

Tahoe City Public Utility District

TAHOE XC LODGE REPLACEMENT AND EXPANSION PROJECT

Public Scoping Meeting
July 17, 2018



Presentation Outline

TCPUD

- What is the Notice of Preparation
- Recent TCPUD Board Action
- Project Location/Overview
- Review Project Objectives
- Review Proposed Project and Alternatives

Ascent Environmental

- Environmental Review
- CEQA Public Scoping Phase
- Scoping Process
- Comment Submittal Options
- Next Steps
- How to Stay Involved



Notice of Preparation

The Notice of Preparation defines the scope of the Environmental Impact Report. It provides an opportunity for public agencies and interested individuals and stakeholders to identify key environmental concerns and issues.



TCPUD Board Action – March 16, 2018

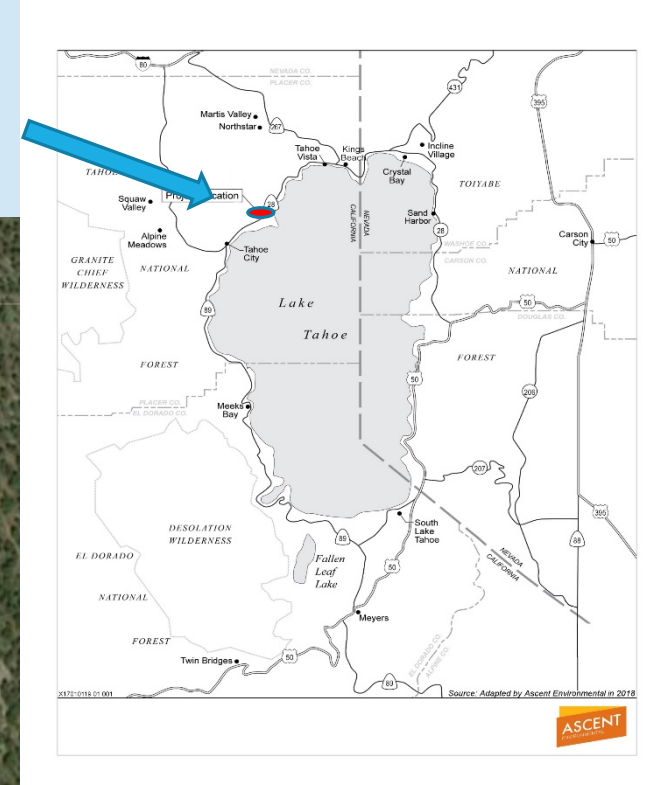
The TCPUD Board made and passed the following motion:

“The TCPUD Board of Directors:

- (1) Adopt the Draft Project Objectives as presented;
- (2) Designate Site D – Full Project as the ‘Proposed Project’; and
- (3) Authorize five (5) Project Alternatives, 1) Site A – Full Project, 2) Site A – Modified Project, 3) Site D – Reduced Project, 4) Site D – Alternative Driveway, and 5) No Project for environmental review.”



Project Location



★ denotes project site locations



Project Overview

- The existing Tahoe Cross Country Lodge, which also serves as the Highlands Park and Community Center, is owned by TCPUD and operated by the project applicant and concessionaire, the Tahoe Cross Country Ski Education Association.
- Reconstruction of the lodge would consolidate existing accessory buildings into a single facility and provide more amenities for guests and employees
- The Project would adaptively reuse elements of the historic Schilling Lodge, and
 - Address existing operational deficiencies relative to circulation and parking, storage, staff facilities, and community space;
 - Better accommodate existing recreation demand; and
 - Improve the quality of the recreation user and community member experience at the lodge



Draft Project Objectives

TCPUD

- Expand recreational opportunities through construction of a new lodge at the Highlands Park to improve resident and visitor experience.
- Construct a new lodge that minimizes effect on the neighborhood.
- Maintain a concessionaire partnership to operate improved and viable recreation opportunities.
- Preserve financial accountability and transparency of TCPUD property tax funds, while maximizing the use of private funding for construction of new lodge.
- Create inviting community areas and public use spaces.
- Support North Lake Tahoe Tourism Master Plan by:
 - Capitalizing infrastructure improvements on public lands and recreational assets.
 - Achieving a Tier 1 Action Priority by providing connected trail systems for mountain biking, hiking, and Nordic skiing.



Draft Project Objectives

Tahoe XC

- Address operational deficiencies in current facility and improve financial viability.
- Repurpose the historic Schilling House into new lodge for community use and recreation activities.
- Maximize base elevation of lodge site.
- Improve and maintain educational programs and activities offered to adults and youth, and create a more user friendly trail system for beginner, disabled, and senior recreationists.

Shared

- Remedy inadequate parking and improve access to the lodge and trail system.
- Provide high quality and professionally maintained recreational amenities and facilitate growth and diversity of recreational opportunities by enhancing summer and winter activities.



All Project Alternatives Considered

Site A – Full Project
Site A – Modified Project
Site A – Reduced Project

Site D – Full Project
Site D – Reduced Project
Site D – Alternative Driveway

Site B – End of Highlands Drive
Site C – End of Cedarwood Drive
Site E – End of Country Club Drive

Site F - Off-site Alternative

No Project





All Project Alternatives Considered



Proposed Project and Alternatives to be Analyzed in the EIR

The Project Alternatives were selected because they 1) are potentially feasible, 2) would feasibly attain most of the basic project objectives, and 3) would avoid or substantially lessen any of the project's significant effects.

(CEQA Guidelines §15126.6, subd.(a).)

- Site D – Full Project = **Proposed Project**

Alternatives

- Site A – Full Project
- Site A – Modified Project
- Site D – Reduced Project
- Site D – Alternative Driveway
- No Project



Site D – Full Project



Site Summary

- Schilling Structure with addition and basement (10,154 sf)
- Use includes tix sales, retail, mtg room, café, rental, storage, staff area, first aid, lockers, family area, gym/mtg space, snowmobile carport, community/outdoor space
- 100 parking spaces
- 2 bus parking spaces
- Parking driveway coverage 59,799 sf
- Fairly level site (elev. ~6,636')

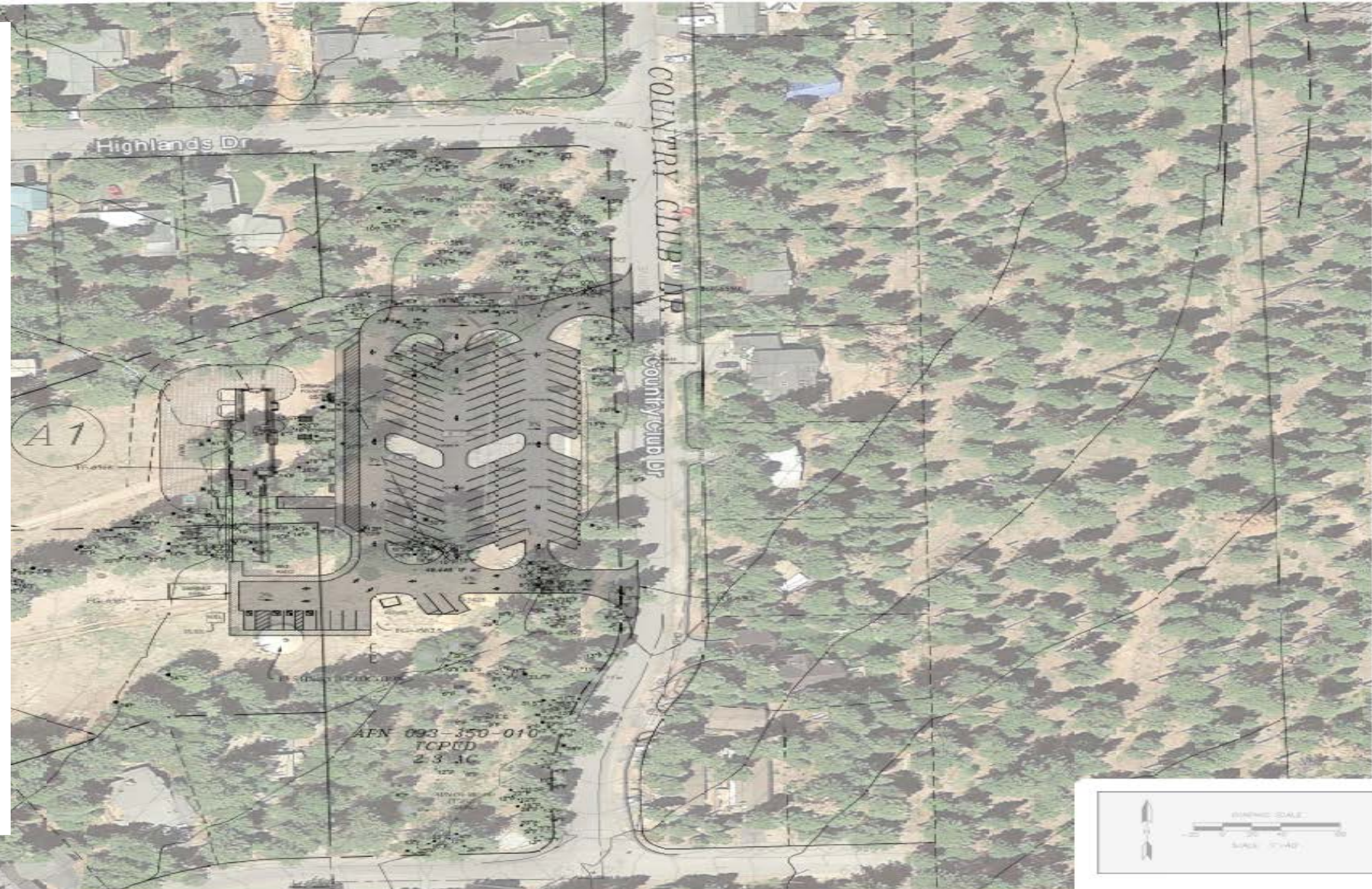




Site A – Full Project

Site Summary

- Schilling Structure with addition and basement (10,154 sf)
- Use includes tax sales, retail, mtg room, café, rental, storage, staff area, first aid, lockers, family area, gym/mtg space, snowmobile carport, community/outdoor space
- 100 parking spaces
- 2 bus parking spaces
- Parking driveway coverage 49,466 sf
- Moderately level site (elev. ~6,560')



Site A – Modified Project



Site Summary

- Schilling Structure with basement (6,229 sf); Renovated clubhouse (2,432 sf)
- Use includes tix sales, retail, mtg room, café, rental, storage, staff area, first aid, lockers, gym/mtg space, community/outdoor space
- 100 parking spaces
- 2 bus parking spaces
- Parking driveway coverage 55,803 sf
- Moderately level site (elev. ~6,560')



Site D – Reduced Project



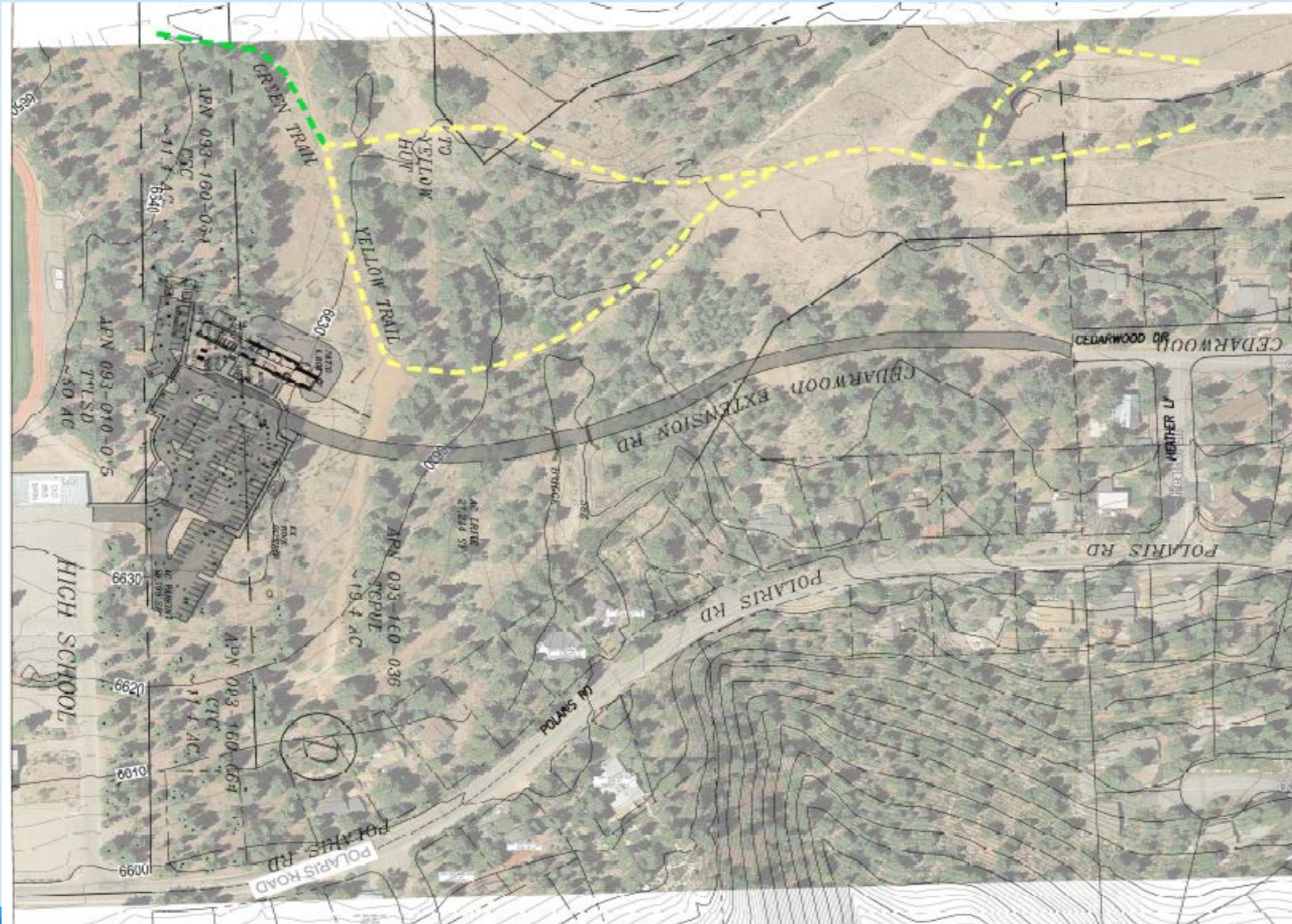
Note: 65 space parking lotge footprint and circulator patterns shown for discussion only. Geometry can vary greatly due to design constraints and agency requirements.



Site Summary

- Schilling Structure with basement (6,229 sf)
- Use includes tix sales, retail, mtg room, café, rental, storage, outdoor space
- 65 parking spaces
- 2 bus parking spaces
- Parking driveway coverage 53,184 sf
- Fairly level site (elev. ~6,636')

Site D – Alternative Driveway



Site Summary

- Full Project at Site D
- Approximately 1,100 linear feet
- Requires bridge across seasonal drainage and additional tree removal

No Project



Site Summary

- Does not necessarily mean no change

Designated Proposed Project

On March 16, 2018 the TCPUD Board Approved Site D – Full Project as the Proposed Project designation for CEQA



Environmental Review

- Analyze 6 alternatives, including a No Project Alternative
- Address the following subjects:
 - Land use/community effects
 - Hydrology/water quality
 - Geology and soils, land capability, and coverage
 - Scenic resources
 - Biological resources
 - Cultural resources
 - Hazards and public safety
 - Public services and utilities
 - Recreation
 - Traffic and parking
 - Air quality
 - Greenhouse gas emissions and climate change
 - Noise
 - Cumulative impacts
 - Growth-inducing impacts



CEQA Public Scoping Phase

- Notice released June 22 announcing preparation of an EIR - the first step in the California Environmental Quality Act (CEQA) process
- Provides an opportunity for interested agencies, organizations, and the public to obtain information about the project and submit comments on the scope and content of the environmental information to be included in the Draft Environmental Impact Report (EIR)
- TCPUD hosts 2 public scoping meetings and receives written comments on NOP
- Submit written comments by 5:00 pm on July 25, 2018



Scoping Process

- Seeking comments on:
 - Environmental impact issues to be addressed during environmental review
 - Alternatives to consider
 - Suggestions for mitigation measures
 - Other concerns related to the project



Comment Submittal Options

- Oral comments:
 - Please state your name and speak clearly so that we may record your comments
 - 3-minute limit for individuals
 - 5-minute limit for organizations
- Written comments:
 - Comment sheets and envelope available to collect today's comments; or
 - Send comments to TCPUD by mail or email (kboyd@tcpud.org) by 5:00 pm, July 25



NEXT STEPS

Schedule (Estimated)

| | |
|--|-------------------------|
| Launch Project Website | Done |
| Issue Notice of Preparation (NOP) | June 22 |
| CEQA Scoping Phase / Meeting(s) | July 25 |
| Data Collection / Preparation of Draft Environmental Impact Report (EIR) | June 2018 – Winter 2019 |
| Publish Draft EIR | Winter 2019 |
| Draft EIR Public Hearings and Review Period | Spring 2019 |
| Final EIR Issued (Response to Comments) | Summer 2019 |



* Ongoing: Develop Project Information and Publish to Website

How to Stay Involved

- Attend and participate in workshops and meetings
- Read about the project online: <http://www.tahoecitypod.com/capital-improvement-projects/tahoe-cross-country-lodge-replacement-and-expansion> (and access video/audio of this meeting and presentation)
- Email comments: kboyd@tcpud.org
- Please provide input today and throughout the process!



Thank you for your input!

