

TAHOE REGIONAL PLANNING AGENCY

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NOTICE OF AVAILABILITY AND PUBLIC HEARINGS

July 25, 2012

Dear Affected Property Owners & Interested Parties:

The Tahoe Regional Planning Agency (TRPA) will hold public hearings to review the following:

Advisory Planning Commission:

- ***Request for Recommendation to the Governing Board for Certification*** of the Edgewood Lodge and Golf Course Improvement Project Final Environmental Impact Statement (Final EIS) for project alternatives (APN 1318-27-001-001, TRPA File Number ENVP2008-0002)
- ***Request for Recommendation to the Governing Board for Adoption*** of the amendment of Chapter 37, Section 37.7 of the Code of Ordinances (Height Standards). Amendment will allow an increase in height.
- ***Request for Review and Recommendation to the Governing Board for Approval*** of the applicant's preferred alternative (Alternative 1A) and TRPA conditional permit (APN 1318-22-002-002; TRPA File No. 20030691).

Governing Board:

- ***Request for Certification***, Edgewood Lodge and Golf Course Improvement Project Final Environmental Impact Statement (Final EIS) for project alternatives (APN 1318-27-001-001, TRPA File Number ENVP2008-0002)
- ***Request for Adoption*** of the amendment of Chapter 37, Section 37.7 of the Code of Ordinances (Height Standards)
- ***Request for Review and Approval*** of the applicant's preferred alternative and TRPA conditional permit (TRPA File No. ERSP2008-0396).

Applicant: Edgewood Companies, LLC

The Final EIS includes responses to comments on the Draft EIS that was circulated to the public from April 19, 2012 to June 28, 2012. The Final EIS will be available for review on July 27, 2012. Copies of the Draft and Final EIS will be available for viewing at the following locations: TRPA website: www.trpa.org; TRPA offices (128 Market St., Stateline, NV); Zephyr Cove Branch of the Douglas County Library (233 Warrior Way, Zephyr Cove, NV); City of South Lake Tahoe Branch of the El Dorado County Library (1000 Rufus Allen Blvd., City of South Lake Tahoe, CA).

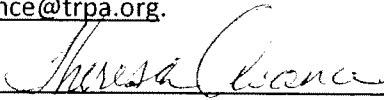
These items have been placed on the following Agendas:

Dates: Advisory Planning Commission – Wednesday, August 8, 2012
Governing Board – Thursday, August 23, 2012

Locations: Advisory Planning Commission – TRPA Offices, 128 Market St., Stateline, NV
Governing Board – TRPA Offices, 128 Market St., Stateline, NV

Times: The Advisory Planning Commission meeting commences at 9:30 AM, and the Governing Board meeting commences at 9:00 AM. However, there is no designated time/date certain for the consideration of the Final EIS, Code Amendment, and related project, and this matter may be continued to another meeting without additional notice.

The staff summaries for these projects will be available for review at the TRPA office and on the TRPA website seven (7) calendar days prior to each meeting. If written comments are not received prior to the date of each meeting, then they will not be considered at the respective meeting. Interested persons may appear at the meetings to present oral comments, or may submit comments by mail to TRPA, P.O. Box 5310, Stateline, NV 89449 or by email at tavance@trpa.org.

By:  Date: 7/25/12
Theresa Avance, AICP
Senior Planner, Tahoe Regional Planning Agency

Description: The Tahoe Regional Planning Agency (TRPA) has completed the Final Environmental Impact Statement (EIS) for the Edgewood Lodge and Golf Course Improvement Project in Stateline, Douglas County, Nevada. The approximately 231-acre project site is located within the Edgewood Tahoe Golf Course and includes a small area to the east across U.S. 50. The Edgewood Lodge and Golf Course Improvement Project would make improvements to the Edgewood Tahoe Golf Course and include construction of a new lodge complex with associated parking. The project would construct 194 new tourist accommodation units (TAUs); provide for environmental improvements; golf course realignment, cart path modifications and improvements; new lakefront recreation opportunities and access to Lake Tahoe; removal of the existing pier and redesign, expansion, and construction of a new pier at a different location on the site. The proposal includes a height amendment for the proposed lodge building that would exceed TRPA maximum allowable height limits. The project would involve transfers of development rights from offsite properties and lot line adjustments.

The Final 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 3 of the Code, and these Rules of Procedure." Before consideration of the proposed Final EIS by the TRPA Governing Board, the TRPA Advisory Planning Commission must review and make a recommendation to the Board regarding certification. The Board must provide an opportunity for comment on the Final EIS and has the discretion to limit such comment to the responses to comments or other new information in the proposed Final EIS. Per Article 6.16.3, "Prior to action by the Board on a project or matter for which an EIS was prepared, the Board shall certify a Final EIS. The Board shall not approve such a project or matter for which an EIS was prepared prior to certification of a Final EIS." Therefore, the Board must certify the EIS for the Edgewood Lodge and Golf Course Improvement Project before considering approval of the project.

Please refer to TRPA's website at: www.trpa.org for more detailed project information and online copies of the Draft and Final EIS.