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## NOTICE OF AVAILABILITY, OPPORTUNITY TO COMMENT AND PUBLIC HEARING

April 19, 2012

**TO:** Interested Parties

**FROM:** Tahoe Regional Planning Agency

**SUBJECT:** Edgewood Lodge and Golf Course Improvement Project, Stateline, Douglas County, Nevada, APN 1318-27-001-001, TRPA File Number ENVP2008-0002

The Tahoe Regional Planning Agency (TRPA) has directed the preparation of a Draft 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 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 TAUs from offsite properties, and lot line adjustments. The Draft EIS analyzes the environmental impacts associated with implementing the proposed project (Alternative 1) and two separate development alternatives. The alternatives would construct a 230-unit lodge (Alternative 2) and a 250-unit lodge (Alternative 3) with associated facilities. The No Project Alternative (Alternative 4) is also addressed.

This Notice is to inform you that a 60-day public comment period for the Edgewood Lodge and Golf Course Improvement Project Draft EIS commenced on April 19, 2012 and will conclude on June 18, 2012. Comments will be solicited during this time frame and will be incorporated into the final document. Comments received after the conclusion of the comment period may not be included in the final document.

The Draft EIS is available for public to review at the TRPA Main Office (128 Market Street, Stateline, Nevada), at the Douglas County Library in Zephyr Cove, and at the El Dorado County Library in the City of South Lake Tahoe, during normal business hours. In addition, the document can be found on TRPA's website ([www.trpa.org](http://www.trpa.org)).

Two public hearings are scheduled to solicit comments on the Draft EIS. The meetings will be held at the TRPA offices located at 128 Market Street, Stateline, NV 89449. The first will be at the May 9, 2012 TRPA Advisory Planning Commission meeting and the second will be at a special session of the Governing

Board on May 30, 2012. These two TRPA hearings will begin at 9:30 a.m., however, no specific agenda item as been set for the Edgewood Lodge and Golf Course Improvement Project Draft EIS at this time. Please refer to the agenda posted at [www.trpa.org](http://www.trpa.org) one week prior to each of the meetings for updated information.

If you have any questions, please contact Theresa Avance, AICP, TRPA Senior Planner, (775) 589-5224, email: [tavance@trpa.org](mailto:tavance@trpa.org).

Written comments on the Edgewood Lodge and Golf Course Improvement Project Draft EIS are due no later than Monday, June 18, 2012 by 5:00 p.m. Please send written comments to:

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