

NOTES:

ROUND HILL PINES RESORT SITE VISIT

MARCH 8, 2013

The following questions were broached by proponents during the site visit. These questions, along with the Forest Service's response, are included below. Forest Service representatives in attendance included Gina Thompson (Recreation Staff Officer), Mike Gabor (Engineering Staff Officer), Jonathan Cook-Fisher (Recreation Special Uses Program Manager), Michael Alexander (Assistant Forest Engineer), Garrett Villanueva (Assistant Forest Engineer), Megan Mallowney (Permit Administrator), and Hillary Santana (Permit Administrator).

Q: Will the Stateline to Stateline Bike Path be completed at Round Hill Pines Resort by June 2013?

A: The Agency anticipates that a contract will be awarded by June 2013 for construction of the section of bike path terminating at Round Hill Pines Resort. Actual construction is estimated to be completed in late summer or early fall 2013. Construction plans for this section of the bike path have been approved and the project is funded. Once constructed, should there be a need for changes to the new bike path in order to accommodate the successful applicant's proposal, these changes would be accomplished at the permit holder's cost (eligible for Granger-Thye fee offset). Douglas County is permitted to operate and maintain the Stateline-to-Stateline Bike Path on National Forest System (NFS) lands.

Q: How much did the recently completed section of pier cost to construct? How much will the remaining section cost to construct? Will the floating dock be included and how far will it extend?

A: The recently completed section of pier cost approximately \$700,000. The Forest Service estimates the cost of reconstructing the remaining section at \$700,000. The current section of pier will have electrical service by the 2013 summer operating season. It was stated that there would be water service on the pier, but this was in error. There is fire protection, but not potable water planned for the pier. In addition to the permanent structure, a floating dock will be re-attached to accommodate marina operations (e.g., access to moorings). It will extend to the length of the main section of pier. Once the "L" section of pier is reconstructed at a future date, there may be the possibility to extend the floating dock to this span of the structure.

Q: Are there already approved plans in place to address reconfiguration of the current entrance to the resort (i.e., proposed turn lane on U.S. Highway 50).

A: Plans to reconfigure the current entrance with the addition of a turn lane on U.S. Highway 50 were drafted but never finalized. The Forest Service, in cooperation with Nevada Department of Transportation (NDOT) and Federal Highway Administration (FHWA), may consider alternate entrance configurations in the future. This scope of work is not part of the current offering.

Q: Have estimated use levels associated with the Stateline-to-Stateline Bike Path been developed by the Forest Service?

A: The Forest Service anticipates Stateline-to-Stateline Bike Path use levels to rival that of the Pope-Baldwin Bike Trail. The latter receives an estimated 1,677 trips per day. As a result of this bike path, visitors will be accessing facilities at Round Hill Pines Resort in ways and levels that they never have before.

Q: Will the Stateline-to-Stateline Bike Path run directly through the Upper Cabin Complex (UCC) of the permit boundary?

A: Yes. Currently, construction plans for the bike path establish its route between the Ice House structure and the Forest Service road leading into the UCC.

Q: What restrictions exist on project proposals that address the historic structures in the UCC?

A: Any proposals for reutilization, removal, or mothballing of the historic structures need to comply with State Historic Preservation Office direction for environmental reviews (NEPA). Depending on the proposal, different levels of environmental analysis under the National Environmental Protection Act (NEPA) will be required.

Q: How will the successful applicant achieve project proposals within a 5-year timeline?

A: The prospectus indicates projects proposed in the successful bid must be completed within 5 years of Forest Service approval, not 5 years from the issuance of a new special use permit.

Q: To meet mothballing requirements in the UCC, do we need to construct replacement roofs using wooden shingles?

A: Please see Appendix X of the prospectus for direction and standards regarding mothballing of UCC structures.

Q: Once a bid is selected, the projects proposed within that bid will be subject to NEPA. Does this mean that there will be a period of negotiation following bid selection and NEPA as to what the Forest Service will authorize at the site?

A: The NEPA process allows for public scoping and environmental review. Depending on public comments received or resource concerns identified during the NEPA process, modification of original bid proposals may be needed.

Q: Who will pay for NEPA (i.e., Forest Service or proponent)?

A: The Forest Service intentionally described this issue in the prospectus to allow proponents freedom to be as creative with their bid proposals as possible. Determining what entity—Forest Service or business owner—will be responsible for NEPA costs is largely dependent on the bid itself. The level of NEPA

required (i.e., environmental assessment vs. environmental impact statement) will be based on the scale and scope of the proposal. Multiple options exist for covering the cost of NEPA: some or all of the cost might be eligible for Granger-Thye Fee Offset dollars; some or all might be covered by the business owner; some or all might be funded by an alternate source (e.g., partnerships, grant funding, etc.).

Q: How long as the UCC been inactive?

A: The UCC has been unused state since the Forest Service acquired the property in 1984.

Q: Are any of the three potential treatments (i.e., mothballing, removal, and repurposing) for the UCC described in the prospectus eligible for Granger-Thye Fee Offset dollars?

A: Yes.

Q: Should proponent's business plan include an estimated cost of NEPA?

A: Proponent's may estimate NEPA costs and submit those as part of their business plan.

Q: Does the Forest Service have structural surveys on the buildings in the UCC?

A: No.