

# 1 INTRODUCTION

## 1.1 OVERVIEW

This document is a final environmental impact statement (FEIS) prepared on behalf of the Tahoe Regional Planning Agency (TRPA) pursuant to the Tahoe Regional Planning Compact and the TRPA Code of Ordinances. On August 13, 2008, TRPA distributed to public agencies and the general public a draft environmental impact statement (DEIS) for the Sierra Colina Village Project in Stateline, Douglas County, Nevada. In accordance with Article VII(a) of the Tahoe Regional Planning Compact, Article 6.13.b of the TRPA Rules of Procedure, and TRPA Code of Ordinances Section 5.8.A(4), a 60-day public review period was provided for the DEIS. The review period began on August 13, 2008, and ended on October 13, 2008. Two public hearings were held in August and September 2008 to solicit comments on the DEIS. The first hearing was held at the August 28, 2008, TRPA Governing Board meeting, and the second at the September 10, 2008 TRPA Advisory Planning Commission meeting, both at TRPA's offices in Stateline, Nevada.

The project applicant, Sierra Colina LLC., proposes to develop the vacant 18-acre property located east of U.S. 50 and south of Lake Village Drive (Assessor's Parcel Number 1318-23-301-001) in Stateline, Nevada. The DEIS evaluated the potential environmental impacts associated with the proposed project (Alternative 1), three separate development alternatives (Alternatives 2, 3, and 4), and one no-project alternative (Alternative 5).

Written and oral comments were received from state and local agencies and from organizations and individuals. Pursuant to Article 6.14 of the TRPA Rules of Procedure, "at the conclusion of the comment period, TRPA shall prepare written responses to all written comments received during the comment period, and may respond to oral or late comments."

This FEIS has been prepared to respond to comments received on and to make appropriate revisions to the DEIS. Chapter 3 of this FEIS includes all comments received during the public review period for the DEIS and responses to significant environmental issues raised in those comments. Some comments warrant revisions to the text of the DEIS, and are incorporated into the text of this FEIS (see Chapter 4 of this EIS).

## 1.2 REQUIREMENTS FOR EIS CERTIFICATION AND FUTURE STEPS IN PROJECT APPROVAL

The EIS is intended to be used by the TRPA Governing Board when considering approval of the proposed project or an alternative to the proposed project. In accordance with Article 6.16 of the TRPA Rules of Procedure, TRPA must certify the EIS by making "a finding that the Final EIS is in compliance, procedurally and substantively, with Article VII of the Compact, Chapter 5 of the Code, and these Rules of Procedure." Before consideration of the FEIS by the TRPA Governing Board, the Advisory Planning Commission must review and make a recommendation to the Board regarding certification. The Board must provide an opportunity for comment on the FEIS and has the discretion to limit such comment to the responses to comments or other new information in the proposed FEIS. Before action by the Board on the project, the board shall certify the FEIS. The Board cannot approve the project before certification of the FEIS. The TRPA Governing Board will hold a public hearing to consider certification of the FEIS and to decide whether or not to approve the proposed project or an alternative.

## 1.3 ORGANIZATION AND FORMAT OF THE FINAL EIS

This FEIS is organized as follows:

- ▶ Chapter 1, “Introduction,” provides an overview of the environmental review process and presents a discussion of the EIS certification and project approval process.
- ▶ Chapter 2, “Comments and Responses to Environmental Issues,” contains a list of all agencies, organizations, and persons who submitted comments on the DEIS during the public review period, copies of the comment letters submitted, individual responses to written comments, summarized oral comments from APC and Governing Board public hearings, and responses to those comments.
- ▶ Chapter 3, “Revisions and Corrections to the DEIS,” presents corrections, clarifications and other revisions to the DEIS text based on issues raised by the comments on the DEIS. Revisions are shown as excerpts from the DEIS text, with strikethrough (strikethrough) text for deletions and underlined (underlined) text for additions. The changes appear in the order of their location in the DEIS.
- ▶ Chapter 4, “References,” lists references cited in this document.

This document and the DEIS together make up the FEIS.