

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

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 **Wednesday, June 13, 2012** at the **TRPA Offices**, located at **128 Market Street, Stateline, NV**. The agenda for the meeting is attached hereto and made a part of this notice.

June 6, 2012

A handwritten signature in blue ink that reads "Joanne S. Marchetta". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Joanne S. Marchetta
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA
128 Market Street
Stateline, NV

June 13, 2012
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS

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. TRPA encourages public comment on items on the agenda to be presented at the time those agenda items are heard. Individuals or groups commenting on items listed on the agenda will be permitted to comment either at this time or when the matter is heard, but not both.

All public comments should be as brief and concise as possible so that all who wish to speak may do so; testimony should not be repeated. The Chair shall have the discretion to set appropriate time allotments for individual speakers (3 minutes for individuals and 5 minutes for group representatives as well as for the total time allotted to oral public comment for a specific agenda item). No extra time for speakers will be permitted by the ceding of time to others. Written comments of any length are always welcome. So that names may be accurately recorded in the minutes, persons who wish to comment are requested to sign in by Agenda Item on the sheets available at each meeting. In the interest of efficient meeting management, the Chair reserves the right to limit the duration of each public comment period to a total of 2 hours. In such an instance, names will be selected from the available sign-in sheet. Any individual or organization that is not selected or otherwise unable to present public comments during this period is encouraged to submit comments in writing to the Advisory Planning Commission. All such comments will be included as part of the public record.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

IV. DISPOSITION OF MINUTES

V. PUBLIC HEARING

- A. Public Comment on the following documents: **Public Comment** **Page 1**

Draft Regional Plan Update

Draft Code of Ordinances

**Draft Regional Transportation Plan/
Sustainable Communities Strategy**

**Regional Plan Update Draft
Environmental Impact Statement**

**Regional Transportation/Sustainable
Communities Strategy Draft Environmental
Impact Statement**

(The Public Comment period on the Draft Environmental Impact Statements closes June 28, 2012. Public Comment on the Plan Updates will be ongoing until adoption.)

VI. REPORTS

- A. Executive Director
- B. General Counsel
- C. APC Members

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA
Stateline, Nevada

REGULAR MEETING MINUTES

May 9, 2012

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Chair Mr. Donohue called the meeting to order at 9:33 a.m.

Members Present: Mr. Buelna, Mr. Donohue, Mr. Kuchnicki, Mr. Greene, Mr. Novak, Mr. Jepsen, Ms. Krause, Mr. LeFevre, Mr. Loftis, Mr. Maurer, Ms. McMahon, Mr. Riley, Ms. Roverud, Mr. Upton, Mr. Teshara

Members Absent: Ms. Garcia, Mr. Plemel, Ms. Merchant, Mr. Smith, Mr. Tolhurst

II. APPROVAL OF AGENDA

Mr. Jepsen moved approval.
Motion carried unanimously.

III. PUBLIC INTEREST COMMENTS

Leo Schools, Stateline, NV said his focus has been four years of working to protect Lake Tahoe from the Quagga and Zebra Mussels. He said TRPA's boat inspection program to protect Lake Tahoe from the Zebra is rolling the dice on a system that will not work. Minnesota tried this and they are loaded with Zebra Mussels. His concerns with the boat inspection program is they give a sense of doing something when there is not enough done. The inspectors need better pay and training and in addition zebra dogs need to be used. Also, fines need to be eliminated. The Fish and Game Department has reported that the economic impact to the Tahoe area if Zebra mussels are detected will be \$22 million dollars per year.

IV. DISPOSITION OF MINUTES

Mr. Loftis provided his clerical changes for the January minutes as follows: Page nine should read the precipitation for December was at two percent of average.

Mr. Maurer moved approval with corrections.
Mr. Teshara, Mr. Upton, Mr. Novak abstained.
Motion carried.

V. PUBLIC HEARING

A. Edgewood Draft Environmental Impact Statement for the Edgewood Lodge and Golf Course Improvement Project

Mr. Hester provided an introduction to today's presentation and the Edgewood project presenters.

Staff member Ms. Avance introduced the proposed Edgewood Lodge Draft Environmental Impact Statement.

Chuck Scharer, Edgewood Companies presented an overview of the proposed project.

Patrick Rhamey, Vice President of Real Estate, Edgewood Companies provided information on the existing conditions of the project area, the components and benefits of the project.

Lew Feldman provided the project alternatives and Threshold attainments of the project.

Nanette Hansel, Project Manager, Ascent Environmental presented details of what was studied in the Environmental Impact Statement.

Commission Comments & Questions:

Mr. Upton asked if the sediment load studies that substantiate the percentage of water quality improvements as referenced in the EIS are in one of the appendices.

Nanette Hansel said there are detailed tables summarizing those improvements in Chapter 5.6, Hydrology and Water Quality. She said the applicant had Nichols Consulting Engineers prepare a Threshold improvement project report that has the details and were extracted for the EIS purposes.

Mr. Upton asked if patrons of the new public beach would be able to use the relocated pier as shown under Alternative 1A.

Nanette Hansel said yes that is correct, individuals could access the pier.

Mr. Upton asked if the public beach patrons would be able to use the self-parking or valet parking if they drive.

Nanette Hansel said it is intended to be a walkable beach.

Mr. Upton asked where the community access portion would be if an individual were to drive a portion of the way and walk the balance of the distance to the beach.

Lew Feldman said the intention is to provide transit to and from the beach to minimize the demand for public parking which would over run the facility. He said pedestrian, bicycle and transit are the primary needs of access except during non-peak times there would be adequate parking.

Mr. Upton asked if there will be bicycle parking that does not interfere with the scenic quality.

Lew Feldman said yes there will be bike racks.

Mr. Riley asked how the public will get from the parking lot to the lodge or recreational area.

Ms. Avance said the self-parking under the lodge is primarily for individuals visiting the golf course and people staying at the lodge would primarily be using valet parking.

Mr. Riley asked if the applicant intends to apply for a gaming permit.

Chuck Scharer said that is not their intention and does not believe that it is permitted on this site.

Mr. Maurer asked where the dredge materials goes when it is removed from the ponds.

Patrick Rhamey, Edgewood Companies said of the 231 acres of project area; we plan to use it on site with some of it on the low lying fairways and other areas of the golf course.

Mr. Greene asked what the time frame is for construction.

Patrick Rhamey, Edgewood Companies said they anticipate a Governing Board hearing later this year and if approved the earliest construction would start is next year. Construction would start with building a new hole number nine, site utilities, etc. and the construction on the hotel would begin the following year. This project could be built in a number of phases as the market timing is appropriate and funds are available to build.

Mr. Greene asked if some of the holes are going to be realigned.

Patrick Rhamey, Edgewood Companies said that is correct.

Mr. Greene asked if Edgewood is going to do anything that will capture the history of the Park family and region.

Patrick Rhamey, Edgewood Companies said we have not got to that level of detail for the project, but it would be a missed opportunity if we did not do that. We currently highlight that history at the golf club house today.

Chuck Scharer said there is a huge family legacy that is part of our company and to not celebrate that in some fashion as we go through this process would be remiss.

Mr. Novak asked what the anticipated use of the pier is and will there be any commercial use.

Patrick Rhamey, Edgewood Companies said it is not intended for commercial use and there will not be gas or sewer pump outs, boat rentals, etc. It is intended for the public to dock a boat and use the restaurant and other facilities. There may be an opportunity to partner with the area marinas to use the dock to pick up a guest at the lodge.

Public Comment:

Pat Fountain, resident of South Lake Tahoe resident said he supports the Edgewood Tahoe project. He would like to thank everyone who has been involved with the changes that the project has brought to the South end of the community. Bringing a neighborhood park to that area is creating a safe, clean and healthy environment for the children. As for the Edgewood Tahoe project it will bring some construction jobs and long term jobs to our community. The Edgewood Tahoe has been an asset to the community as a quality business partner and with approving the project it will be a quality investment and will benefit our community for years to come.

Allison Stanton, Research Botanist and Consultant said she consulted on some of the environmental document preparation with respect to potential impacts to Tahoe Yellow Cress. Her conclusion is that the water quality benefits of the project specifically the Threshold improvement project C, would outweigh any potential impacts to Tahoe Yellow Cress. Today the largest colony of plants is located slightly to the north in an area of the beach where it collapsed in 2006 following the high water events. The plant is very opportunistic and is able to adjust to changes in beach topography and hydrology. There is a potential significant impact of moving the creek, but it will be difficult to assess and will require the long term commitment that Edgewood has demonstrated and put into the mitigation measures for monitoring for five years. The proposed mitigation represents an important step forward in Tahoe Yellow Cress management and Edgewood is committed to cooperating with adaptive management group.

Karen Houser, Executive Director of the Boys and Girls Club said she has been to three of the previous Edgewood presentations and it is apparent that their teams addressed a lot of the issues and concerns to the environmental impact in the community and the improvements that will be implemented. She said the Edgewood embodies many of the components that we are collaborating with all of the environmental partners throughout the Basin in order to ensure that our children are a part of the quest to protect this area. This project will have a positive impact both socially and economically.

Corinna Osbourne, General Manager, Horizon Casino said she has a vested interest in the community and its growth. She said she supports Alternative A and would like to share the following comments: Based on the thoroughness of the draft EIS it is clear that this project will have no significant impact and in several instances it will result in improvements to the natural landscape. It will provide the equivalent of 183 new full time jobs. An outside study conducted by Bay Area Economics said that along with the job growth there are other economic benefits such as guest spending at local area businesses, up to 24 million dollars annually, two million dollars in TOT and transient lodging license fees per year, increase in generated sales tax of up to 1.7 million dollars. We need Edgewood to serve as a role model for South Lake Tahoe. The proposed Alpine architectural style and going for a silver level of green building standards indicates that Edgewood wants to create something that is visually appealing, less impactful on our natural resources.

Margaret Eldred Graf, resident (next to the Edgewood property) said she supports the project. She asked if the following items have been addressed: Days and hours of construction, if the utility lines along Dirt Road will remain the same, what type of fencing will there be along the Stateline boarder and are there any plans for the Julia Morgan house. She also asked if there was a model of the project on display anywhere.

Paul Sterling, Owner of Tahoe Village Apartments said he supports the Edgewood project. He said this is the type of world class development the South Shore needs. He said that Boater's travel guide refers to South Lake Tahoe as unattractive with a mix of cheap motels; strip malls and low rise prefab buildings. The five environmental improvement efforts outlined in the DEIS are fantastic along with 183 permanent jobs and construction positions. He said in his meeting with Mayor Fortier to discuss motels operating as apartment buildings which results in low income high density substandard housing. A key element to solve this problem is the elimination of some motels so the remaining can be profitable. He said the benefit of the acquisition of Edgewood's TAUs is being understated.

Lisa DeLeon, Owner of Destination Tahoe Meetings and Events said she supports the Edgewood project. We currently struggle with groups of over 200 and with the expansion of the club house; it would give larger groups looking at Tahoe a viable destination that want non-gaming meeting space. There are numerous water

quality and environmental benefits to the business community. In addition, this will bring room nights to a variety of properties; provide additional revenue from dining, shopping, activities, tours, etc.

Chris Stetler, Nichols Consulting Engineers said they prepared the Threshold improvement project quantification report that was considered as part of the EIS process. As a past employee of the Lahontan Regional Water Board and currently working as a private consultant I have been involved in a number of projects in the Tahoe Basin and am impressed with the level of commitment on the part of Edgewood to go beyond what is required.

Tom Castaneda, Tahoe Beach Club said he feels the EIS study is more than adequate and supports this project. Park Cattle and Edgewood are tremendous assets towards of the Lake and the land; there is a great amount of sensitivity to planning in both in the environmental and the community areas. We need new vitality in the Casino core, just the recreational availability alone are a valuable aspect to the growth and the viability of the Casino core and South Shore area.

B. Gorman, President and CEO for years we have been promoting the concept of Geo tourism which recommends that you engage the visitor with their environment and provide opportunities for stewardship with respect for the community. Geo tourism also advocates for a broad range of lodging opportunities at various price points to maintain a healthy community and economy. The Edgewood Lodge project addresses all of these points and is also intended to be a Leed certified project. The project would create new and expanded recreational opportunities and facilities, improved creek zones, improved system for managing pollutant loading in surface run off, provide benefits to wet lands and stream environment zones, remove 1.5 acres of development from sensitive soil areas adjacent to the Lake, add four plus acres of new and restored streams and wetlands that capture fine sediment. This project uses private investment dollars at a time when we are experiencing diminishing State and Federal funds. Those private dollars are being used to deliver water quality improvements for the 4200 acres of the Edgewood Creek watershed by keeping over 500 thousand pounds of fine sediment out of the lake each year. The Board of the Tahoe Chamber asks that this organization support this project for both the environmental and the community benefits that it would bring to the Lake Tahoe Basin.

Gary Midkiff, Midkiff Associates said since Edgewood's opening in approximately 1969 has provided enormous water quality benefits to Lake Tahoe. While the conventional wisdom that a golf course is not a good environmental neighbor; that is not the case with Edgewood. Over 20 years of water quality data indicates that the water quality is better when it leaves the course into Tahoe than when it comes in. Also the ponds and wetlands on the course contribute to the water quality because the Stateline stormwater runoff is also treated in the water quality ponds and wetlands on the course. In addition, the course has restored approximately 4.5

acres of wetlands over the last 20 years. In addition to their water quality and environmental benefits the project will benefit the environment, economy and also the social and recreational areas of the South Shore. I urge the APC to certify the EIS.

Mr. Teshara said he wanted to thank everyone who came to testify today. He said from the Tahoe Transportation perspective they are grateful for the cooperation and collaboration we have had with Edgewood. It has been mentioned several times about the South Demo Bike and multi-use trail network through the property which Edgewood has been a part of. He said the point that the pier may not be suitable for the cross lake ferry but could be an excellent location for the water shuttle on the South Shore. I am persuaded that the 1A version of the roof line is the superior architectural design and commends Mr. Scharer and his project team as they have gone above and beyond in delivering this project.

Ms. McMahon said it looks like a great project and thanked everyone who worked on it. She said the EIS references our 2006 master plan and we have actually adopted the 2011 master plan and is available on the Douglas County website.

Mr. Donohue said he is happy to hear that the Edgewood Creek watershed assessment was used as part of the analysis; that was project delivered by the NTRT a number of years ago.

VI. REPORTS

- A. Executive Director - None
- B. General Counsel - None
- C. APC Members

Ms. Roverud asked about the special Governing Board meeting related to this project.

Ms. Avance said no

Mr. Teshara said we are in a 60 day comment period for the Regional Plan Update package and the Regional Transportation Plan; in addition, the TTDC Board will be conducting a public hearing on the Regional Transportation Plan on Friday, May 11 at the Embassy Suites.

Mr. Greene said he is working on a community trail plan for Incline Village and Crystal Bay which is going to be 40-50 square miles of areas of trails with approximately 200 miles trails in it. Also, he suggested that the APC take up a collection to purchase a retirement gift for Judy Nikkel.

Mr. Lefevre said the Forest Service is releasing their draft Environmental Impact Statement in support of the revised Forest Plan on June 1, 2012 for a 90 day comment period.

Mr. Maurer said El Dorado County in conjunction with TRPA and the Tahoe Prosperity partnership has begun work on a Meyers Community Plan Update; with some grant funding through the Strategic Growth Council.

Mr. Donohue said Mr. Greene mentioned the two day Governing Board workshops for the Regional Plan Update and the roll out of the Thresholds and I would like to acknowledge three members of our commission; Hilary Roverud, Steve Buelna and Brandy McMahon who worked very hard with the TRPA staff to come up with the proposed Code language.

VII. PUBLIC COMMENT

None

VIII. ADJOURNMENT

Chair Mr. Donohue adjourned the meeting at 11:50 a.m.

Respectfully submitted,



Marja Ambler
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.



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PO Box 5310
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MEMORANDUM

Date: June 6, 2012

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Summary of public comment opportunities for the Draft Regional Plan Update (RPU) and Regional Transportation Plan (RTP) Environmental Impact Statements (EISs), Draft RPU and RTP, and Draft 2011 Threshold Evaluation

Summary:

This Staff Summary addresses:

1. The public comment period for the RPU Draft EIS and RTP/SCS Draft EIR/EIS;
2. Public comment opportunities for the Regional Plan Update Draft Goals and Policies and Draft Code;
3. Public comment opportunities for the Draft Regional Transportation Plan, *Mobility 2035*; and
4. Public comment opportunities for the Draft 2011 Threshold Evaluation.

In the interest of maximum transparency, all comments received on the RPU, RTP/SCS, and associated environmental documents are available on the TRPA website at:
<http://www.trpa.org/RPUEISComments/>

Public Review and Comment Period for the RPU Draft EIS and RTP Draft EIR/EIS

The Regional Plan Update Draft Environmental Impact Statement (EIS) and Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS) were released on April 25, 2012 for a 60-day public review and comment period that concludes on June 28, 2012. During the review period, staff will collect written and oral comments on the Regional Plan Update Draft EIS and RTP/SCS Draft EIR/EIS. Written comments can be provided by mail or email to the addresses listed below:

Regional Plan Update EIS

Adam Lewandowski
Tahoe Regional Planning Agency
PO Box 5310
Stateline, NV 89449
email: regionalplancomments@trpa.org

RTP/SCS EIR/EIS

Karen Fink
Tahoe Metropolitan Planning Organization
P.O. Box 5310
Stateline, NV 89449
email: mobility2035comments@trpa.org

In addition, written and oral comments on the RPU Draft EIS and RTP/SCS Draft EIR/EIS were collected at the April and May Governing Board meetings, and comments will be accepted at the public hearings listed below:

1. TRPA Advisory Planning Commission Meeting on **June 13, 2012 at 9:30 a.m.**, TRPA Board Rooms, 128 Market Street, Stateline, NV
2. TRPA Governing Board Meeting on **June 27, 2012 at 9:30 a.m.**, North Tahoe Events Center, 8318 North Lake Boulevard, Kings Beach, CA
3. TRPA Governing Board Meeting on **June 28, 2012 at 9:30 a.m.**, TRPA Board Rooms, 128 Market Street, Stateline, NV

After the conclusion of the public comment period, staff will develop responses to all substantive comments on the RPU Draft EIS or RTP/SCS Draft EIR/EIS and incorporate the responses to comments into final versions of each document.

Public Review and Comment Opportunities for the RPU Draft Goals and Policies, and Draft Code of Ordinances

Unlike the RPU Draft EIS and RTP/SCS Draft EIR/EIS, there is no deadline for submitting comments on the RPU Draft Goals and Policies or Draft Code. TRPA will accept comments on the draft plan and consider them on an ongoing basis until the plan is finalized. Written comments on the Draft RPU Goals and Policies or Draft Code can be provided by mail or email to the address listed below:

Regional Plan Update

Shay Navarro
Tahoe Regional Planning Agency
PO Box 5310
Stateline, NV 89449
email: regionalplancomments@trpa.org

Open Houses

Written and oral comments on the RPU Draft Goals and Policies, and Draft Code have been collected at the April and May Governing Board meetings, and at two open houses in May. Comments can be submitted at the public hearings described above, or at additional public workshops that we expect to schedule during the July, August, and September TRPA Governing Board meetings to cover topical issues in the draft plan. The Governing Board Workshop

schedule will be announced and publicized once details of the topics, times, and locations are set.

Public Review and Comment Opportunities for the Draft Regional Transportation Plan, Mobility 2035

Comments on the draft Regional Transportation Plan must be submitted by **June 28, 2012**. Written comments can be provided by mail or e-mail to the address listed below:

RTP/SCS

Karen Fink
Tahoe Metropolitan Planning Organization
P.O. Box 5310
Stateline, NV 89449
e-mail: mobility2035comments@trpa.org

Written and oral comments on the Draft RTP can also be provided at the public hearings and open houses listed above.

Public Comment Opportunities for the Draft 2011 Threshold Evaluation

The Compact, Goals and Policies, and Code of Ordinances do not specify a procedure for soliciting comments on threshold evaluations. In order to allow adequate time for public and agency review without delaying the finalization of the 2011 Threshold Evaluation, staff is requesting that all interested parties submit comments on the Draft 2011 Threshold Evaluation by **July 25, 2012**. Written comments on the Draft 2011 Threshold Evaluation can be provided by mail or email to the addresses listed below:

2011 Threshold Evaluation

Shane Romsos
Tahoe Regional Planning Agency
PO Box 5310
Stateline, NV 89449
email: sromsos@trpa.org

Written and oral comments on the Draft 2011 Threshold Evaluation can also be submitted at any of the public hearings or open houses listed above.

