

**ADVISORY PLANNING COMMISSION**

Tahoe Regional Planning Agency  
128 Market Street  
Stateline, NV

July 12, 2006

**REGULAR MEETING MINUTES-REVISED**

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Called to order at 9:30 a.m.

Members Present: Mr. Combs, Mr. Romsos for Ms. Davidson,  
Ms. Jamin, Mr. Harris, Mr. Hust, Mr. Jepsen, Ms. Kemper, Ms. Krause,  
Mr. Lawrence, Mr. Plemel, Mr. Riley, Ms. Schmidt, Ms. Sertic, Mr. Tolhurst

Members Absent: Ms. Bovat, Mr. Cole, Mr. McIntyre, Mr. Poppoff

II. APPROVAL OF AGENDA

Deputy Director Wells stated that Item VI.A, at the request of the applicant, has been continued.

Mr. Jepsen moved to approve the agenda as amended.  
Motion carried unanimously.

III. PUBLIC INTEREST COMMENTS

James Nakata stated that he has been very supportive of TRPA over the years. His concerns are reducing the potential for fire in the area. Most houses are wood structures and their fences are wood also. UNR stated up to 4 inches of pine needles against a wood house is acceptable. He hasn't seen any research that supports this. TRPA rules state that items should not be within 30 feet of a house. Almost all the wood fences around the entire Basin are within 30 feet of a house, which means it could be very tragic if there was a fire. He also supports windmills and solar energy which could save millions of dollars worth of energy in the Basin.

IV. APPROVAL OF MINUTES

Ms. Jamin moved to approve the minutes.  
Motion carried.  
Mr. Harris, Mr. Schmidt and Ms. Krause abstained.

V. COMMITTEE REPORTS

A. Tahoe Transportation Commission

Staff member Marc Reynolds updated the APC on the TTC meeting.

Meeting minutes are attached.

## VI. PROJECT REVIEW

- A. Recommendation to the Governing Board on South Tahoe Redevelopment "Project 3" including an addendum to the 1998 Certified EIR/EIS, TRPA File No. 20060223 at Stateline, California

Staff member Lyn Barnett introduced Lew Feldman, Gary Marchio, main planner on the project and Gordon Shaw, traffic consultants who prepared the technical addendum to the original environmental document.

Lew Feldman presented the project.

Mr. Combs asked if there is a Project 4 or 5 on the drawing board.

Mr. Riley stated that he is interested in the bridge vs. tunnel concept. He thinks that in the winter time it would be better to have a tunnel than a bridge. He asked if there will be 626 parking places and what that accommodates.

Ms. Kemper stated that her concerns of in ground water and the capacities on the site. She wants to make sure that her comments are incorporated regarding the storm water treatment and fine particles impact on Lake Tahoe's clarity.

Mr. Tolhurst asked if the soil around the gas station locations in the area will be treated. He asked if there are any immediate plans for affordable housing. Street parking for local residents have been eliminated. Are there any plans to provide special parking for local residents?

Mr. Romsos stated he has several questions: 1) relating to coverage onsite and dealing with water quality issues, is sod roofing viable, 2) to what extent has the EIS/EIR anticipated connected activities related to airport operations both at Reno and at South Lake Tahoe, 3) where is the source of the water feature for the Village Terrace coming from and, 4) how much modification would be needed to be done to the existing redevelopment to accommodate over/under crossing?

No Public Comment.

Ms. Kemper moved approval of the staff recommendation with the inclusion of a condition to reexamine the ground water infiltration system and storm water treatment facilities.

Motion carried unanimously.

## VII. PLANNING MATTERS

- A. Amendment of Plan Area Statement 044, Fairway, to add APN 131-280-04 to Special Area #1, and Amend the Special Policies to limit uses on this parcel to Residential, Public Service, or Recreation Uses, and other matters properly

relating thereto

This item was continued by the applicant.

#### VIII. REPORTS

##### A. Executive Director

Deputy Director Jerry Wells gave the Executive Director's report.

##### B. Legal Counsel

Assistant Legal Counsel Jordan Kahn stated that the Lahontan hearing on the sewer spill is set for two weeks from today at the City airport. He is in the process of reviewing the proposed order.

##### APC Members

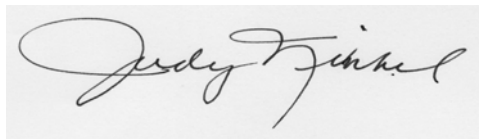
Ms. Schmidt thanked Judy for forwarding on the Federal Vision document. The NRCS is working toward the release of the Updated Soils Survey and is targeting July 30. There are some exciting new tools that will be available via the internet through the TIIMS website.

Ms. Kemper stated that their Board will be meeting on July 23, 24 and will be touring a couple of Upper Truckee River Restoration projects. There will be a presentation on the result of the clarity model, which has not incorporated the most recent nutrient and sediment loading information into the clarity model. This will also be presented to the Pathway Forum.

#### IX. ADJOURNMENT

Chairman Tolhurst adjourned the meeting at 11:20 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Judy Nikkel", is centered on a light gray rectangular background.

Judy Nikkel  
Clerk to the Board

*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.*