

## ADVISORY PLANNING COMMISSION

Tahoe Regional Planning Agency  
128 Market Street  
Stateline, NV 89449

November 8, 2006

### REGULAR MEETING MINUTES

#### I. CALL TO ORDER AND DETERMINATION OF QUORUM

Called to order at 9:35 a.m.

Members Present: Mr. Combs, Ms. Jamin, Mr. Smith for Ms Kemper, Ms. Krause, Mr. Lawrence, Mr. Mauer, Mr. McIntyre, Mr. Plemel, Mr. Riley, Ms. Schmidt, Mr. Kuchnicki for Ms. Sertic, Mr. Tolhurst

Members Absent: Ms. Davidson, Mr. Harris, Mr. Jepsen, Mr. Poppoff,

#### II. APPROVAL OF AGENDA

Mr. Tolhurst moved to approve the agenda  
Motion carried unanimously.

#### III. PUBLIC INTEREST COMMENTS

No Public Comment.

#### IV. DISPOSITION OF MINUTES

Ms. Jamin moved to approve the minutes as amended.  
Motion carried.

#### V. COMMITTEE REPORTS

##### A. Tahoe Transportation Commission

Alan Tolhurst reported on the November 3<sup>rd</sup>, joint meeting with TTD.

#### VI. PUBLIC HEARINGS

##### A. Scoping for the Environmental Document for the Amendment of Resolution 82-11 to update the Environmental Threshold Carrying Capacities, pursuant to the recommendations of Pathway 2007.

Executive Director John Singlaub introduced Ken Casaday of Jones and Stokes, the consultants that will be preparing the Environmental Assessment. Also introduced were the program managers and specifically Ted Thayer, TRPA's new Wildlife and Fisheries manager.

Chief Counsel, Joanne Marchetta, outlined the purpose of scoping. The intent is to allow the community and public to raise questions and issues. At this time, TRPA staff may not have the answers. The scoping is to determine alternatives, the scope of the environmental effects, determine mitigations.

Staff member Carl Hasty, stated that this was the first orientation to present the purpose of the Environmental Assessment. A power point presentation on the thresholds was presented by Carl.

Staff member Gordon Barrett presented a power point summation of the packet that was sent to the APC. (Power Point presentation attached)

APC member Mr. McIntyre asked about the Socioeconomics and that the other entities are looking to TRPA to take leadership in median priced housing.

APC member Ms. Jamin discussed the community design in relation to Place Based and Resolution 82-11 that it was similar to the scenic standard.

APC member Mr. Lawrence asked concerning the Soils Threshold, how many Urban subwatersheds are there and how the TMDL model basis is established. Response that there are 22 subwatershed with 10% coverage and 183 Subwatersheds. The 10% is used as a "trigger", there are more special Management zones less than 10%, but that is trying to be reversed. Currently TRPA is planning to move away from considering Individual parcels to subwatersheds.

Doug Smith responded about the TMDL in Tahoe. He stated that is keyed to clarity of the lake, the maximum amount of nitric sediment that the lake can handle. The Tahoe TMDL is specific to the area and measures how coverage and land use affect loading.

In response to a question of the timeline for the Thresholds, staff member Carl Hasty, stated that the Thresholds are not effective until the Board takes action in October of 2008.

## PUBLIC COMMENTS

Michael Donahoe, Sierra Club, adaptive management needs to start from a data set, he suggested the APC review the 2006 Threshold Evaluation Report and then go back over the scoping for the Environmental Assessment.

## MEMBER COMMENTS

Mr. Smith commended the staff for their efforts, and being very accommodating and supportive.

APC member Alan Tolhurst suggested that non-native species should be studied in the Thresholds. Once the noise thresholds have been established, how would they be enforced and how to resolve the conflicting recreation interests. (i.e. kayaks vs. jet skis).

APC member Mr. Lawrence hoped that in the Soils Threshold that any changes be to a simpler process for the Public and also that there would not be an economic affect on those basing investments on prior standards.

Jason Kuchnicki stated that NDEP support the public forum process. He was wondering why the zero energy communities are not addressed at Pathway, and that TRPA should take a role in promoting that idea.

APC member Ms. Jamin was concerned about conflicts between the Thresholds, water quality is perceived to be more important, and that there must be someway to prioritize. An example would be with excess coverage, bike trails might limit other objectives.

Staff member Carl Hasty answered that the Compact gives direction, and that we would not attain one threshold that would exclude any other.

Executive Director John Singlaub stated that one of the reasons for going to the idea of coverage by watershed was that there would be no conflicts.

B. Scoping for the Sierra Colina LLC Multiple Dwelling Project Environmental Impact Statement (EIS)

Staff member Theresa Avance stated that this was the third and final scoping meeting for the Sierra Colina LLC.

Gina Hamilton of EDAW, made a power point presentation, a copy of which is attached.

APC member Mr. Maurer asked if there was a formula for deed restrictions, and how to compare the deed restriction and the style of the alternatives

Staff member Ms. Avance stated that this was just the starting point.

Executive Director John Singlaub stated that there is no inclusionary requirement, but that could be included.

Ms. Krause asked if the project would be allowed on the property.

Mr. Smith stated that a large component relies on adaptive management. On the regulatory side, projects have not adapted to changing regulations. If a project complies with the current standards they may not be good enough. How are we working to address pollutant loading from disturbed areas? The biggest input to the Lake is from disturbed areas. How will this project comply?

APC member Ms. Jamin questioned how the alternatives were derived. With moderate income housing, how do we obtain socioeconomic and also provide the best services.

APC member Mr. Lawrence asked about the restoration on Burke Creek and the partnership with the state. What will happen to the upland to the meadow connection and how will it impact the culverts as well as impact the transportation on Highway 50.

APC member Mr. Combs asked how this proposal compares with the project proposed in 1998. Staff member Ms. Avance stated that there had been three different proposals, one was denied and the other two "died". Staff Member Gabby Barrett that originally there were single family workshops on subdivisions and what actually is a PUD. This applicant is now looking at a more diverse land use, maximizing use and clustering.

APC Chair Mr. Tolhurst stated that in the point of view of an architect how there will be environmental impacts to soils and noise, for example if it is necessary for blasting. The entire construction process will have to be analyzed all the way through.

## PUBLIC COMMENTS

John Friedrich, League to Save Lake Tahoe, will provide written comments. However, he was concerned about the amount of coverage, how would they meet their targets, how it would affect future development, how it would be monitored, what type of mitigation, BMP's and what is the consequence of not meeting our goals? He stated that the scoping was lacking a less dense alternative, he recommended far fewer units and all should be deed restricted. He also proposed that a certain number of the market pool allocations should be for moderate and there should be scrutiny of bringing in transfer development rights.

Dan Ray, a Lake Village resident, stated the project would have a significant, negative impact on Lake Village residents. He wants to know how this project will fit in with the bigger picture of the Lake Tahoe vision. Secondly, Burke Creek is a free flowing stream down to Kalhe, which is like an Alpine Meadow, what will be the impact of no clear stream running through it.

No Action Required.

## VII. REPORTS

### A. Executive Director

Mr. Singlaub gave the Executive Director's Report.

### B. Legal Counsel

Ms. Marchetta stated that she had no report at this time.

### C APC Members

Mr. Smith stated that a draft of the Lake Tahoe TMDL technical report will be available for interagency review and comments in about 30 to 45 days.

Mr. McIntyre wondered what type of scientific peer review would be done on the technical report

Mr. Smith replied that it was a collaborative process including many scientific studies that have been subject to individual peer review. There still remains a requirement for a final peer review that will begin in 2009, according to the schedule. He also stated that the 208 Federal Plan, the Clean Water Act, will be incorporated into their plan.

Dave Roberts will be giving a presentation at the Forum on November 30<sup>th</sup>.

Ms. Schmidt reported that the NCRS has placed an updated soils survey on the web and are currently finishing the manuscript. There is a link to TIIMS to access the data. Anyone from the various agencies, who would like to be trained can benefit from a two hour orientation.

Mr. Zuckerman of Douglas County stated the second draft of the 10 year update of the 1996 Master Plan will be presented to the Planning Commission. A final draft will be presented to the County Commission on December 6<sup>th</sup>.

Chairman Tolhurst adjourned the meeting at 11:55 a.m.

Respectfully submitted,

Danna Meyer  
Clerk to the Advisory Planning Commission  
Tahoe Regional Planning Agency

*The above meeting was taped in its entirety. Anyone wishing to listen to the tapes of the above mentioned meeting may call for an appointment at (775) 588-4547. In addition, written documents submitted at the meeting are available for review at the TRPA Office, 128 Market Street, Stateline, Nevada.*