



Edgewood Hotel and Golf Course Realignment Project

TRPA Governing Board Meeting
June 25, 2009

Environmental Review Requirements

- Tahoe Regional Planning Agency (TRPA)
 - Tahoe Regional Planning Compact (Compact)
 - Code of Ordinances (Chapter 5)
- Environmental Impact Statement (EIS)
 - TRPA shall prepare and consider an EIS before deciding to approve or carry out a project that may have a significant effect on the environment (Article VII[a][2])

Why Conduct Environmental Review?

- Disclose environmental impacts
- Identify, compare alternatives
- Provide mitigation to reduce significant impacts
- Enhance agency and public participation
- Assess relationship of project to TRPA thresholds
(water quality, air quality, scenic resources, soil conservation, fish habitat, vegetation, wildlife habitat, noise and recreation)
- Disclose agency decision-making

Key Environmental Issues To Be Addressed In The EIS

- Hydrology/Water Quality
- Scenic Resources
- Vegetation and Wildlife
- Recreation/Public Access
- Transportation/Circulation
- Geology, Soils, Land Capability and Coverage
- Threshold Evaluation

Other Environmental Issues To Be Addressed In The EIS

- Air Quality/Climate Change
- Noise
- Hazards/Hazardous Materials
- Public Services/Utilities
- Cultural Resources
- Population and Housing
- Land Use Compatibility
- Cumulative Effects
- Growth-Inducing Effects

Development Alternatives

- Alternative B: Reduced Footprint
 - Consolidate a portion of the hotel complex
 - Reduce impacts while maintaining the proposed number of hotel units
- Alternative C: Maximum Buildout
 - Based on PAS 070A, Special Area #1, maximum allowed TAUs (250)
 - Similar site plan and foot print, decreased unit sizes

Alternative D – No Project

- Existing conditions projected into the future
- Ongoing operations, maintenance, and BMPs at the golf course, restaurant and clubhouse
- No hotel development or fairway relocation
- Lakefront estates and parking remain
- No improvements to the Stateline Stormwater System
- No onsite wetland creation or SEZ restoration

Estimated Timeline and Opportunities for Input

Notice of Preparation Published	June 3, 2009
Public Scoping Period	June 3 – July 6, 2009
Environmental Analysis	Summer and Fall 2009
Draft EIS Released, Public Meetings and Review Period	Winter 2009
Final EIS Issued (Response to Public/Agency Comments)	Winter 2009/2010
TRPA Hearings on Final EIS	Winter 2010

Dates in table are tentative

How Do I Participate?

- Comment on NOP by July 6, 2009
- Comment on Draft EIS in Winter 2009
- Contact **A. Lyn Barnett, AICP** at TRPA throughout the process



Edgewood Hotel and Golf Course Realignment Project

Thank you for your participation!