buy 125.35 acres (Bourne Estate) for inclusion in the National Forest System.

Because of existing improvements the property does not qualify for purchase under authority of PL 96-586, the Santini-Burton Act. The Bourne family ownership of 241.0 acres east of the Highway does qualify for purchase under PL 96-586. A separate offer will be made using that authority and funding. Congress has appropriated \$9.5 million to acquire this lake front parcel.

The property under consideration at this time has 1,689.48 feet of Lake Tahoe shoreline fronting along Marla Bay, including Round Hill Pines Resort. The State of Nevada is willing to manage the lakeshore recreation facilities starting with the 1985 season, under an agreement with the Forest Service. In the interim, a Forest Service Special Use Permit will be offered to the present lessee.

In public ownership, this property will no longer contribute to the maintenance of roads, utilities, etc.. It may, though, slightly increase the County's share of National Forest Receipt monies. However, this will not balance the loss in tax revenue.

Agency staff foresees no conflicts between the acquisition and the Agency's plans and rules and regulations as currently drafted and recommends that a letter be sent to the U.S. Forest Service indicating the same.

3/16/84  
SC:sf

Consent Calendar 2.  
Clearinghouse Review

# TAHOE REGIONAL PLANNING AGENCY

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

2155 South Avenue

(916) 541-0246

## MEMORANDUM

Date: March 15, 1984

To: Governing Body  
From: Agency Staff  
Subject: Placer County - \$25,000 for Griff Creek Erosion Control and Stream Restoration

Placer County has requested an additional \$25,000 from the Water Quality Mitigation Fund for engineering and design costs of the Griff Creek project. These funds, coupled with the \$10,000 allocated last fall, would comprise a portion of the local share for an EPA Clean Lakes Grant. Placer County has expended funds from its General Fund to cover consulting services for project design and would utilize mitigation funds to repay the General Fund loan until the grants are approved.

The Griff Creek project was approved by the TRPA Governing Board in August, 1983 and consists of restoring the stream channel by excavating a channel utilizing a natural flow line, removing the existing culverts, and stabilizing the channel with rock and riparian vegetation. The total project is estimated at \$374,720 with \$263,200 being applied for through Lahontan Regional Water Quality Control Board for EPA Clean Lakes Grant. The remaining \$111,520 will be made up of TRPA mitigation funds and probably Santini-Burton erosion control funds.

The Griff Creek project is consistent with the Lake Tahoe Basin Water Quality Plan and Problem Assessment. The project is also consistent with the goals of the Environmental Threshold Carrying Capacities to restore disturbed SEZ lands. The Placer County mitigation fund account presently has a balance of \$50,989.44. Further, these mitigation funds may be returned by the county to the account if Santini-Burton funds are approved by the U. S. Forest Service to cover the entire portion of the local share match.

Based on these factors, the staff recommends the Governing Board approve the request for the \$25,000 from the Water Quality Mitigation Fund pursuant to the Placer County Agreement of June 15, 1982 for erosion and runoff control projects.

GS:bl  
3-15-84

Consent Calendar Item #1  
Request for Mitigation Funds



# TAHOE REGIONAL PLANNING AGENCY

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

2155 South Avenue

(916) 541-0246

## MEMORANDUM

Date: March 15, 1984

To: Governing Body

From: Agency Staff

Subject: Douglas County - \$33,000 for Kingsbury General Improvement District/Aspen Valley Erosion Control

Douglas County has requested a total of \$33,000 from the Water Quality Mitigation Fund be allocated to Kingsbury General Improvement District (KGID) for an erosion and runoff control project within the KGID service district. These funds would match funds allocated by KGID for the project.

The project was approved by the Governing Board in August, 1983 and was completed in October, 1983. The total project costs were \$64,910 which comprised construction of 755 feet of rock lined drainage ditch, installation of curbs, culverts and siltation basins along Aspen Way in the Aspen Valley subdivision.

The Aspen Valley project is consistent with the Lake Tahoe Basin Water Quality Management Plan and Problem Assessment. The Douglas County Mitigation fund account presently has a balance of \$75,060.36. Based on these factors, the staff recommends the Governing Board approve the request for \$33,000 pursuant to the Agreement with Douglas County of July 11, 1983 for erosion and runoff control projects.

3-15-84  
GS:bl

Consent Calendar Item #2  
Requests for Mitigation Funds

ERRATA TO ORDINANCE ADOPTING AND  
IMPLEMENTING THE REGIONAL PLAN AMENDMENTS

DRAFT: February 24, 1984

TAHOE REGIONAL PLANNING AGENCY

ORDINANCE NO. 84-

AN ORDINANCE RELATING TO THE REGIONAL PLAN OF THE TAHOE REGIONAL PLANNING AGENCY; PRESCRIBING AMENDMENTS TO SAID REGIONAL PLAN, AS AMENDED TO DATE, PURSUANT TO ARTICLE V(c) OF THE TAHOE REGIONAL PLANNING COMPACT, AS AMENDED, 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; MAKING FINDINGS REGARDING THE BACKGROUND FOR AND BASES OF THE AMENDMENTS TO SAID REGIONAL PLAN ADOPTED HEREBY; PRESCRIBING SPECIFIC WRITTEN FINDINGS PURSUANT TO ARTICLE V(g) OF SAID COMPACT ASSURING THAT APPROVAL OF A PROJECT WILL NOT ADVERSELY AFFECT IMPLEMENTATION OF THE REGIONAL PLAN, AS AMENDED HEREBY, AND NOT CAUSE THE ADOPTED ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES OF THE REGION TO BE EXCEEDED; PRESCRIBING PROCEDURES FOR IMPLEMENTATION; PRESCRIBING PROCEDURES FOR REVIEW OF APPLICATIONS FOR PROJECTS ON FILE PRIOR TO THE ADOPTION OF THIS ORDINANCE AND APPLICATIONS FOR OTHER SPECIFIED PROJECTS; REQUIRING PLAN ENFORCEMENT; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

The Governing Body of the Tahoe Regional Planning Agency ("Agency") does ordain as follows:

- 1.23 The Governing Body acknowledges the existence of the Santini-Burton Act (P.L. 96-586, 94 Stat. 3381) and the Lake Tahoe Acquisition Bond Act (California Government Code, Section 66950 et seq). The Agency recognizes said.....

Add: This amended Regional Plan is not conditioned in any respect on an acquisition program, nor is it intended to designate any lands to be acquired, or to assist in such acquisition.

- 1.27(2) Review of said pending projects is limited to a specific period of time, expiring December 31, 1984.
- 1.27(5) It is necessary and desirable to set December 31, 1984 as the deadline for the Agency to take final action on such pending projects.
- 1.28(2) Review of said pending projects is limited to a specific period of time, expiring December 31, 1984.

3/20/84

2.11 Plan Documents

- (1) Tahoe Regional Planning Agency, Regional Plan for the Lake Tahoe Basin, Part I, Goals and Policies, Amended Final Draft, February 1984.
- (2) Tahoe Regional Planning Agency, 1983, Environmental Impact Statement for the Adoption of a Regional Plan for the Lake Tahoe Basin.
- (3) Tahoe Regional Planning Agency, February 1983, Environmental Impact Statement for Adoption of a Regional Plan for the Lake Tahoe Basin: Response to Comments.
- (4) Peat, Marwick, Mitchell & Co., September 1983, Financing Techniques Matrix.
- (5) Peat, Marwick, Mitchell & Co., and A.G. Becker Paribas, Inc., September 1983, Preliminary Findings and Recommendation: Financial Planning and Fiscal Impact Analysis in Support of Regional Plan.
- (6) Peat, Marwick, Mitchell & Co., October 1983, Alternative Financing Methods & Impacts: TRPA Water Quality Program.
- (7) Peat, Marwick, Mitchell & Co., August 1983, Socio-economic Impact Monitoring Program.
- (8) Peat, Marwick, Mitchell & Co., October 1983, TRPA Capital Improvement Plan Financing Strategy.
- (9) Tahoe Regional Planning Agency, 1982, Study Report for the Establishment of Environmental Threshold Carrying Capacities.
- (10) Tahoe Regional Planning Agency, 1982, Environmental Impact Statement for the Establishment of Environmental Threshold Carrying Capacities.
- (11) Tahoe Regional Planning Agency, 1982, Air Quality Plan for the Lake Tahoe Basin.
- (12) The "Lake Tahoe Basin Water Quality Management Plan, January 1978", consisting of the elements set forth in Section 2.00 A.6. of Agency Ordinance No. 8104, as amended by this ordinance.

3/20/84

Section 3.00 Article V(g) Findings for Project Review Pending Adoption of Agency Regulatory Code

- 3.10 (13) It has been demonstrated that the suppliers of water, sewage treatment, fire protection, educational services, police protection and other appropriate utilities have or will have the physical and legal capacity to supply said services to the project.
- (14) As an alternative to the specific findings listed in subsection 3.10(7) through (13), inclusive, the Agency may find that:
- (a) The project presents a situation or circumstance demanding immediate action to preserve the public peace, health, safety or general welfare, or to protect and enhance the environment of the Lake Tahoe Region;
  - (b) The project will not individually cause the adopted thresholds to be exceeded;
  - (c) A mitigation program is required as a condition of project approval which will ensure that the impacts of the project will be mitigated to the greatest extent possible; and
  - (d) Conditions of approval have been placed on the project to insure that as soon as possible after such situation or circumstance ceases to exist, a complete application for said project, including the appropriate environmental document, shall be submitted to the Agency, at which time approval of said project shall be subject to the findings required under Section 3.00, other than those in subsection 3.10(14).
- (15) There is substantial evidence in the record supporting the foregoing findings.

4.20 Review of Certain Pending Applications

- (2) Complete applications for single family houses on lots having valid 1983 Placer County development allocations and for which letters have been issued by the CTRPA establishing that said lots are buildable. For purposes of reviewing and approving any of said applications, or, where applicable, applications referred to in subsection 4.20(1), the provisions of CTRPA Urgency Ordinances entitled "Development Permit Allocation for Placer County" (adopted on July 30, 1982 and extended on December 3, 1982) and "Development Permit Allocation for El Dorado County" (adopted on May 6, 1983), notwithstanding the expiration of said ordinances, shall be the standards for review and approval of said applications pursuant to this ordinance.

- (3) The project is consistent with the Agency Regional Plan in effect on August 25, 1983 and the applicable plans, ordinances, regulations and standards of federal and state agencies relating to the protection, maintenance and enhancement of environmental quality in the Lake Tahoe region.

4.30 Review of Other Pending and New Projects

- (2) Complete applications for projects received after the effective date of this ordinance, other than those identified under subsection 4.20(2).

4.31

- (1) The project is consistent with the Phase I Priorities set forth in the Implementation Element of the Regional Plan for the Lake Tahoe Basin, Part I, Goals and Policies, Amended Final Draft, February 1984.
- (2) Pending final adoption of the applicable Plan Area Statement, pursuant to subsection 2.12, the project does not propose density in excess of one (1) single family house per lot or parcel of record prior to the effective date of this ordinance, or a use inconsistent with said Plan Area Statement".

4.40 The Agency on or before December 31, 1984 shall take final action on all projects referred to....

4.60 Development Permit Allocations

Applications for projects identified under subsection 4.30 shall not be accepted, reviewed or approved by the Agency unless the applicant has received either of the following:

- (a) A 1983 Placer or El Dorado County development allocation and, with respect to El Dorado County, an allocation having been determined by El Dorado County to be one of the 177 1983 allocations; or
- (b) A development allocation from the appropriate government entity pursuant to Goal #2, Policies 2, 3, 4 and 5 of the Development and Implementation Priorities subelement of the Regional Plan for the Lake Tahoe Basin, Part I, Goals and Policies, Amended Final Draft, February 1984.

3/20/84

Errata to Adopting Ordinance  
Page Five

Section 5.00    Implementation Plan

- 5.10    Except as otherwise provided by this section, all Agency ordinances, maps, rules, regulations and policies in effect on August 25, 1983, including, but not limited ...

3/20/84

TAHOE REGIONAL PLANNING AGENCY

ORDINANCE NO. 84-

AN ORDINANCE RELATING TO THE REGIONAL PLAN OF THE TAHOE REGIONAL PLANNING AGENCY; PRESCRIBING AMENDMENTS TO SAID REGIONAL PLAN, AS AMENDED TO DATE, PURSUANT TO ARTICLE V(c) OF THE TAHOE REGIONAL PLANNING COMPACT, AS AMENDED, 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; MAKING FINDINGS REGARDING THE BACKGROUND FOR AND BASES OF THE AMENDMENTS TO SAID REGIONAL PLAN ADOPTED HEREBY; PRESCRIBING SPECIFIC WRITTEN FINDINGS PURSUANT TO ARTICLE V(g) OF SAID COMPACT ASSURING THAT APPROVAL OF A PROJECT WILL NOT ADVERSELY AFFECT IMPLEMENTATION OF THE REGIONAL PLAN, AS AMENDED HEREBY, AND NOT CAUSE THE ADOPTED ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES OF THE REGION TO BE EXCEEDED; PRESCRIBING PROCEDURES FOR IMPLEMENTATION; PRESCRIBING PROCEDURES FOR REVIEW OF APPLICATIONS FOR PROJECTS ON FILE PRIOR TO THE ADOPTION OF THIS ORDINANCE; REQUIRING PLAN ENFORCEMENT AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

The Governing Body of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00 Findings

- 1.10 On December 19, 1980, the Tahoe Regional Planning Compact ("Compact") was amended, requiring, among other things, that the Agency adopt environmental threshold carrying capacities for the Lake Tahoe region. The Compact further provided that, within one (1) year after the adoption of the environmental threshold carrying capacities, the Agency 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.
- 1.11 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, which endangers the natural beauty and economic productivity of the region; (b) the public and private interests and investments in the region are substantial; (c) the region exhibits unique environmental and ecological values which are irreplaceable; (d) said region is experiencing problems of resource use and deficiencies of environmental control; (e) increasing urbanization is threatening the ecological values of the region and threatening the public opportunities for use of the public lands; (f) 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; (g) there is a public interest in protecting, preserving and enhancing such values for the residents of the region and for visitors to the

region; (h) 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 manmade environment; and (i) it is imperative that there be established an agency with powers, among others, to establish environmental threshold carrying capacities and 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 with such capacities.

- 1.12 The Agency Governing Body unanimously approved Resolution No. 82-11, adopting environmental threshold carrying capacities for the Lake Tahoe region pursuant to Article V(b) of the Compact. Said carrying capacities were adopted subsequent to consideration by the Agency Governing Body of an environmental impact statement, including response to comments, thereon, a lengthy, detailed study report, and oral testimony and documentary evidence received at public hearings concerning said carrying capacities.
- 1.13 Prior to the adoption of this ordinance, the Advisory Planning Commission ("APC") of the Tahoe Regional Planning Agency conducted a duly-noticed public hearing in accordance with Article V(a) of the Compact, at which hearing considerable oral testimony and documentary evidence concerning the proposed amendments to the Agency's regional plan were received and considered by the APC. The Governing Body has received and considered the recommendations of the APC, which recommendations were formulated after said public hearing. In addition to said APC public hearing, the Governing Body, both prior and subsequent to said APC public hearing, has conducted duly-noticed public hearings in accordance with said Article V(a), at which hearings considerable oral testimony and documentary evidence were received and considered. The substance of the amendments including, but not limited to, the documents and maps adopted by this ordinance was the subject of said public hearings. In addition to said formal public hearings, the Governing Body and staff conducted numerous public meetings and forums in various locations within the States of California and Nevada, at which meetings and forums the proposed amendments were discussed.
- 1.14 The provisions of this ordinance, themselves, were also the subject of a duly-noticed public hearing before the Governing Body as required by the Agency's Rules and Regulations of Practice and Procedure.
- 1.15 As required by Article V(c) of the Compact, the amendments to the Agency's regional plan adopted by this ordinance, including all the elements thereof, as implemented by this ordinance and as to be implemented through other agency ordinances, rules and regulations, at a minimum will achieve and maintain the adopted environmental threshold carrying capacities, while providing opportunities for orderly growth and development consistent with such capacities. Each element of the regional plan, as amended hereby, contains implementation provisions and time schedules for such implementation by ordinance in compliance with said Article V(c).