

**MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE**

September 5, 2008

MEMBERS PRESENT: Brian Peters Alpine County
 Peter Maurer El Dorado County
 Nathan Lishman Amador County

OTHERS PRESENT: Zach Wood Alpine County
 Susan Grijalva Amador County
 Tom Henie KMPUD
 Nate Whaley KMR
 Michael Richter KMR
 Gary Gallaher Kirkwood homeowner
 Wayne Amer Mountain Utilities

The September 5, 2008 meeting was called to order by chair Brian Peters at 10:17 a.m.

A. Correspondence:

None

B. Minutes:

Peter Maurer moved to approve the minutes of August 1, 2008 with corrections regarding Amador County's attendance. Zach Wood seconded the motion which was approved 2-0 with one abstention.

C. Public Matters:

None

D. Mitigation Monitoring Update:

Biological studies were submitted by Michael Richter, KMR. Everything is up to date and nothing showed up in the annual biological report that requires action.

E. Public Hearing Items:

E.1: Review and possible recommendation to the Amador County Planning Commission on a conditional use permit to install a Clean-Burning Micro-Turbine and Heat Recovery Electrical Generation Facility at Mountain

Utilities existing Loop Road Propane Storage and Distribution area (026-270-024).

Applicant: Kirkwood Mountain Resort and Mountain Utilities

Nate Whaley, KMR, introduced Wayne Amer of Mountain Utilities. Mr. Whaley then described the technical details of the project. There are four different turbines, which will run off the existing propane system. Details are provided in the agenda packet. It is clean burning, will allow the diesel plant to be shut down in the summer months, therefore improving air quality. The diesel plant generates more electricity than is needed during the summer months. The project will result in economic as well environmental benefits. The proposed project is a first phase, with the potential to expand in the future. A new use permit would be required for any expansion.

No new propane storage is proposed, but the increase use will mean one additional delivery per week, going from two to three per week. During the wintertime, Mountain Utilities tries to maintain a ten-day supply of propane, with the minimum being six days.

The structure housing the turbines will be similar in design to the KMPUD buildings. The new building will replace an existing, smaller structure and all facilities will be housed within it. Construction is planned to commence as soon as approval is granted by Amador County, with completion anticipated by the end of December.

Tom Henie, KMPUD, stated the district supports the project, and that they are looking at possible wind energy projects in the future. Susan Grijalva indicated the use was consistent with the specific plan, particularly Objective 6.4.1. Brian Peters stated that with all of the facilities located in the building, any noise shouldn't be a problem for the employee housing nearby. Mr. Amer indicated that the decibel level of the turbines is 67 dB at six feet. They are much quieter than the existing diesel generators. The only exterior noise will be from the vent fan needed to keep the equipment cool. Gary Gallaher asked about the heat recovery aspect of the system. Mr. Amer responded that the captured heat drives a separate turbine for additional power generation. The system is 50% more efficient than diesel generators.

Peter Maurer moved that a recommendation to approve the use permit be forwarded to the Amador County Planning Commission, subject to completion of appropriate CEQA documents, finding that the project is consistent with specific plan Objective 6.4.1 and the land use designation of the plan. The motion was seconded by Nathan Lishman and carried 3-0.

E.2: Discussion and possible recommendation to the respective Planning Commissions for each County of an Air Quality/Solid Fuel Burning Device Ordinance establishing a fee and incentive program to reduce particulate matter emissions from solid fuel burning devices in Kirkwood.

Applicant: Amador, Alpine, and El Dorado Counties

The revised draft ordinance was circulated by Alpine County staff three days prior to the meeting. Susan Grijalva suggested additional minor edits, and suggested that “residential” be added before “development project” in Sec. 6.B. She also suggested that an exception be provided in Sec. 9 so that the fee applies to any new devices added. Nathan Lishman moved to recommend adoption of the ordinance as amended during the hearing. Peter Maurer seconded the motion which carried 3-0.

E.3: Discussion and possible recommendation to the respective Planning Commissions for each County of an Erosion Control Ordinance applicable to Kirkwood.

Applicant: Amador, Alpine, and El Dorado Counties

This item was continued off-calendar until such time as comments can be received from the Counties’ public works departments.

E.4: Discussion and possible recommendation to the Alpine County Planning Commission of an amendment to the Expedition Lodge conditional use permit to change the total number of residential units from 22 to 35 and hotel style units from three to one. The the original sub-basement storage areas will be eliminated and the designation of the proposed wine bar will change from common area to commercial (APN: 006-010-085).

Applicant: Kirkwood Mountain Resort

Nate Whaley described the project modifications. It was originally approved in 2006, and the foundation poured in the summer of 2007. The exterior of the building remains the same except the windows. Unit size has been shrunk to accommodate more units in the same footprint (79 to 90 units.) Employee housing will be provided in Renwick. Parking meets the parking requirements. An additional 18 spaces will be provided off-site to accommodate the increase.

Susan Grijalva stated that a revised parking audit and map will be needed for monitoring purposes, but this can be provided after project approval. Brian Peters agreed that the only issues are verification of parking and employee housing requirements.

Peter Maurer moved to recommend approval to the Alpine County Planning Commission of the proposal, subject to providing the necessary documentation demonstrating compliance with the parking and employee housing requirements of the specific plan, and to comply with whatever Subdivision Map Act requirements there are, in coordination with the County Surveyor, concerning revisions to a condominium map increasing the number of units. The motion was seconded by Nathan Lishman and passed unanimously.

E.5: Discussion and possible recommendation to the Alpine County Technical Advisory Committee of a tentative parcel map to split an existing duplex at 803 Cornice Court into two parcels (APN: 006-181-003).

Applicant: Sue Mace

Brian Peters indicated that the Alpine County Technical Advisory Committee (TAC) has the authority to take action on this type of project. Zach Wood described the project, which is currently under construction. Susan Grijalva asked if the construction met the separation requirements. She thought that it probably would, but that needs to be verified. Mr. Peters stated that there needs to be sufficient easements for access and utilities.

Nathan Lishman moved to recommend to Alpine County TAC approval of the map, subject to providing adequate access and utility easements. The motion was seconded by Peter Maurer and carried 3-0

The meeting was adjourned at 11:40 a.m.

The next Tri-County Technical Advisory Committee meeting will be held on October 3, 2008.