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NOTICE OF AVAILABILITY

September 8, 2010

TO: Interested Parties

FROM: Tahoe Regional Planning Agency

RE: Final Environmental Impact Statement (FEIS) Boulder Bay Community Enhancement Program Project, 22 - Highway 28, Crystal Bay, Washoe County, Nevada, APNs 123-052-02, -03, -04; 123-053-02, -04, 123-054-01; 123-071-04, -034, -035, -036, -037 TRPA File Number ENVR2008-003

The Tahoe Regional Planning Agency (TRPA) has directed the preparation of an Environmental Impact Statement (EIS) for the Boulder Bay Community Enhancement Program Project (Boulder Bay Project) located in Crystal Bay, Douglas County, Nevada. The proposed Boulder Bay Project is a mixed-use, redevelopment project that is a participant in the TRPA Community Enhancement Program (CEP). The focus of the CEP is to encourage revitalization projects in downtown and recreation areas that demonstrate substantial environmental, as well as social and economic benefits by providing incentives for mixed-use development projects on existing disturbed or underutilized sites. The Boulder Bay Project would redevelop a 16.26-acre project area bounded by SR 28 to the East, Southeast and South, Stateline Road to the West, and Wassou and Lakeview Road to the Northwest. The project area would also include the redevelopment of the Crystal Bay Motel and Biltmore overflow parking parcels located immediately east of SR 28 from the Tahoe Biltmore. The EIS analyzes five total alternatives including a No Action alternative (Alternative A), the Proposed Action (Alternative C) that includes a mixed-use resort with a mix of residential units, tourist units, gaming, open space and parks, retail and dining areas, and three other action alternatives with various development levels and uses.

This notice is to inform you that the Final EIS (including the Draft EIS, previously released on November 6, 2009) will be released in hard copy form on Friday, September 10th, and will be available for the public to review at TRPA (128 Market St, Stateline, NV), the Kings Beach Branch Library (301 Secline St, Kings Beach, CA), the Incline Village Library Branch (845 Alder Ave, Incline Village, NV), and Tahoe Biltmore Hotel, Front Desk (22 - Hwy 28, Crystal Bay, NV). In addition, beginning today, the documents are available for download from TRPA's website at <http://www.trpa.org/default.aspx?tabindex=8&tabid=345>

Two public hearings will be held to consider the certification of the Final EIS and action on the proposed project at the **TRPA Advisory Planning Commission** which will be held at the TRPA Governing Board Rooms, 128 Market Street, Stateline, NV, on October 13, 2010; and **TRPA Governing Board** at the North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach, CA 96143 on October 28, 2010.

The public hearings commence at 9:30 AM; however, until such time the agendas for these hearings are finalized, the specific time for this agenda item will not be known. Please check the TRPA website one week prior to the scheduled hearing dates to view the final agenda.

Please contact David L. Landry (775-589-5214 or dlandry@trpa.org) or Dennis Oliver (775-589-5235 or doliver@trpa.org) with any questions.

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