



TAHOE REGIONAL PLANNING AGENCY
P.O. Box 5310
128 Market Street
Stateline, Nevada 89449
Phone: (775) 588-4547 Fax: (775) 588-4527
www.trpa.org

NOTICE OF PREPARATION

To: Nevada State Clearinghouse
California State Clearinghouse
Interested Public Agencies
Interested Parties and Organizations
Affected Property Owners (within 300 feet of the Edgewood property)

Subject: **Notice of Preparation (NOP) of a Draft Environmental Impact Statement (EIS) for the Edgewood Hotel and Golf Course Realignment Project (Stateline, Douglas County, Nevada)**

Lead Agency: **Tahoe Regional Planning Agency**
P.O. Box 5310
128 Market Street
Stateline, NV 89449
Contact: A. Lyn Barnett, AICP, Branch Chief, Environmental Review Services
Phone: (775) 589-5239
Fax: (775) 588-4527
Email: lbarnett@trpa.org

Project Title: Edgewood Hotel and Golf Course Realignment Project

Project Applicant: Edgewood Companies (formerly Park Cattle Company)

Project Location: Edgewood Golf Course, 180 Lake Parkway, Stateline, Douglas County, Nevada 89449
Assessor's Parcel Numbers: 1318-27-001-001, -002, -003 and -004

Project Description: The proposed project includes construction of a new approximately 230-unit full service hotel complex and accessory uses, such as a spa and wellness center, a restaurant and bar, and banquet and meeting space, on high capability lands previously improved for golf play (Fairway No. 9) on the Edgewood Golf Course property. The proposed hotel complex would be concentrated on approximately 10 acres of land within Special Area #1 of the Edgewood Plan Area Statement (PAS) 070A. The project also includes golf course fairway relocation and other course modifications. The project would involve transfers of development rights from offsite properties; new covered parking and changes to existing surface parking, onsite roads and pathways; improvements to the Stateline Stormwater Treatment System; restoration of wetlands and stream environment zones; LEED® certification; scenic improvements including the removal of two lakefront single family residences and lakefront surface parking; lot line adjustments; tree removal and changes to landscaping, irrigation and lighting; new public beach access; and, in one alternative, buildings that require additional height beyond the base allowable.

The Tahoe Regional Planning Agency (TRPA) is initiating preparation of an environmental impact statement (EIS) in accordance with the Tahoe Regional Planning Compact and its Regional Plan for the Edgewood Hotel and Golf Course Realignment Project, located in Stateline, Douglas County, Nevada. We need to know your views as to the scope and content of the environmental information which is germane to your interests or statutory responsibilities in connection with the proposed project. If you represent an agency, your agency will be able to use the EIS prepared by TRPA when considering your permit or other approvals for the project.

A brief project description, location map, vicinity map, project site plan, a brief description of the alternatives likely to be evaluated in the EIS, and a summary of the probable environmental effects of the proposed project are contained in the attached materials and/or are available for review on TRPA's website under the major projects link at: www.trpa.org. A copy of TRPA's Initial Environmental Checklist (IEC) is also available for review at TRPA's offices located at 128 Market Street, Stateline, Nevada 89449.

Consistent with the TRPA Compact and Chapter 5 of the Code of Ordinances, this NOP is being circulated for a period of 30 days. Therefore, your response is requested at the earliest possible date, but no later than **July 6, 2009**. Please send your comments to **A. Lyn Barnett, TRPA Environmental Review Services Branch Chief**, by mail, fax, or email to the address shown above under "Lead Agency." We also request the name of a contact person for your agency.

TRPA will hold a public scoping meeting in connection with the proposed project. The scoping meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the EIS. The scoping meeting will be held as follows:

Wednesday, June 24, 2009
Tahoe Regional Planning Agency – Governing Board Room
128 Market Street
Stateline, NV 89449


This TRPA Governing Board meeting will begin at **9:30 a.m.**; however, no specific agenda time has been set for the Edgewood Hotel and Golf Course Realignment Project EIS scoping at this time. Please refer to the agenda posted at www.trpa.org one week prior to the meeting for updated information.

If you have further questions or require additional information, please contact **Lyn Barnett at TRPA** by mail, fax, or email at the address shown above under "Lead Agency."

This Notice of Preparation was circulated beginning: **June 3, 2009**.

Date: June 3, 2009

Signature:


A. Lyn Barnett, AICP
Branch Chief, Environmental Review Services
Tahoe Regional Planning Agency

Title:

EDGEWOOD HOTEL AND GOLF COURSE REALIGNMENT PROJECT EIS (STATELINE, DOUGLAS COUNTY, NEVADA)

PROJECT LOCATION

Edgewood Companies (formerly Park Cattle Company) proposes the construction of a new hotel and spa at the existing Edgewood Golf Course, located at 180 Lake Parkway, Stateline, Douglas County, Nevada 89449 (Exhibits 1 and 2). The Edgewood Golf Course is comprised of four contiguous parcels located adjacent to Lake Tahoe and owned by Edgewood Companies (Assessor's Parcel Numbers [APN] 1318-27-001-001, -002, -003 and -004). The entire golf course encompasses approximately 237 acres of land within the Edgewood Plan Area Statement (PAS) 070A, which is adjacent to and within the influence of the Stateline Community Plan. The Edgewood Golf Course is located in California and Nevada; however, the proposed project would affect only the portion of the Edgewood Golf Course within Douglas County, Nevada, which accounts for approximately 227 acres. Furthermore, the new hotel and spa facilities would be concentrated on approximately 10 acres of land located entirely within the PAS 070A Special Area #1.

ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION

EXISTING AND SURROUNDING LAND USES

The approximately 227-acre project site is occupied by the existing Edgewood Golf Course, which includes the Edgewood Tahoe Restaurant and clubhouse (with bar and banquet room), golf course support facilities (e.g., maintenance and utility facilities, pathways, pump houses, a gate house, and restrooms), and two single-family lakefront residences. The site has been verified as having the following land capability districts (LCD): LCD 1b (stream environment zone [SEZ]), LCD 3, LCD 4, LCD 5, LCD 6, and LCD 7. The base allowable coverage for the project site is 1,666,528 square feet (35 acres). Access to the project site is provided by Lake Parkway from U.S. 50.

The project site is surrounded by Lake Tahoe to the west; the University of Nevada 4-H Camp, single- and multi-family residences, the Oliver Park General Improvement District (GID), Lakeside Inn and Casino, Dart Liquor and other commercial businesses to the north; and U.S. 50, a residential estate and open space owned by Edgewood Companies, State Route (SR) 207, Lake Parkway, commercial and casino properties (i.e., Wells Fargo, the Horizon Casino, and Harvey's Tahoe), and a mix of residential and smaller hotel uses to the east and south.

PROJECT OBJECTIVES

The objectives of the Edgewood Hotel and Golf Course Realignment Project, as stated by the project applicant, are to:

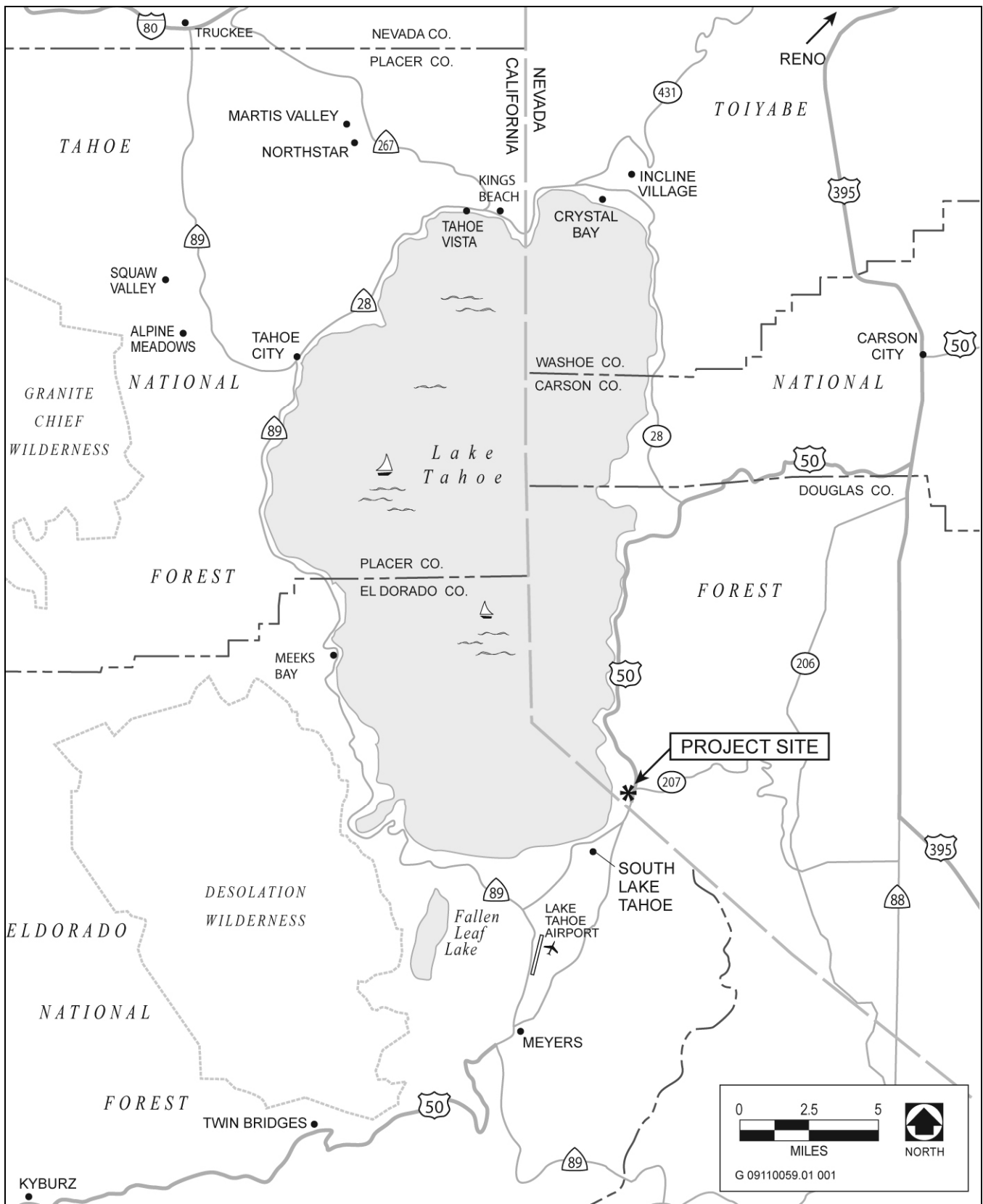
- ▶ Implement a high-quality four-season lakefront tourist accommodation project complementing the existing Edgewood Golf Course located within PAS 070A (Edgewood), embodying the requirements set forth in PAS 070A Special Area #1, including creating public access to Lake Tahoe through private lands;
- ▶ As the largest property owner in the casino core, it is the applicant's intention to initiate a transition from the existing tourist product to a product offering broader recreational and entertainment amenities to encourage destination visitation and increasing length of stay;
- ▶ Construct the Edgewood Resort Hotel as a full-service destination resort, incorporating sustainable and energy efficient design that achieves a LEED® Silver Rating;
- ▶ Construct all onsite water quality improvements to retain and treat the depth of precipitation associated with the 10-year 24-hour storm event, with a focus on reducing the load of fine sediment (<20 microns);

- ▶ Enhance and enlarge constructed wetlands, located within the project site, to increase the capacity and improve the efficiency of the Stateline Stormwater Association treatment system;
- ▶ Stabilize tributary channels to Edgewood Creek, enhance riparian vegetation and improve wildlife habitat on land east of U.S. 50. Emphasis will be placed on interception and treatment of urban core runoff from the Kingsbury Grade Commercial Area as suggested in the Edgewood Creek Watershed Assessment;
- ▶ Construct a landscaped berm along the cart path, golf hole No. 18, to provide for additional Edgewood Creek flood flow attenuation and sediment capture for events exceeding the standard design storm, and improve fish passage;
- ▶ Remove approximately 2 acres of asphalt parking constructed on Class 1b soils located within the near shore and two single-family residences constructed on Class 1b soils within 60 feet of Lake Tahoe; relocate the two residential lots to a new location within the golf course property on high capability lands set back approximately 600 feet from high water;
- ▶ Reduce managed turf within the SEZ and introduce native riparian vegetation within the golf course setting; and,
- ▶ Increase green golf course management practices to further minimize the use of fertilizers and irrigation.

PROPOSED PROJECT (ALTERNATIVE A)

Alternative A, the proposed Edgewood Hotel and Golf Course Realignment Project, would construct a new hotel complex with a full-service spa and wellness center, restaurant and bar, and banquet and meeting space as well as accessory uses on undeveloped higher capability lands at the Edgewood Golf Course. The hotel, spa, restaurant and meeting space would all be located within Special Area #1 of PAS 070A, which is composed entirely of high capability lands (Classes 5 and 7) previously improved for golf play. Hotel, motel, and other transient dwellings are allowed uses in Special Area #1 and timeshares (residential and hotel/motel design) are special uses. The proposed approximately 230 tourist accommodation units (TAUs) are within the permissible density established for Special Area #1 of 250 TAUs and would include both allowed (hotel) and special (timeshare) uses. TAUs and recreation uses are encouraged within Special Area #1. Consistent with Special Policy #7 of PAS 070A, the development of a hotel/conference center within Special Area #1 is conditioned on an irrevocable commitment to improve access, capacity and/or the range and quality of lakefront experiences available to the public with a focus on access for Stateline overnight visitors. Therefore, the project includes a public access beach just south of the existing clubhouse, accessible via a pedestrian path and a shuttle system to take visitors to points of interest. A private beach is also proposed south of the public beach area. Exhibit 3 illustrates the proposed project site plan. As shown in Table 1, the proposed project would increase overall site coverage by approximately 198,705 square feet (4.56 acres), while reducing Class 1b (SEZ) coverage by approximately 45,379 square feet (1.04 acres).

In addition to the detail presented on Exhibit 3, the project applicant is considering the feasibility of providing an easement to accommodate a portion of the future Nevada Stateline-to-Stateline Bikeway Project (Bikeway), a joint proposal of local, state, and federal agencies with responsibilities on the Nevada side of the Lake Tahoe Basin. The Bikeway vision includes the development of a premier shared-use bike path on the east side of Lake Tahoe between the Nevada state line in Crystal Bay and the casino core in Stateline, Nevada. The portion of the Bikeway that could cross the Edgewood Golf Course property is part of a near-term 3-mile segment referred to as the South Demonstration Project, which would provide bicycle and pedestrian access from the casino core to existing commercial and recreation areas such as the Douglas County Transit Center, Kahle Community Center and Park, and Nevada Beach and Round Hill Pines Beach. The South Demonstration Project is subject to its own project-specific design, environmental review, and permitting separate from the proposed Edgewood Hotel and Realignment Project. The easement would likely run parallel and close to U.S. 50 and would require relocation of the existing property line fence and a new bridge structure across Edgewood Creek. Such a private/public



Source: EDAW 2009

Regional Location

Exhibit 1



Source: EDAW 2009

Project Location and Surrounding Land Uses

Exhibit 2



Source: Design Workshop 2008, CCY Architects 2008, Nichols Consulting Engineers, Chtd. 2008

Alternative A, Proposed Project, Conceptual Site Plan

Exhibit 3

Table 1 Existing and Proposed Project Land Coverage Calculations												
Land Capability District (LCD)	All values shown in square feet, except where otherwise noted.											
	Total Project Area	Existing Paving	Existing Paving to be Removed	Proposed Paving	Total Future Paving	Existing Building	Existing Building to be Removed	Proposed Building	Total Future Building	Total Future Coverage	Allowable Coverage	Banked Coverage
7	851,316	45,587	38,323	114,852	122,116	0	0	139,382	139,382	261,498	255,395	4,046
6	298,715	17,897	7,724	0	10,173	187	0	0	187	10,360	89,615	1,478
5	4,533,594	389,608	104,668	139,247	424,187	11,321	0	1,356	12,677	436,864	1,133,399	53,315
4	45,302	0	0	0	0	0	0	0	0	0	9,060	0
3	41,996	2,225	1,667	1,629	2,187	0	0	0	0	2,187	2,100	0
1b (SEZ)	4,102,704	194,889	136,562	99,152	157,479	31,176	7,969	0	23,207	180,686	41,027	8,156
Totals	9,873,627	650,206	288,944	354,880	734,800	42,684	7,969	140,738	175,453	891,595	1,666,528	66,995
Totals (acres)	226.67	14.93	6.63	8.15	16.44	0.98	0.18	3.23	4.03	20.47	35.14	1.54
Source: Design Workshop, May 20, 2009												

partnership would allow the shared-use path to be setback from the highway to increase enjoyment and ridership and to provide greater connectivity within the greater Stateline area.

Special Policy # 9 of PAS 070A requires a tourist accommodation project within Special Area #1 to identify: (1) the TAUs that will be transferred to the project; (2) design, funding and approval of a Stateline areawide drainage system; (3) public beach access and assurances that such access is available; and (4) a commitment of the water resources (supply) necessary for the project. Regarding the TAUs necessary for the project, 63 TAUs would be transferred from the Tahoe Beach & Ski Club located at 3601 Lake Tahoe Boulevard in South Lake Tahoe (APN 027-040-21) and 26 from the Chateau at Heavenly Village (Redevelopment Project 3) in South Lake Tahoe (six from APNs 029-061-10 and -14 and twenty from 029-061-08 and -13). The City of South Lake Tahoe has authorized the transfer of these units to locations outside of the City's jurisdiction. The balance of TAUs (141) would be transferred from the Horizon Casino Resort located across Lake Parkway. Edgewood Companies owns the land containing the Horizon Casino Resort and intends to demolish existing structures (as a separate project) and transfer existing TAUs to the Edgewood Golf Course property to satisfy the TAU requirement for the proposed hotel. Regarding the Stateline Stormwater Treatment System Project, this drainage system was approved in 1999 and implemented in 2000. Regarding public beach access, as described above, such access would be made available on the project site, which is owned by the project applicant, and is included in the proposed project as shown on Exhibit 3. Finally, the project site is located within the service area of Edgewood Water Company (the water intake extends from the Edgewood Golf Course property into Lake Tahoe), which has indicated it has sufficient water supply resources to serve the proposed project.

The proposed project would also include improvements to the Stateline Stormwater Treatment System Project (which accepts treated stormwater from the adjacent casino/hotel district for final treatment and disposal on the golf course) and new permanent stormwater treatment best management practices (BMPs). The proposed multi-stage stormwater treatment system would be designed to handle stormwater from storms with a greater intensity than the 20-year 1-hour design storm and would include a variety of features including but not limited to high-efficiency treatment vaults, underground infiltration areas, and high-flow bypass to land treatment. The project would include water quality monitoring at key locations to analyze runoff for nutrients, fine sediment, and total suspended solids. It is anticipated that, due to the effectiveness of high-efficiency, multi-stage treatment, the project would result in a reduction of total pollutant load in stormwater runoff, which would be consistent with the goals of the future Lake Tahoe Total Maximum Daily Load (TMDL) to achieve water quality goals and restore Lake Tahoe's clarity.

The proposed project would also include golf course fairway relocation and other course modifications, lot line adjustments, tree removal, new lighting sources, buildings with additional height beyond the base allowable (in one alternative), changes to existing surface parking, and new covered parking. The project also incorporates components that are expected to result in environmental improvements including: relocation and restoration of Class 1b (SEZ) areas; refinement of the golf course's fertilizer management plan and irrigation practices; a shuttle system to take site visitors to local points of interest; LEED® certification and use of other green technologies; and scenic improvements that include landscape screening for the existing clubhouse building, removal of the two lakefront single family residences, removal of the existing lakefront surface parking lot, and remodeling/screening of the onsite pumphouse.

ALTERNATIVES

The EIS will likely consider three alternatives to the proposed project, including a reduced footprint alternative, a maximum buildout alternative, and a no project alternative. The reduced footprint alternative would involve consolidation of a portion of the hotel complex (the proposed casitas units) to reduce the project footprint and minimize potential effects on sensitive onsite resources while likely maintaining the proposed number of hotel and interval ownership units. A maximum buildout alternative would be based on the maximum number of TAUs allowed by Special Area #1 in PAS 070A, which is 250 units. This alternative would result in a site plan and footprint similar in scale with the proposed project by decreasing the size in square feet of the units and/or accessory features to allow for an increase in the total number of units. Under the No Project Alternative, no hotel development or golf course fairway relocation would occur; the lakefront residential estates and surface parking lot would not be removed; no improvements to the Stateline Stormwater system or other water quality improvements would occur; and the project site would retain existing conditions with ongoing operations and maintenance of the existing Edgewood Golf Course, restaurant, and clubhouse. These project alternatives will be evaluated in the EIS at an equal level of detail as Alternative A, the proposed project.

RELEVANT PLANNING INFORMATION

TRPA will use the EIS to consider the environmental effects, mitigation measures, and alternatives, when reviewing the proposed action for approval. The EIS will serve as TRPA's compliance document with respect to the Tahoe Regional Planning Compact and Chapter 5 of the TRPA Code of Ordinances. TRPA maintains discretionary authority over the primary project approvals listed below:

- ▶ TRPA Code and Community Design Standards
- ▶ Landscaping Plan Approval
- ▶ Tree Removal Permit
- ▶ Parcel Boundary Line Adjustment
- ▶ Transfer of Development Rights from Offsite Properties

Other potential permits and/or approvals that may be required for development of the project include, but are not limited to, the following:

- ▶ Site Improvement Permit – Douglas County
- ▶ Building Permit – Douglas County
- ▶ Parcel Boundary Line Adjustment – Douglas County
- ▶ Sewer Permit – Douglas County Sewer Improvement District
- ▶ Water Connections – Edgewood Water Company
- ▶ Stormwater Pollution Prevention Plan – Nevada Division of Environmental Protection
- ▶ Stream Environment Zone Restoration/Regional Permit 16 – U.S. Army Corps of Engineers

While the issuance of these permits is not contingent upon EIS certification, the applicable permitting agencies may review information contained in the EIS as part of the permit approval process.

PROBABLE ENVIRONMENTAL EFFECTS

This section provides a short discussion of the probable environmental effects associated with the project. For further information on probable environmental effects, copies of TRPA's Initial Environmental Checklist (IEC) are available for review during normal business hours at the TRPA office:

Tahoe Regional Planning Agency
128 Market Street, Stateline, Nevada 89449
Contact: A. Lyn Barnett, AICP, Branch Chief, Environmental Review Services
Phone: (775) 589-5239

The following subject areas will be analyzed in the EIS:

LAND USE

Land use impacts to be addressed in the EIS include changes to onsite uses, land use compatibility and community character. The EIS will address consistency with PAS 070A, especially Special Area #1, as well as with the Stateline Community Plan. The project requires the transfer of development rights, including TAUs, from offsite properties in Douglas County and across the state line from the City of South Lake Tahoe. "Sending" properties include: active TAUs from the Horizon Hotel casino, banked TAUs from Tahoe Beach and Ski Club, and banked TAUs from the Chateau at Heavenly Village site. The transfer of TAUs from the Horizon Hotel casino would require retirement of TAUs from the property, and either partial demolition or interior modification to make the units larger. TAU transfers have been the subject of much controversy and recent legal challenge. At issue is the size of the TAU prior to transfer to the size of the TAU following transfer. Comparison of the source TAU unit sizes to those proposed will be analyzed in the context of any court decisions or policy direction provided by TRPA during preparation of the EIS. The regional context of these offsite TAUs (e.g., from a traffic, air quality, and noise perspective) will be considered in the context of project-specific and cumulative impacts.

SCENIC RESOURCES

The project site is adjacent to Lake Tahoe and within TRPA Shoreline Travel Unit No. 30, "Edgewood", and borders U.S. 50 within Roadway Travel Unit No. 32, "Casino Area." Both travel units are currently in non-attainment of minimum scenic quality thresholds. Views toward the project site from the lake, U.S. 50, Lake Parkway, other public roads and public recreation areas (including bicycle paths) will be analyzed as will potential visual exposure of the proposed new hotel, related facilities and two relocated private residential lots. Visual prominence of proposed structures and the removal of trees could negatively affect scenic threshold ratings. Potential impacts will be evaluated through the use of ground-level site photographs from sensitive viewpoints on or near the project site. Scenic effects will be evaluated in terms of visibility of the proposed structures, alteration of the visual setting, sensitivity of viewpoints, new sources of light and glare and potential effects on TRPA scenic thresholds. Mitigation measures will be included as necessary to address significant impacts to scenic resources.

GEOLOGY, SOILS, AND LAND CAPABILITY AND COVERAGE

The project would involve clearing and grading for construction of new buildings, roads, utilities and other project-related infrastructure. Relocation of building footprints would change the amount of coverage in land capability districts. The EIS will describe the potential adverse environmental effects related to coverage, land capability, soils, and geology. Existing site conditions will be described based on available topographic and geologic maps, soils data, land capability and coverage information, and other available geologic and soils information. The potential for geologic hazards on the site including distance from faults and hazards associated with earthquakes such as liquefaction, landslides, loose/weak soils, shallow groundwater, compaction, ground shaking and seiche will be described. Mitigation measures for significant impacts will be included as necessary.

HYDROLOGY AND WATER QUALITY

Construction of the project would create a risk that short-term increases in sediment load could occur. Both pre- and post-construction impacts will be identified and analyzed in the EIS. This will include non-point pollution sources from the project, potential contaminants, proposed source control methods, SEZ restoration, improvements to the Stateline Stormwater Treatment System, and proposed BMPs to address potential impacts to water quality. The EIS will also address hazardous materials issues related to the use of fertilizers and pesticides in addition to focusing on potential short- and long-term changes in sediment fate and transport as it relates to project actions. Mitigation measures (temporary and permanent) will be provided for significant impacts if necessary.

The Lake Tahoe Water Quality Management Plan (208 Plan) will provide the primary standards for measuring significance of water quality impacts through the TRPA water quality thresholds. The EIS will discuss what is known about the expected effectiveness of the proposed practices for protecting or improving water quality. Although the project may not be specifically regulated under the future Lake Tahoe TMDL, which identifies pollutant load reductions in fine sediment particles (< 20 microns) as a key strategy to achieving water quality thresholds for lake clarity, consistency with available TMDL implementation information will be discussed.

BIOLOGICAL RESOURCES (VEGETATION, WILDLIFE, AND FISHERIES)

Although the project site is occupied by the Edgewood Golf Course, sensitive terrestrial and aquatic biological resources with potential to occur on the project site will require evaluation in the EIS. Sensitive resources that will be addressed include TRPA special interest and other special-status species (Tahoe yellow cress, waterfowl) and sensitive habitats (e.g., riparian and SEZ areas). The potential presence of sensitive resources will be evaluated based on existing information, consultation with agencies and data collected during field surveys. In addition, potential adverse impacts to wetlands or SEZ areas, as well as tree removal related to development of the hotel complex and impacts to fisheries related to proposed Stateline Stormwater Treatment System improvements, will be discussed. Potential direct, indirect and cumulative impacts of the project will be described and the relationship of the TRPA vegetation and wildlife threshold carrying capacities will be discussed. Mitigation measures will be recommended for significant impacts, if necessary.

TRANSPORTATION, CIRCULATION, AND PARKING

Several key traffic issues that will be evaluated in the EIS are increased traffic volumes, level of service at area intersections, changes to vehicle miles traveled (VMT), effects on bicycle and pedestrian travel, public transit and shuttle access, and the adequacy of proposed parking. Both short-term construction-related traffic and long-term traffic generated by the project will be analyzed. Transportation improvements are being planned by the Tahoe Transportation District that will affect Lake Parkway and U.S. 50, including the possibility of converting U.S. 50 to a one-way highway through the casino core and constructing a two-lane roundabout at the U.S. 50/Lake Parkway intersection. The U.S. 50 improvements will reduce congestion through the casino core and will provide additional bicycle and pedestrian facilities through the casino core area. The analysis of cumulative traffic conditions will include the proposed U.S. 50 corridor transportation improvements. Mitigation measures (temporary and permanent) will be recommended for significant impacts, if necessary.

AIR QUALITY AND CLIMATE CHANGE

Air quality is a significant resource issue in the Lake Tahoe Basin and is related to multiple factors, including transportation and circulation. Currently, the air quality threshold indicators for the Lake Tahoe Air Basin for carbon monoxide, ozone, particulate matter, and VMT are in non-attainment. The EIS will address short-term construction emissions, long-term operational emissions, and cumulative air quality changes resulting from the project. The EIS will identify sensitive receptors within 0.5 mile of the project site, discuss potential emissions of odors and/or hazardous air pollutants generated by stationary and area sources, and determine the significance of

air quality impacts in comparison with applicable local, state, and federal standards and significance thresholds. Mitigation measures (temporary and permanent) will be recommended for significant impacts, if necessary.

The EIS will include an analysis of potential project impacts on global climate change. This analysis will include a quantitative estimate of operational carbon dioxide emissions from both stationary and mobile sources. Carbon dioxide will be used as a proxy for all greenhouse gases potentially emitted during operation of the project. Construction emissions from the project and climate change impacts on the project will also be discussed qualitatively in this analysis.

NOISE

The EIS will describe the existing noise environment near the project site, based on existing noise documentation and noise measurements. The EIS will assess potential short-term (i.e., construction) noise impacts relative to sensitive receptors and their potential exposure. Noise levels of specific construction equipment will be determined based on published resources and a list of construction equipment likely to be used during project construction. The resultant noise levels at nearby receptors (at given distances from the source) will be calculated. Long-term (i.e., operational) noise impacts, including increased noise from mobile, stationary, and area sources, will be assessed based on applicable state and local noise standards. Mitigation measures (temporary and permanent) will be recommended for significant impacts, if necessary.

RECREATION AND PUBLIC ACCESS

The project could increase demand for and use of existing recreation facilities in the project area. Existing recreation resources and opportunities at the project site and in the surrounding community will be described and mapped. The relationship of the project to TRPA recreation threshold carrying capacities will be discussed. Onsite recreation opportunities proposed as part of the project will be described. Changes in public access and recreational opportunities will be described and mitigation measures will be recommended for significant impacts, if necessary.

PUBLIC SERVICES AND UTILITIES

The EIS will discuss any increased demand for public services or utilities that would result from the project and whether the affected public service and utility providers can adequately serve the proposed development. Utilities that will be discussed include power and natural gas; water treatment, supply, and distribution; wastewater treatment and disposal; and solid waste collection and disposal. Public services to be addressed include police and fire protection services, schools, and other government services. The effect of development on current services and additional resources required to maintain or meet the demand of the project will be identified. Mitigation measures will be developed in consultation with the service providers, if needed.

CULTURAL RESOURCES

Archaeological remains such as prehistoric camps and resource-processing sites, ethnographic villages, and historic ranching and recreational facilities have been documented in the project area. In addition, locations and landforms of special cultural significance to the Washoe Tribe can be found in the region and are afforded protection from adverse development-related impacts by TRPA legislation. The EIS will provide an overview of the project area prehistory, ethnography and history, study methodology and a discussion of documented cultural resources. The potential for the project to impact these and unrecorded sites, features or objects will be evaluated and suitable measures designed to mitigate project-related impacts will be provided as necessary.

HUMAN HEALTH AND RISK OF UPSET

The presence of hazardous materials on the project site is expected to be limited to chemicals used on golf course turf and landscaped areas, for water treatment, and hydrocarbons from vehicles. The extent of known contamination on adjacent casino core properties will be documented based on available information. This section will include a discussion of hazards and hazardous materials issues related to the project and adjoining properties and any potential effects these conditions may have on the project. The EIS will summarize the results of hazardous materials assessments and will evaluate the operational characteristics of the project to determine potential impacts related to the storage, transport and/or use of hazardous materials and emergency response plans.

POPULATION, EMPLOYMENT AND HOUSING

This section will discuss the effects on population, employment, and housing resulting from the project. The project would result in the removal of two existing single family residences and relocation of the two residential lots within the golf course property. The proposed project could increase employment levels and the corresponding demand for affordable/employee housing in the project area. Existing population and housing conditions will be described based on available information. The impact analysis will address any effects on regional and affordable housing, and whether the project would alter the location, distribution, density, or growth rate of population planned for the Tahoe region. Mitigation measures based on TRPA and Douglas County planning documents will be recommended, as necessary, to reduce any significant impacts.

CUMULATIVE IMPACTS AND INDIRECT EFFECTS

In consideration of the development and redevelopment that has occurred or is planned in the Stateline area (including portions of Douglas County and the City of South Lake Tahoe), the EIS will identify recently approved and reasonably anticipated projects likely to occur in the project vicinity, as well as growth contemplated in the Stateline Community Plan that may result in cumulative impacts when combined with the project.

PUBLIC SCOPING

TRPA will hold a public scoping meeting in connection with the proposed project to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the EIS. The scoping meeting will be held on Wednesday, **June 24, 2009 at the TRPA Board Room, located at 128 Market Street, Stateline, NV 89449**. This TRPA Governing Board meeting will begin at **9:30 a.m.**; however, no specific agenda time has been set for the Edgewood Hotel and Golf Course Realignment Project EIS scoping at this time. Please refer to the agenda posted at www.trpa.org one week prior to the meeting for updated information.

Written comments are due no later than **July 6, 2009** by 5:00 p.m. Please send your written comments to:

Tahoe Regional Planning Agency
A. Lyn Barnett, AICP
Environmental Review Services, Branch Chief
P.O. Box 5310, Stateline, NV 89449

Telephone: (775) 589-5239
Fax: (775) 588-4527
Email: lbarnett@trpa.org



A. Lyn Barnett, AICP
Tahoe Regional Planning Agency
Branch Chief, Environmental Review Services

June 3, 2009
Date