

**TRPA
GOVERNING BOARD
PACKETS**

**JANUARY
1987**

January 87 GB

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on Wednesday and Thursday, January 28 and 29, 1987, commencing at 10:00 a.m. on the 28th and at 9:30 a.m. on the 29th, at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The official agenda for said meeting is attached to and made a part of this notice.

NOTICE IS FURTHER GIVEN that on Wednesday, January 28, 1987, commencing at 8:30 a.m. in the same location, the Finance Committee of said agency will meet to discuss the following: 1) receipt of the December financial statement; 2) status of the Agency's liability insurance and safety management program; 3) status of budget requests from the States of Nevada and California; 4) acceptance of FY 1985-86 Audit Report; 5) review and recommendation on FY 1986-87 operating budget revisions; 6) resolution approving allocation of \$14,196.70 of Local Transportation Funds to the Tahoe Transportation District; 7) Receipt of FY 1982-85 Performance Audit Reports for STAGE and TART Transit Systems; 8) Receipt of State Transit Assistance (STA) Fund Audit Report; and 9) Receipt of Transportation Development Act Fund Audit Report for El Dorado County.

NOTICE IS FURTHER GIVEN that on Wednesday, January 28, 1987, at 8:30 a.m. in the same location, the Litigation Committee will meet in open and closed sessions to confer with counsel on the following: 1) State of California/ League to Save Lake Tahoe v. TRPA; 2) Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada); and 3) TRPA v. Bruce King. The Committee will meet in open session to confer with counsel on the following: 1) treatment of existing multi-residential and nonresidential building foundations without current TRPA approval; 2) King Arthur's Palace, claim of vested right; and 3) a resolution delegating authority for compliance hearings and settling enforcement actions.

NOTICE IS FURTHER GIVEN that during the lunch recess on Wednesday, January 28, 1987, in the same location, the Rules and Regulations Committee will meet to discuss the revision of the Agency's Rules of Procedure and the Administrative and Fiscal Procedures Manual.

NOTICE IS FURTHER GIVEN that a public hearing will be conducted at the regular January 28, 29, 1987 meeting on adoption of Articles IV, V, and VI of the Rules of Procedure of the Tahoe Regional Planning Agency, which articles concern matters relating to adoption of plans and ordinances, project review, and Environmental Impact Statement procedures.

Date: January 21, 1987

By:



William A. Morgan
Executive Director

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 195 U.S. Highway 50
Zephyr Cove, Round Hill, Nevada

January 28, 1987 10:00 a.m.
January 29, 1987 9:30 a.m.

OFFICIAL AGENDA

- I PLEDGE OF ALLEGIANCE
- II ROLL CALL AND DETERMINATION OF QUORUM
- III APPROVAL OF MINUTES
- IV APPROVAL OF AGENDA
- V CONSENT CALENDAR
- VI SPECIAL REPORT
 - A. Tahoe-Transportation District (TTD) Status Report
 - B. Status Report and Board Action, If Necessary, on Consensus Process for Lake Tahoe Airport
- VII SPECIAL PLANNING MATTER
 - A. Certification of the Environmental Impact Statement for Plan Area Statements and Implementing Ordinances of the Regional Plan
- VIII PUBLIC HEARING
 - A. To Consider an Ordinance Adopting the Plan Area Statements and Plan Area Overlays as Amendments to the Regional Plan
 - B. To Consider an Ordinance Adopting the Code of Ordinances and Chapters Relating to General Provisions, Land Use Provisions, Site Development Provisions, Growth Management Provisions, Shorezone Provisions, Grading and Construction Provisions, Resource Management Provisions, Water Quality Provisions, and Air Quality/Transportation Provisions
 - C. To Consider an Ordinance Setting Forth the Effective Date of the Regional Plan and Determining Its Principal Elements
 - D. An Ordinance Adopting Revisions to Regional Plan Goals and Policies (To Be Continued to the February 25, 1987 Meeting)
- IX ORDINANCE FIRST READINGS
 - A. Ordinance Adopting the Plan Area Statements and Plan Area Overlays as Amendments to the Regional Plan

- B. Ordinance Adopting the Code of Ordinances and Chapters Relating to General Provisions, Land Use Provisions, Site Development Provisions, Growth Management Provisions, Shorezone Provisions, Grading and Construction Provisions, Resource Management Provisions, Water Quality Provisions, and Air Quality/Transportation Provisions
- C. Ordinance Setting Forth the Effective Date of the Regional Plan and Determining Its Principal Elements

X LITIGATION

- A. Litigation Committee Report and Board Action, If Necessary, on the Following:
 - 1. State of California/League to Save Lake Tahoe v. TRPA
 - 2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada)
 - 3. King Arthur's Palace, Claim of Vested Right
 - 4. Treatment of Existing Multi-Residential and Nonresidential Building Foundations Without Current TRPA Approval
 - 5. Resolution Delegating Authority for Compliance Hearings and Settling Enforcement Actions
- B. Closed Session to Confer on the Following:
 - 1. State of California/League to Save Lake Tahoe v. TRPA
 - 2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada)

XI PROJECT REVIEW - 9:30 a.m., Thursday, January 29, 1987

- A. North Tahoe Public Utility District, Kings Beach Community Center Renovation, 8318 North Lake Boulevard, Kings Beach, Placer County APN 90-080-18
- B. Incline Village General Improvement District, Parking Lot Addition, 964 Lakeshore Boulevard, Washoe County APN 127-280-01
- C. Charles and Carol Finn, Single Family Dwelling in the Shorezone, 7402 North Lake Boulevard, Tahoe Vista, Placer County APN 117-130-38

XII PLANNING MATTERS

- A. Sole Source Determination on Selection of Consultant for Preparation of a Joint EIR/EIS for South Lake Tahoe Airport Master Plan, Access Plan, and Part 150 Noise Study

XIII ADMINISTRATIVE MATTERS

- A. Appointment of Lay Members to the Advisory Planning Commission

XIV REPORTS

- A. Finance Committee Report and Board Action on Recommendations
 - 1. Receipt of the December Financial Statement
 - 2. Acceptance of FY 1985-86 Audit Report
 - 3. Approval of FY 1986-87 Operating Budget Revisions
 - 4. Adoption of Resolution Approving Allocation of \$14,196.70 of Local Transportation Funds to the Tahoe Transportation District
 - 5. Receipt of FY 1982-85 Performance Audit Reports for STAGE and TART Transit Systems
 - 6. Receipt of State Transit Assistance (STA) Fund Audit Report
 - 7. Receipt of Transportation Development Act Fund Audit Report for El Dorado County

- B. Rules and Regulations Committee Report and Board Action on Recommendations
 - 1. Report and Recommendation by Rules and Regulations Committee on Adoption of Articles IV, V, and VI of the Rules of Procedure, Which Articles Concern Adoption of Plans and Ordinances, Project Review, and Environmental Impact Statements
 - 2. Public Hearing on Articles IV, V, and VI of the Proposed Rules of Procedure
 - 3. Approval of Resolution Adopting Articles IV, V, and VI of the Rules of Procedure of the TRPA
 - 4. Adoption of Resolutions Creating Board Committees, Setting Forth Committee Responsibilities, the Method for Determining Membership, and Other Matters Properly Relating Thereto

- C. Governing Board

- D. Executive Director
 - 1. Status Report on Plan for 1986
 - 2. Status Report on Projects Approved at Staff Level
 - 3. Status Report on Exemption Requests in Regional Plan Suit
 - 4. Other

- E. Agency Acting Counsel

XV PUBLIC INTEREST COMMENTS

XVI ADJOURNMENT

CONSENT CALENDAR

It is recommended that the following successful land capability challenge be approved with findings:

1. IVGID, APN 127-280-01, 964 Lakeshore Drive, Incline Village, Washoe County
-

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 procedure 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

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

January 13, 1987

To: TRPA Governing Board

From: The Staff

Subject: Consent Calendar -- Approval of Land Capability Challenges

Resolution 86-10 (May 28, 1986) sets forth policies for processing land capability challenges, in accordance with the Soils Subelement of the Goals and Policies. At this time, the staff recommends Board approval of the successful land capability challenge for the Incline Village General Improvement District (IVGID), 964 Lakeshore Drive, APN 125-492-25. The challenge is conditioned upon receipt of all fees by the TRPA.

The staff summary for the IVGID challenge is attached, along with the soils report.

If you have any questions or comments on this agenda item, please contact Wendy Melgin at (702) 588-3296.

1/13/87

WM

Consent Calendar

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APN 127-280-01

TRPA File No.

Owner - Incline Village General Improvement District (IVGID)
964 Lake Shore Drive, Incline Village, Washoe County

Soils

There are two soil units mapped at this site by the Tahoe Basin Area Soil Survey (Rogers, 1974), Beaches (Be) and Inville, stony coarse sandy loam, 2-9 percent slopes (IsC). The soil type Be is assigned to a land capability of 1b, allowing 1 percent coverage and the soil type IsC is assigned to a land capability of 6, allowing 30 percent coverage (Bailey, 1974).

Beach soils are found adjacent to the lake shore and are coarse sand derived from granitic alluvium. The Inville soil series consists of gently sloping to moderately steep, well-drained soils on alluvial fans, terraces, and flood plains. This parcel is situated between Third and Incline Creeks and is influenced by the stream setbacks. The setbacks will be classified as 1b and are designated on the site plan.

The soils on the IVGID parcel were evaluated by Sid Davis, Professional Soil Scientist. The area considered as Beach (Be) was examined and delineated on the site plan. The soils on the remainder of the parcel were found to be different than the Inville soils. The soils were found to be consistent with a Gefo gravelly loamy coarse sand, 9-20 percent slope (GeC). This soil type is assigned to a land capability of 6, allowing 30 percent coverage. The Gefo soils are somewhat excessively drained soils that are underlain by sandy granitic alluvium.

Please see attached soil description.

Slope

The parcel consists of a gently sloping alluvial fan with a 3 percent gradient to the southwest.

Staff Recommendation

The TRPA has inspected the IVGID parcel and has found it to be consistent with the above findings. The parcel consists of three soil classifications:

1. Beaches (Be), land capability 1b
2. Stream Environment Zone, land capability 1b
3. Gefo soil (GeC), land capability 6

A detailed site plan was prepared by IVGID and the soil and land capabilities boundaries were designated.

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

January 20, 1987

To: TRPA Governing Board

From: Agency Staff

Subject: Certification of the Environmental Impact Statement for the Plan Area Statements and Implementing Ordinances of the Regional Plan

Introduction

TRPA has been processing an environmental impact statement (EIS), under Article VII of the Tahoe Regional Planning Compact, for the Plan Area Statements and the Implementing Ordinances of the Regional Plan. Circulation of the draft EIS began on September 26, 1986, and ended December 27, 1986. TRPA held several public hearings on the draft EIS during the circulation period, and received many verbal and written comments.

Certain chapters of the draft Code of Ordinances are not a part of the proposed action, due to their low priority for settlement of Regional Plan-related litigation. Any such chapter will be the subject of a subsequent tier of environmental documentation later this year.

Status

Based on the comments received, the staff prepared a review draft of a final environmental impact statement (FEIS), including a Response to Comments, and presented it to the Advisory Planning Commission. The APC reviewed the documents and recommended them to the Governing Board for certification, with these conditions:

- additional mitigation measures identified in the FEIS should be made a part of the proposed action,
- all letters and comments received on the DEIS, and their responses, should be appended to the FEIS, and

1-20-87
DZ:mmi

AGENDA ITEM VII.A.

Memorandum to Governing Board
Certification of EIS for Plan Area
Statements and Implementing Ordinances
of the Regional Plan
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- the APC recommends to the Governing Board that recreational PAOT assignments made in the final draft Plan Area Statements (January 7, 1987) remain as part of the proposed action; however, an APC committee should review the recreational element of the Goals and Policies and the assignment of PAOTs for six months and, during that time period, proposals for using PAOTs not consistent with the Plan Area Statements, or not assigned in the Plan Area Statements, should be reviewed by the APC Recreation Committee for a separate recommendation to the Board.

At this time, the staff is making minor editorial changes to the review draft of the FEIS, and is adding an executive summary. A revised FEIS will be provided to the Governing Board prior to the January 28 meeting. Additional copies will be available for review at the TRPA offices (195 U.S. 50, Round Hill, Nevada) and will also be available in the audience at the January 28 meeting. The executive summary is included in this Governing Board packet.

Recommendation

The staff recommends that the Governing Board certify the adequacy of the EIS on the Plan Area Statements and Implementing Ordinances of the Regional Plan.

If you have any questions on this agenda item, contact Dave Ziegler at (702) 588-3296.

TAHOE REGIONAL PLANNING AGENCY
ORDINANCE NO. 87 -

AN ORDINANCE AMENDING ORDINANCE NO. 84-1, AS AMENDED, OF THE TAHOE REGIONAL PLANNING AGENCY, RELATING TO THE REGIONAL PLAN OF THE AGENCY; ADOPTING PLAN AREA STATEMENTS AND PLAN AREA OVERLAYS AS AMENDMENTS TO THE REGIONAL PLAN, AS AMENDED TO DATE, PURSUANT TO ARTICLE V(c) OF THE TAHOE REGIONAL PLANNING COMPACT, AS AMENDED; REPEALING CERTAIN PROVISIONS OF SAID ORDINANCE NO. 84-1; INCORPORATING THE CODE OF ORDINANCES IN THE REGIONAL PLAN; MAKING FINDINGS REGARDING THE BACKGROUND FOR AND BASIS OF SAID AMENDMENTS TO THE REGIONAL PLAN; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

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

Section 1.00 Findings

- 1.10 It is necessary and desirable to amend Agency Ordinance No. 84-1, as amended, relating to the regional plan of the Agency, by adoption, as a portion of the Agency's regional plan, of Plan Area Statements for Plan Areas 1 through 175, inclusive, which Plan Area Statements are set forth in the document entitled, Regional Plan for the Lake Tahoe Basin, Plan Area Statements: Carson City, City of South Lake Tahoe, Douglas County, El Dorado County, Placer County, Washoe County, Tahoe Regional Planning Agency, 1987, the Plan Area Maps, which include base maps, Plan Area overlays and land capability overlays, and the documents entitled Draft Environmental Impact Statement: Plan Area Statements and Implementing Ordinances of the Regional Plan, September 22, 1986 and Environmental Impact Statement: Plan Area Statements and Implementing Ordinances of the Regional Plan, September 22, 1986 - Response to Comments, January 14, 1987, and Final Environmental Impact Statement: Plan Area Statements and Implementing Ordinances of the Regional Plan, January 1987, as well as by otherwise amending said Ordinance No. 84-1.
- 1.20 Prior to the adoption of this ordinance, the Advisory Planning Commission ("APC") of the Agency conducted a duly-noticed public hearing in accordance with Article V(a) of the Tahoe Regional Planning Compact ("Compact"), as amended, 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 conducted a duly-noticed public hearing in accordance with said Article V(a), at which hearing considerable oral testimony and documentary evidence were received and considered.

- 1.30 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, at which hearing all persons desiring to present oral testimony or documentary evidence were permitted to do so.
- 1.40 The amendments to the Agency's regional plan, adopted by this ordinance, were the subject of an environmental impact statement ("EIS"), which was processed, reviewed and approved by the Agency in accordance with the substantive and procedural provisions of Article VII of the Compact and the applicable provisions of the Agency's Rules and Regulations of Practice and Procedure.
- 1.50 The EIS adequately addressed the amendments to the regional plan adopted by this ordinance, and provided the Governing Body substantial, detailed information and a proper disclosure, upon which it has based a reasoned, sufficient and deliberate review and evaluation of the environmental impacts and commitments of the plan amendments adopted hereby, as well as those of various alternatives thereto. The Governing Body further finds that, prior to adopting this ordinance, the Governing Body complied with the findings requirements of Article VII(d) of the Compact, a separate written finding having been made for each significant effect identified in said EIS as resulting from the amendments to the regional plan adopted hereby. The Governing Body further finds that said written findings pursuant to Article VII(d) are supported by substantial evidence in the record.
- 1.60 It is the intent of the Governing Body, by the adoption of this ordinance, to amend the regional plan heretofore in effect, including, but not limited to, the regional plan of the California Tahoe Regional Planning Agency otherwise applicable to the portion of the Lake Tahoe Region located in the State of California pursuant to Article V(e) of the Compact. It is also the intent of the Governing Body, by adoption of this ordinance, to amend the Agency's "Lake Tahoe Basin Water Quality Management Plan, January 1978," as adopted by Agency Ordinance No. 81-4. The amendments to said water quality management plan shall take effect upon certification by the States of California and Nevada and approval by the U.S. Environmental Protection Agency pursuant to Section 208 of P.L. 92-500.
- 1.70 The Governing Body incorporates, herein, as though fully set forth, the findings set forth in subsections 1.10, 1.11, 1.12, 1.15, 1.16, 1.17, 1.19, 1.23, 1.24, 1.25, and 1.26 of Ordinance No. 84-1 of the Agency, expressly determining hereby that the wording of each of said incorporated findings applies equally to the amendments to the Agency's regional plan adopted by this ordinance.

- 1.80 The Governing Body incorporates herein, as though fully set forth, the findings and provisions of Resolution No. 82-11, adopting environmental threshold carrying capacities for the Lake Tahoe region.
- 1.90 Each of the foregoing findings is supported by substantial evidence in the record.

Section 2.00 Amendment to Subsection 2.11 Concerning Plan Documents

Subsection 2.11 of Agency Ordinance No. 84-1, as amended, is hereby amended to read as follows:

"2.11 Plan Documents

- (1) Tahoe Regional Planning Agency, Regional Plan for the Lake Tahoe Basin, Goals & Policies, September 17, 1986.
- Added (2) Plan Area Statements for Plan Areas 001A through 175, inclusive, which statements are set forth in the document entitled, Regional Plan for the Lake Tahoe Basin, Plan Area Statements: Carson City, City of South Lake Tahoe, Douglas County, El Dorado County, Placer County, Washoe County, Tahoe Regional Planning Agency, January 7, 1987.
- Added (3) The Code of Ordinances of the Agency, as amended from time to time.
- (4) Tahoe Regional Planning Agency, 1986, Final Supplement to Environmental Impact Statement for Adoption of a Regional Plan for the Lake Tahoe Basin.
- (5) Tahoe Regional Planning Agency, 1983, Environmental Impact Statement for the Adoption of a Regional Plan for the Lake Tahoe Basin.
- (6) Tahoe Regional Planning Agency, February 1983, Environmental Impact Statement for Adoption of a Regional Plan for the Lake Tahoe Basin: Response to Comments.
- Added (7) Tahoe Regional Planning Agency, Draft Environmental Impact Statement: Plan Area Statements and Implementing Ordinances of the Regional Plan, September 22, 1986.
- Added (8) Tahoe Regional Planning Agency, Environmental Impact Statement: Plan Area Statements and Implementing Ordinances of the Regional Plan, September 22, 1986 - Response to Comments, January 14, 1987.
- Added (9) Tahoe Regional Planning Agency, Final Environmental Impact Statement: Plan Area Statements and Implementing Ordinances of the Regional Plan, January 1987.
- (10) Peat, Marwick, Mitchell & Co., September 1983, Financing Techniques Matrix.

- (11) 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.
- (12) Peat, Marwick, Mitchell & Co., October 1983, Alternative Financing Methods & Impacts: TRPA Water Quality Program.
- (13) Peat, Marwick, Mitchell & Co., August 1983, Socio-economic Impact Monitoring Program.
- (14) Peat, Marwick, Mitchell & Co., October 1983, TRPA Capital Improvement Plan Financing Strategy.
- (15) Tahoe Regional Planning Agency, 1982, Study Report for the Establishment of Environmental Threshold Carrying Capacities.
- (16) Tahoe Regional Planning Agency, 1982 Environmental Impact Statement for the Establishment of Environmental Threshold Carrying Capacities.
- (17) Tahoe Regional Planning Agency, 1982 Air Quality Plan for the Lake Tahoe Basin.
- (18) 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. 81-4, as amended by this ordinance."

Section 3.00 Amendment to Subsection 2.13 Concerning Regional Plan Maps

Subsection 2.13 of Agency Ordinance No. 84-1, as amended, is hereby renumbered "2.12" and amended to read as follows:

"2.12 Regional Plan Maps

- Added (1) Base Maps at scales of 1"=400' and 1"=2000', to be used together with the following overlays:
- Amended a) Plan Area Overlays at scales of 1"=400' and 1"=2000' (January 1987);
- Amended b) Land Capability Overlays at scales of 1"=400' and 1"=2000' (January 1987);
- Amended c) Special Interest Species and Sensitive/Uncommon Plants Overlays at the scale of 1"=2000' (August 1982); and
- Amended d) Stream Habitat Quality Overlays at the scale of 1"=2000' (August 1982).
- Amended (2) Pierhead Line Aerial Photographs at an approximate scale of 1"=400' (July 1976).

(3) Prime Fish Habitat Map at the scale of 2"=1 mile (August 1981).

(4) Historical Sites Map at the scale of 2"=1 mile (July 1983)."

Section 4.00 Amendment to Section 4.00 to Make Technical Changes

Section 4.00 of Agency Ordinance No. 84-1, as amended, is hereby amended to read as follows:

"Section 4.00 Interim Project Review

Pending adoption of the Agency's Regulatory Code or other appropriate compilation of regulatory ordinances further implementing the amendments to the regional plan adopted by this ordinance, the Agency shall accept, review and approve applications for projects only in accordance with Section 4.00.

4.10 Definitions

- (1) "Single-family house" as used in Section 4.00 means "single-family house" as defined by Section 3.00 of the Agency's Land Use Ordinance (No. 4), as amended.
- (2) "Emergency" refers exclusively to a project presenting 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.

4.20 Allocation Requirement

Application for projects otherwise authorized to be reviewed under Section 4.00 shall not be accepted, reviewed, or approved by the Agency unless the applicant has received a development allocation from the appropriate governmental entity pursuant to Goal No. 2, Policies Nos. 2, 3, 4 and 5 of the Development and Implementation Priorities Subelement of the Implementation Element of the Regional Plan for the Lake Tahoe Basin, Goals and Policies, September 17, 1986.

4.30 Projects Eligible for Review

Projects eligible for review and approval under Section 4.00 are those submitted pursuant to a complete application, meeting the requirements of subsection 4.20, and not identified as being prohibited in the document entitled "Project Review Under Adopting Ordinance," dated March 28, 1984, as the same may be amended from time to time by resolution of the Governing Body, which document, as amended, is incorporated herein by this reference.