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TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on February 10, 1988, at the Lakeview Room of the Fairway Community Center, 330 Fairway Drive, Tahoe City, California. The agenda for said meeting is attached hereto and made a part of this notice.

February 1, 1988

By: W.A. Morgan
William A. Morgan
Executive Director
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY

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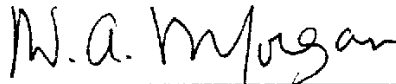
(702) 588-4547

NOTICE OF AMENDED AGENDA

NOTICE IS HEREBY GIVEN that the February 10, 1988 agenda for the Advisory Planning Commission meeting is amended to include a recommendation by the Advisory Planning Commission on amendments to Chapter 11 (Foundations) of the Code of Ordinances.

February 2, 1988

By:



William A. Morgan
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

Lakeview Room, Fairway Community Center
330 Fairway Drive, Tahoe City, California

February 11, 1988
9:30 a.m.

AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PUBLIC HEARING
 - A. Preliminary Community Plan for Tahoe City
 - B. Revised Regional Transportation Plan and EIS for the Revised Regional Transportation Plan
 - C. Public Facilities List for 1988-92
 - D. Recreation Facilities List for 1988-92
 - E. Chapter 7 (Temporary Uses, Structures and Activities) and Related Amendments to Chapter 2 (Definitions) and Chapter 4 (Project Review and Exempt Activities) of the Code of Ordinances
 - F. Chapter 15 (Redevelopment)
- V PLANNING MATTERS
 - A. Recommendation on the Preliminary Community Plan for Tahoe City
 - B. Finding of Technical Adequacy for the EIS for the Revised Regional Transportation Plan and Recommendation on the Revised Regional Transportation Plan
 - C. Recommendation on the Public Facilities List for 1988-92
 - D. Recommendation on the Recreation Facilities List for 1988-92
 - E. Recommendation on Chapter 7 (Temporary Uses, Structures and Activities) and Related Amendments to Chapter 2 (Definitions) and Chapter 4 (Project Review and Exempt Activities) of the Code of Ordinances
 - F. Recommendation on Chapter 15 (Redevelopment)

VI REPORTS

- A. Executive Director
- B. Legal Counsel
- C. APC Members
- D. Public Interest Comments

VII CORRESPONDENCE

VIII PENDING MATTERS

IX ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

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

January 13, 1988

REGULAR MEETING MINUTES

I CALL TO ORDER AND DETERMINATION OF QUORUM

Vice Chairman Stan Hansen called the regular January 13, 1988 meeting of the Advisory Planning Commission (APC) to order at 9:35 a.m. and asked for a roll call.

Members Present: Ms. Huber, Ms. Jamin, Mr. DeMello, Mr. Hoefler, Ms. Unsicker, Mr. Dodgion, Mr. Pyle, Mr. Glab, Mr. Hansen, Mr. Brooks, Mr. Poppoff, Mr. Harper, Mr. Thrans, Ms. Bedard (present at 10:25 a.m.), Mr. Van Wagenen, Mr. Combs

Members Absent: Mr. Renz, Mr. Sullivan, Ms. Becker

II APPROVAL OF AGENDA

Mr. Combs asked that the discussion on the preliminary Community Plan for Tahoe City be scheduled after the lunch break because members of the Tahoe City Advisory Council wanted to be present.

MOTION by Mr. Dodgion, with a second by Mr. Hoefler, to approve the agenda as presented. The Tahoe City Community Plan would be heard at 1:00 p.m. The motion carried unanimously.

III DISPOSITION OF MINUTES

MOTION by Mr. Pyle, with a second by Mr. Dodgion, to approve the December 9, 1987 minutes as presented. The motion carried unanimously.

IV PUBLIC HEARING

- A. Chapter 7 (Temporary Uses, Structures and Activities) and Related Amendments to Chapter 2 (Definitions) and Chapter 4 (Project Review and Exempt Activities of the Code of Ordinances)

Principal Planner Gordon Barrett advised that the committee working on this ordinance chapter had recently met and recommended approval of the chapter with several conditions. One of these conditions is that the APC and Governing Board not take final action this month but defer action to February so that the Tahoe Basin Association of Governments (TBAG) can have time to reform itself for the purpose of reviewing the document, with particular emphasis on the MOU sections of the chapter. The committee was concerned that local governments may not want to take on the responsibilities for administering temporary uses. Another condition recommended by the committee relates to establishment of a 10-day response time to any application submitted for a temporary activity; this will have to be drafted by the Governing Board Rules Committee. Other conditions relate to establishment of a reasonable filing fee, preparation of an

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informational packet and of a model MOU for review by affected entities. Staff does not have any problems with these conditions other than possibly the issue of filing fees.

Mr. Barrett summarized the contents of the ordinance and of the handout to be used to describe the temporary activity regulations to the public.

Following are specific points of concern raised by APC members:

Section 7.6.A (4) - implies that a temporary activity can remove or disturb vegetation. This can occur on the same site up to four times per year. The ordinance should not permit activities that will disturb vegetation such that revegetation will be required as mitigation. Revegetation can take several years to be successful. There is a contradiction in the ordinance. If disturbance of vegetation is not permitted and one site can be used up to four times a year for temporary activities, then revegetation is not a good mitigation measure. (Poppoff) Use a case-by-case inspection in each case to determine, after an event has occurred, what revegetation is required. (Thrams) There should be something in the ordinance that refers to the requirement to comply with Chapter 4 (Project Review and Exempt Activities), because it is hard to include everything in this chapter which is pertinent. (Glab) Chapter 4 applies to many chapters; it is not specifically referenced in these chapters. Reference can be made in the handout to the requirements to be met in Chapter 4. (Barrett)

Neither the ordinance nor the handout clearly indicate that the four 14-day events are all that is allowed on a particular site. It is possible for numerous applicants to have four craft shows each on one site throughout the year, such that the use becomes almost permanent. The cumulative impacts are not addressed. (Unsicker) The four events that are permitted per year should apply to four events per year per site and not to four events by one particular project applicant. Anything over four events should require a different level of review and a permit by TRPA (Harper/Glab) The way to accomplish this is to require that the property owner be the permittee. There may be a problem with the same special event applicant moving from site to site on numerous occasions to avoid the regulations. The regulation should address site specific and user specific constraints. (Thrams)

The handout, which will be given to people who inquire about the temporary activities regulations, should be modified in the second section to indicate that certain activities are "generally" exempt, because there are qualifications in Chapter 4 about confining impacts to the project area. (Unsicker)

On the question of requiring staff response within 10 days of submittal of an application for a special activity, Agency counsel Susan Scholley recommended this be addressed in the Rules of Procedure, rather than in an ordinance, because of the timing requirements for processing amendments. Amendment of the rules takes less time than amendment of an ordinance. The question is what action is to be taken by staff within 10 days - approval, denial, notification that the application is complete? According to the Compact the Agency has 180 days to take action once a project application is complete. It would be inconsistent to require action within 10 days. Language could be included which is directory but not mandatory on the 10-day response time. It would be difficult to achieve the thresholds if there were default approval possibilities,

i.e. a project is automatically deemed approved if it is not approved within 10 days of submittal. Mr. Hansen explained that the 10-day time period was considered by the Committee to be a goal. The purpose of it was to provide the applicant with some response on how the request for a temporary activity would be treated, not that approval be granted. Project proponents for major events will likely not wait until the last minute for these determinations but will come into the Agency many months ahead of a scheduled event. Mr. Harper suggested leaving time deadlines out altogether. If, however, a 10-day response time is addressed in the ordinance or handout, it should be accompanied with a statement that the Agency legally has 180 days to act on a project application.

With regard to Section 7.6.E, which states that temporary activities may create noise levels that exceed the noise thresholds, Ms. Scholley suggested this be reworded to state that "temporary activities are exempt from the noise limitations in Chapter 23, provided that the reviewing authority..."

Mr. Steve Teshara, Executive Director of the Tahoe Sierra Preservation Council, questioned whether the four events per year proposal was being recommended for sites other than those which are "designated special events" sites or sites that under the ordinance would be exempt. Mr. Hansen responded that this hadn't been decided as yet. Mr. Teshara suggested that if a site, through the Community Planning process, were selected as a special use site, then there should be no limit to its use. The fifth person to use a designated site should not be penalized. If the area is a sensitive one which would not qualify as a specially designated area, it might be appropriate to apply this recommendation if more than four people wish to plan special activities. The Council disagrees with staff's representation on acceptance of Chapter 7. The Council did not agree to support Chapter 7 with conditions but asked instead that the whole subject be discussed by TBAG. Much good has been written into the revisions, but the Council will not support it until TBAG reviews and comments on it. There is also a concern that Chapter 7 refers to other chapters which have not yet been completed. This applies particularly to the sign regulations.

Mr. Tom Martens, Executive Director with the League to Save Lake Tahoe, commented that the ordinance had come a long way and explained that the intent of the process had been to get a handle on regulating various types of events to ensure protection of the environment. He would recommend that the ordinance go to the Board in February instead of sending it to TBAG for review; TBAG is not even formed yet and is not the best forum for reviewing a technical document. Better to have planning directors involved, and they have been. With regard to specifics of the ordinance, in Section 7.0 delete reference to "major" events because they are not defined. Refer instead to projects which have "substantial impacts." "Major" is too vague. It is confusing in the ordinance and in the lay person's handout whether special event is different from a special activity. In Section 7.1, it is not clear who is responsible for coming in to get approval for a special event - the special event promoter or the property owner? What happens with multiple special events like the winter carnival? He would suggest that it be the promoter and that it be clear as well that the property owner is responsible in a way. In Section 7.3.A. there will be difficulty in defining which special events legally commenced prior to the effective date of the plan. Special events are hard to pin down; some occur every year; some don't. Be specific as to which ones have legally commenced. Section 7.5.B provides that community plans "may designate special event areas..." He would suggest that the Community Planning process must address special event areas. For some

areas, this may not be appropriate, but they should be looked at. Any special event areas outside of Community Planning areas should be reviewed by TRPA. Section 7.6.B. refers to the "reviewing authority." This is inappropriate language for an ordinance. The Compact says TRPA is to be responsible for environmental impacts of projects. The standards are to be set forth in the ordinance. It is acceptable for TRPA to sign an MOU for implementation, but TRPA is the ultimate authority for ordinance purposes. The League would agree with Ms. Scholley's modified language in Section 7.6.D. on the noise threshold. The Compact requires Article V(g) findings to be made to show why a project does not exceed thresholds. It is hard to make those findings if the thresholds are allowed to be exceeded. In this same section, there is a requirement to notice affected property owners of temporary activities which will have noise impacts. Affected property owner regulations usually apply to events occurring near single family dwellings. The Agency has a responsibility to notify the affected owners in, say, the case of a power boat race or an air show off the South Shore. For these kinds of potentially noisy events, either list them in the ordinance as being subject to Board review or make a generic list as to what should be reviewed and include it in Chapter 23. Or be very specific about Executive Director discretion. Whenever a project comes in like this, there should be a public hearing and an opportunity for property owner comment. This section should be strengthened. In Section 4.6.A. there is a reference to temporary activities which are considered "part of" or accessory to a primary use. What is part of a primary use? This should be deleted. The League would also like to see a model MOU drafted as required in Section 4.6.C.(2) so that it is clear to local governments exactly what the requirements are. TRPA needs to have some review mechanism.

Because no one else in the audience wished to comment on the ordinance, Vice Chairman Hansen closed the public hearing.

Ms. Unsicker suggested that in Section 7.6.A and in the handout the Agency is adding on something to the existing exemption for activities on high hazard lands by saying the area is disturbed. The ordinance needs to define disturbed in that context. The 208 Plan issue is not whether an activity is temporary but whether there is discharge due to activities in excess of Bailey coverage or disturbance of the SEZ - whether the event is temporary or permanent. The point is not to aggravate existing water quality impacts due to disturbance. In Section 7.6.A.(4) when revegetation is required, does this mean restoration of just the disturbed area or just the further disturbance that has been created? This needs clarification.

With regard to the four times per year per organization v. the four times per year per project site, Ms. Jamin suggested that permitting an activity to qualify for an exempt status four times a year per project site, assuming the site is not a designated special event area, is a reasonable requirement. The ordinance needs to exempt those activities that are along Highway 50, such as a race that traverses a linear area. It would be difficult to confine that activity to one site. It should be clear that specially designated special events sites and linear activities are exempt. With regard to Mr. Marten's remarks on the MOU and designation of local government to enforce the regulations, TRPA planners have not had experience in this area either, and they will experience some of the same difficulties as local planners might. She personally felt that local governments should have the option of enforcing the

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ordinance. There will be discussion among local jurisdictions to determine if the language in the ordinance is something they feel they can implement. Staff's recommendation that action not be taken until the TBAG reviews the document (prior to the February meeting) is a reasonable one.

Discussion followed on county administration of the ordinance. Mr. Harper suggested that TRPA was simply passing the administrative task on to local governments. Currently Washoe County's rules have more flexibility, particularly on the setting of conditions. Ms. Jamin explained that the purpose of having local jurisdictions implement the ordinance through MOUs is to alleviate an additional level of government, although the regulations would be TRPA's regulations. Ms. Huber suggested there were additional county concerns, such as garbage removal, health and safety and provision for sanitation facilities, which were traditionally handled by local governments through their special use permits. These should stay within the purview of the counties. Mr. Combs asked that, if there would be MOUs between TRPA and local jurisdictions for implementation of the ordinance, it be a one-step process so that applicants don't have to go to both entities.

Mr. Glab questioned the need for an MOU if agreement could be reached that local governments would administer the ordinance. Ms. Scholley responded that it was appropriate for TRPA and local governments through an MOU to agree on sharing the responsibility and setting up a procedure for reviewing projects. The MOU is important so both will know exactly what the process is.

Mr. Harper questioned whether the review could go the other way, i.e. TRPA issue the permit on behalf of local governments. Ms. Scholley responded that this would not be appropriate, because local governments regulate matters which are not within the Agency's scope of expertise or statutory purpose and place project conditions relating to health and sanitation. These are not typically handled by TRPA.

Ms. Huber questioned the outcome of the discussion on whether only four special events per year could occur on specially designated sites. Mr. Hansen suggested that nothing had been determined as yet.

Discussion followed on the notice provisions for noise events. Mr. Harper suggested that any public notice provision should allow an opportunity for public comment; otherwise, it should be called something else. Mr. Morgan agreed this section of the ordinance needed more work to determine what process would be followed once notice was sent out.

Mr. Harper questioned Section 4.6.C (1) and the reference to emergencies in the context of highways and roadways. A fire could be considered an emergency situation and also a temporary activity. There needs to be some clarification that a temporary activity is not an emergency. Mr. Morgan explained that such emergencies are exempt in the Code. Staff will double check this. Mr. Barrett suggested that emergency should not be referenced here (Section 4.6.C(1) (b)).

With regard to the four events per site per year, Mr. Hansen suggested this needed more work by staff. He felt there were enough concerns that the committee needed to review it prior to or after TBAG's review. He felt the

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ordinance should go to the Governing Board in February.

MOTION by Mr. Glab to table action on Chapter 7 and refer it back to the committee.

Mr. Glab urged the committee to keep the idea of allowing a one-stop permit, if possible, at the county level.

Second by Mr. Pyle. The motion carried unanimously.

- B. Draft Amended Regional Transportation Plan and Draft Environmental Impact Statement for the Regional Transportation Plan (The comment period on the draft EIS has been extended to January 15, 1988.)

Transportation Planner Jim Brennan explained that the date for submittal of comments on these two documents had been extended from December 30 to January 15. Both documents have been before the APC and numerous interest groups previously. The APC is requested to give additional comments at this meeting. After January 15, the staff will be putting together a revised Transportation Plan incorporating the comments and putting together a response to comments on the EIS, or providing additional analysis if required. Action by the APC and Governing Board will be scheduled for February. (Mr. Brennan had copies of the responses received to date for APC members.)

Because of the volume of material to be reviewed, Mr. Harper suggested that it be sent to specific departments at the county level; he would advise staff where to send this information. Mr. Brennan suggested that staff also flag those areas which have been changed as a result of public comment.

Staff responded to specific questions about the Plan and EIS; following are specific APC comments:

There is no data in the Transportation Plan which shows that the 6 ppm California high altitude CO standard will be met. (Poppoff) This information is in the EIS. (Brennan)

There is some question about the accuracy of the numbers for Placer County. The staff shows 4,500 residences as the base; there are actually 11,200. This is a major difference. Updated counts of lodging units that are not single family units will be made available to staff. (Bedard) There is some confusion or mixing here of existing units with the remaining unbuildable lots. The 4,500 figure reflects the number of unbuilt units that can still be built out. The 11,000 is what is on the ground now. (Combs) Staff will present the figures in a more readable form and will list total occupied housing units and total existing housing units. (Brennan)

Referencing his December 21, 1987 letter, Mr. Tom Martens, Executive Director of the League to Save Lake Tahoe, highlighted specific comments on the Regional Transportation Plan and explained that comments would be coming in later on the EIS. Mr. Martens addressed the Plan's emphasis on road building, lack of institutional commitments, TRPA's leadership role, land use implications, the TTD, mass transit improvements, streets and highways, transportation system management and aviation.

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Because no one else in the audience wished to speak, Vice Chairman Hansen closed the public hearing. The meeting recessed for a lunch break from 12:30 p.m. to 1:35 p.m. (Members present after lunch: Glab, Jamin, Brooks, DeMello, Poppoff, Thrans, Pyle, Dodgion, Hansen, Harper, Unsicker, Hoefer, Huber, Bedard)

V PLANNING MATTERS

B. Discussion of and Recommendation on
Preliminary Community Plan for Tahoe City

APC member Bill Combs introduced members from the Tahoe City Advisory Council present for the day's meeting (Cindy Gustafson, Terry Dyer, Bev Bedard) and Tom Shaffer, the TRPA employee recently hired to aid in formulating the Community Plan (CP) for the North Shore area. While action would not be taken today on the Tahoe City CP, at least a conceptual endorsement will be sought in February. Mr. Morgan explained that a formal public hearing should be conducted on the preliminary plan, and action would be taken by the Governing Board on the preliminary CP since it lays the groundwork for the final CP.

Mr. Combs described the boundaries of the CP (using wall maps) and explained that at this point in time Placer County is not proposing to include Dollar Hill in CP status. Using a flip chart, Mr. Combs presented a detailed summary on the process and participants, the inventory of existing conditions (types and amounts of existing floor space, parking, number of parcels, etc.), traffic, community goals and objectives (urban design, traffic circulation, commercial growth, recreation), commercial opportunities, different scenarios, themes for the CP, work programs, target dates, and unresolved issues.

Principal Planner Gordon Barrett discussed code standards and where the CP can and can't deviate.

Mr. Combs concluded by explaining that after February action on the preliminary CP further modifications will be made. The draft of the final CP will be distributed in April or shortly thereafter, and hearings on the final CP will be conducted in May, with adoption and certification of environmental documents in July. After Tahoe City, Placer County will move on to the CP for Kings Beach. Some additional time may be needed in this process to conduct an initial needs assessment by specialists in the economics and marketing fields. This may move the process to a fall adoption.

Mr. Combs responded to questions by APC members. Mr. Harper asked that the outline used by Mr. Combs for his presentation be typed up and made available to other local planners. Mr. Combs explained that it followed the material in the draft initial assessment (December 1987) which had been mailed prior to the meeting.

Mr. Poppoff questioned the assignment of priorities in the surveys that were distributed to property and business owners which were different from the responses on the survey. In the CP, mass transit is one of the top priorities, and yet the surveys indicate this is sixth or seventh in priority. It seems like a contradiction to plan for something that the residents perhaps will not use. The same contradiction goes for additional access to Lake Tahoe, which was down on the list of priorities on the survey yet is number one on the recreation plan. Mr. Thrans suggested that what was deemed by the plan to not be possible,

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i.e. an alternative route through town between the commercial area and the golf course, was actually the number one response to needed roadway improvements. The plan goes against the outcome of the survey. He would also recommend a much more thorough analysis of human resources and a determination made on what people really want. There needs to be a better response rate on the surveys; and although it is recognized that the tourist survey was not successful, there should be an analysis of what the tourists want. A 30-40% response rate on a survey means possibly that a large percentage of the population may be missed.

Mr. Combs responded that there would be connecting roads from behind town to the central commercial area; they will, however, be smaller scale roads, not an additional highway. Because of the importance of the road configuration to the plan, additional information can be presented in February. With regard to the tourist survey, the market study will hopefully address this sector of the public. As far as the reliability of the statistics that were obtained, he did feel comfortable accepting the 30-40% response rate.

Ms. Unsicker advised that Lahontan would have to make a separate determination on the man-modified status of stream zone properties in Tahoe City. She would suggest that Placer County get on a Lahontan agenda so the determination can be processed. There is a possibility that any industrial development in Plan Area 001B if on top of the old land fill would have to be responsible for cleanup and monitoring. Ms. Unsicker questioned whether the County was planning on using this initial assessment and preliminary plan as the project EIR for the development? There is a difference between a project EIR and a more general planning EIR. Mr. Combs responded that the Placer County Public Works Department was processing an Environmental Assessment so that Phase I could proceed ahead of adoption of the plan. It would depend on the specificity of the environmental document.

Mr. Morgan commended Bill Combs, Gordon Barrett, and the Tahoe City Advisory Group for their work. This is the first CP, and a good job has been done. A few other things might be addressed in the realm of public service in the final plan which relate to projects to be included on a public service list of projects. There may also be things not on the list that Placer County may want to be thinking about, such as whether the water supply and fire flows as they stand are sufficient to meet anticipated needs. If there is no school proposed within a CP, the location of schools should be addressed. Address bikeways, postal delivery, churches, and multi-purpose facilities.

Discussion followed on the public hearing schedule and meeting location for February. Mr. Morgan suggested there be a public hearing on the preliminary plan at the February APC meeting.

Mr. Pyle asked that the land capability report being prepared for remapping of properties in the Tahoe City area be submitted to SCS for review as soon as possible, since SCS did some of the original work in that area. The first step is the remapping; the determination on man modification will follow.

Mr. Thrans asked that, because of there training, there be some input on landscaping proposals by landscape architects.

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Mr. Terry Dyer, member of the Tahoe City Advisory Committee, spoke to the special qualities of the Tahoe City area and suggested that traffic problems were of primary concern. The plan before the APC is a very preliminary plan. Much work needs to be done. The economic evaluation will show what makes Tahoe City tick. In the past the economy was tourist and construction oriented. Now the economy is a tourist economy. Other issues to be addressed relate to transportation, SEZ classification, allocation of limited floor space, and determination of uses for those allocations.

Ms. Judy Russell, a second home owner since 1985, submitted letters she had received from concerned citizens on the future of Plan Area 001B. Past proposals for this 71 acre area have included a mobile home park and a light industrial area. If density in this area is permitted to go up to 15 units per acre, the ultimate buildout could be 1,500 units, making ingress and egress on the 20 foot wide frontage road impossible. She was for an industrial park and keeping the properties in good condition. There is a glutton of property at Tahoe; land has been abused and left. Properties need to be rehabilitated. Ms. Bedard suggested that the real issue here was not so much the use of this site but gaining access without having to drive through residential areas.

Mr. Tom Martens, Executive Director with the League to Save Lake Tahoe, suggested that there be as much documentation on the survey methodology as possible. If land use changes are being done based on the survey, there should be good documentation. Secondly, this CP process and the surveys will be used as a model for others. Indicate where the surveys were circulated and why. There also needs to be documentation on the land capability study and a statement on the relationship of this plan to other plans, particularly the State Parks Plan. The State Parks owns a large amount of land above Tahoe City, and although the State has no plans as yet, there should be some planning direction from State Parks on general parameters such as future access to the park (Antone Meadows). Another plan which will have a tremendous impact on this CP and which should be addressed is the Squaw Valley Plan. On the whole, the Tahoe City CP is a good plan.

Mr. Steve Teshara, from the Tahoe Sierra Preservation Council, spoke in favor of the economic study. He felt it was important for the people in Tahoe City to have the time necessary to factor in economics. Do not be so interested in keeping to a prearranged time table that this is not done right.

After discussing the schedule for February, it was decided that the APC would meet for a day and a half in February. On February 10, the APC would try to schedule its meeting and a hearing on the Tahoe City preliminary CP in Tahoe City. The February 11 morning session would be conducted at the TRPA office, and the City's redevelopment plan would be the only item on the agenda.

(Members present: Glab, Thrans, DeMello, Poppoff, Hansen, Combs, Unsicker, Bedard, Hofer, Huber, Van Wagenen)

A. Discussion of Threshold Indicators (Chapter 32, Code of Ordinances)

Mr. Dave Ziegler, Chief of the Long Range Planning Division, explained that the threshold indicators were not yet ready for APC or Board action. Today's discussion would center on what work has taken place to date. Referencing the