TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

Tahoe Regional Planning Agency
Advisory Planning Commission

PUBLIC MEETING NOTICE & AGENDA

9:30 a.m. TRPA APC Meeting	**Wednesday, March 11, 2026**	Join at 128 Market St., Stateline, NV or trpa.gov/public-meeting-zoom

AGENDA

1. CALL TO ORDER AND DETERMINATION OF QUORUM

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

	Item	Purpose	Page
A	February 11, 2026 APC Minutes	For Possible Action	5

4. PLANNING MATTERS

	Item	Staff	Purpose	Page
A	Discussion of six policy concepts identified in the July 1, 2024 settlement agreement, as part of the Cultivating Community, Conserving the Basin Initiative	Karen Fink	For Possible Action	43
B	Presentation on the process and design standards for area-wide stormwater/complete streets infrastructure	Shay Navarro John Hester	Informational	87

5. REPORTS

	Item	Purpose	Staff
A	Executive Director	Informational	Julie Regan
B	General Counsel	Informational	Graham St. Michel

C	APC Members	Informational	
	Notice of preparation of a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the Tahoe El Dorado Area Plan		Brendan Ferry

6. PUBLIC INTEREST COMMENTS – ON ANY ITEM

Any member of the public wishing to address the Advisory Planning Commission on any item listed or not listed on the agenda may do so at this time. Comments will be limited to three minutes per person. TRPA encourages (but does not require) public comment on items agendized for possible action to be provided at the period designated for comment on agenda items, prior to the Advisory Planning Commission's consideration of the proposed action.

Individuals or groups who commented on items listed on the agenda during the prior comment period may be restricted from commenting again on the same item. The Advisory Planning Commission may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. Responses from Advisory Planning Commission members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure the public has notice of all matters the Advisory Planning Commission (APC) will consider, APC members may choose not to respond to public comments, except to correct factual inaccuracies, ask for staff clarification, or to ask that a matter be listed on a future agenda.

7. ADJOURNMENT

This agenda has been posted at the TRPA office and at the following locations and/or websites: Post Office, Stateline, NV, North Tahoe Event Center, Kings Beach, CA, IVGID Office, Incline Village, NV, North Lake Tahoe Chamber/Resort Association, Tahoe City, CA, and Lake Tahoe South Shore Chamber of Commerce, Stateline, NV.

TRPA Mission

Established in 1969, the Tahoe Regional Planning Agency was the nation's first bi-state regional environmental planning agency. Our mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment.

APC Meeting Instructions

To Participate:

- Join in-person at 128 Market Street, Stateline, NV 89449.
- Visit trpa.gov for all meeting resources, including:
  - Agendas and detailed packets – available at least seven days before each meeting.
  - Virtual and call-in details – available at least one day before each meeting.
- For questions, contact TRPA staff at virtualmeetinghelp@trpa.gov or (775) 588-4547.
- TRPA will make reasonable efforts to assist and accommodate handicapped persons that wish to participate. For assistance, contact Tracy Campbell, tcampbell@trpa.gov, (775) 589-5257.

Contributing Public Comment:

- **Written:** Submit comments by 4 p.m. the day before the meeting for distribution and posting in advance; later submissions may be posted after the meeting.
  - Email comments to publiccomment@trpa.gov. Include meeting details and agenda item in the subject line or write "General Comment" for non-agenda items.
  - You may also send by mail or fax to (775) 588-4527.
- **Verbal:** Public comments are taken at the start and end of the meeting. Comments must be brief, non-repetitive, and within the time limits set by the Chair (usually three minutes per speaker/group, for a total maximum period of 45 minutes). Time may not be given to others. The Chair may further limit comments to keep the meeting on track.
  - Comment on agenda items → comment period at the beginning of the meeting.
  - Comment on any topic → comment period at the end of the meeting.

Article III (h) Public Law 96-551 Tahoe Regional Planning Agency Governing Board Members

Chair: Brendan Ferry, El Dorado County Representative
Vice Chair: Ellery Stahler, Nevada Division of State Lands Representative
Jennifer Carr, Nevada Division of Environmental Protection Representative
Zachary Thomas, City of South Lake Tahoe Representative
Jason Drew, El Dorado County Member
Robert Erlich, City of South Lake Tahoe Lay Member
Crystal Jacobsen, Placer County Representative
James McNamara, Washoe County Lay Member
Kevin Hill, Carson City Lay Member
Ben Letton, Lahontan Regional Water Quality Control Board Representative
Eric Young, Washoe County Representative
Kate Moroles-O'Neil, Douglas County Representative
Heather Ferris, Carson City Representative
Vacant, Placer County Lay Member
Garth Alling, Douglas County Lay Member
Chief James Drennan, Tahoe Basin Fire Chiefs Representative
Serrell Smokey, Washoe Tribe of Nevada and California Representative
Ashley Sibr, US Forest Service Representative

Vacant, Natural Resources Conservation Service
Steve Teshara, Tahoe Transportation District Representative
Vacant, ARB Office of the Ombudsman

Julie W. Regan

Julie W. Regan, TRPA Executive Director