

Final
Environmental Impact Statement
Sierra Colina Village Project



Douglas County, Nevada

Submitted to:
Tahoe Regional Planning Agency



Prepared by:
EDAW
870 Emerald Bay Road, Suite 400
South Lake Tahoe, CA 96150

April 2009

EDAW | AECOM

Final
Environmental Impact Statement
Sierra Colina Village Project



Submitted to:

Tahoe Regional Planning Agency
P.O. Box 5310, Stateline, NV 89449-5310
775/588-4547

Contact:

Theresa Avance
Senior Planner

Prepared by:

EDAW
870 Emerald Bay Road, Suite 440
South Lake Tahoe, CA 96150
530/543-5100

Contacts:

Gretchen Eichar
Project Manager
Sydney Coatsworth, AICP
Principal-in-Charge

April 2009

EDAW | AECOM

TABLE OF CONTENTS

Section	Page
1 INTRODUCTION	1-1
1.1 Overview	1-1
1.2 Requirements for EIS Certification and Future Steps in Project Approval.....	1-1
1.3 Organization and Format of the Final EIS	1-2
2 COMMENTS AND RESPONSES TO ENVIRONMENTAL ISSUES	2-1
2.1 Format of Comments and Responses	2-1
2.2 List of Commenters	2-1
2.3 Comments and Responses on the DEIS	2-3
2.3.1 Responses to Written Comments	2-5
2.3.2 Responses to Public Hearing Comments Received at Governing Board and Advisory Planning Commission Meetings on the DEIS	2-224
2.3.3 Master Responses to Comments.....	2-242
Master Response A.....	2-242
Master Response B.....	2-243
Master Response C.....	2-245
Master Response D.....	2-247
Master Response E.....	2-249
Master Response F	2-249
3 REVISIONS AND CORRECTIONS TO DRAFT EIS.....	3-1
3.1 Introduction	3-1
3.2 Revisions and Corrections to Draft EIS	3-1
3.3 Revisions and Corrections to Draft EIS, Chapter 4.2, Air Quality	3-18
4 REFERENCES	4-1
Exhibits	
2-5 Alternative 1 – Proposed Project Site Plan.....	3-5
3-3 Alternative 3 – Site Plan Map	3-9
3-5 Alternative 4 – Site Plan Map	3-11

TABLE OF CONTENTS

Section	Page
Tables	
1-1 Other Potential Permits and Reviews	3-1
2-1 Written Comments Received on the DEIS	2-1
2-2 Oral Comments Received at Governing Board and Advisory Planning Commission Meetings on the DEIS	2-3
AQ-4 Summary of Modeled Construction-Generated Emissions of Greenhouse Gases	2-105
AQ-5 Summary of Modeled Operational Emissions of Greenhouse Gases	2-106
4.9-3 Summary of Single Event (L_{max}) Noise Thresholds	3-17
4.2-1 Ambient Air Quality Standards	3-19
4.2-2 TRPA Peak 24-hour Period Significance Thresholds	3-23
4.2-3 Summary of Annual Air Quality Data (2005–2007)	3-26
4.2-4 Attainment Status Designations	3-27
4.2-5 Summary of Modeled Worst-Case Daily Short-Term Construction-Related Emissions under Alternative 1	3-30
4.2-6 Summary of Modeled Long-Term Operation-Related Emissions under Alternative 1	3-33
4.2-7 Summary of Modeled Worst-Case Daily Short-Term Construction-Related Emissions under Alternative 2	3-36
4.2-8 Summary of Modeled Long-Term Operation-Related Emissions under Alternative 2	3-39
4.2-9 Summary of Modeled Worst-Case Daily Short-Term Construction-Related Emissions under Alternative 3	3-42
4.2-10 Summary of Modeled Long-Term Operation-Related Emissions under Alternative 3	3-44
4.2-11 Summary of Modeled Worst-Case Daily Short-Term Construction-Related Emissions under Alternative 4	3-47
4.2-12 Summary of Modeled Long-Term Operation-Related Emissions under Alternative 4	3-49
 Appendices	
N Biological Surveys	
Y Updated Tree Survey	
Z Letter to Brian Wallace	
AA Supplemental Water Quality Analysis	
BB Documents Related to Planning History	
CC Governing Board Hearing Transcript, August 28, 2008	
DD Advisory Planning Commission Hearing Transcript, September 10, 2008	

ABBREVIATIONS AND ACRONYMS

208 Plan	Water Quality Management Plan for the Lake Tahoe Basin
AADT	Annual Average Daily Traffic
AB 32	California Assembly Bill 32
ADT	average daily trips
APC	Advisory Planning Commission
APE	Area of Potential Effect
ARB	Air Resources Board
BAC	Bollard Acoustical Consultants
CAA	Clean Air Act
CAAA	Clean Air Act Amendments of 1990
Cal AG	California Attorney General
CAPP	Chemical Accident Prevention Program
CC&Rs	covenants, conditions, and restrictions
CCAR	California Climate Action Registry
CEC	California Energy Commission
CEP	Community Enhancement Program
CFCs	chlorofluorocarbons
CFR	Code of Federal Regulations
CH ₄	methane
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO ₂	carbon dioxide
CO _{2e}	carbon dioxide equivalent
CWA	Clean Water Act
CWE	Cumulative Watershed Effects
DCSID	Douglas County Sewer Improvement District
DEIS	draft environmental impact statement
EA	environmental assessment
EIP	Environmental Improvement Program
ERA	equivalent roaded acre
ETCC	Environmental Threshold Carrying Capacities
FEIS	final environmental impact statement
FIP	Federal Implementation Plan
GHG	greenhouse gas
GVW	gross vehicle weight
GWP	global warming potential
HAPs	hazardous air pollutants
HFCs	hydrofluorocarbons
IBC	International Building Code
IC	Impervious Coverage
ICC	International Code Council
IRC	International Residential Code
ITE	Institute of Transportation Engineers

KGID	Kingsbury General Improvement District
Lahontan RWQCB	Lahontan Regional Water Quality Control Board
League	League to Save Lake Tahoe
LEED ND	LEED for Neighborhood Development Community Standards
LOS	level of service
LPF	linear public facility
LTAB	Lake Tahoe Air Basin
LTADS	Lake Tahoe Atmospheric Deposition Study
LTBMU	Lake Tahoe Basin Management Unit
M	meters
MACT	maximum available control technology
mph	miles per hour
NO ₂	nitrogen dioxide
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAC	Nevada Administrative Code
NDEP	Nevada Division of Environmental Protection
NDOT	Nevada Department of Transportation
NEPA	National Environmental Policy Act
NESHAP	national emissions standards for HAPs
NMHC	non-methane hydrocarbon
NOP	Notice of Preparation
NRS	Nevada Revised Statutes
PAS	Plan Area Statement
PM ₁₀	respirable particulate matter
PM _{2.5}	fine particulate
ppm	parts per million
PRO	Pollutant Reduction Opportunities
RPFs	Registered Professional Foresters
SEZ	Stream Environment Zone
SHPO	State Historic Preservation Office
SIP	State Implementation Plan
SWMA	Stormwater Management Approach
TAC	toxic air contaminant
TDFPD	Tahoe Douglas Fire Protection District
TMDL	Total Maximum Daily Load
TOC	Threshold of Concern
TPY	tons per year
TROA	Truckee River Operating Agreement
TRPA	Tahoe Regional Planning Agency
U.S. 50	U.S. Highway 50
UBC	Uniform Building Code
USFS	U.S. Forest Service
VMT	Vehicle Miles Traveled
WQ	Water Quality