

Appendix A

Scoping Summary Report for the
Tahoe Cross-Country Lodge
Replacement and Expansion Project

SCOPING SUMMARY REPORT

Tahoe Cross-Country Lodge Replacement and Expansion Project

SCH NO. 2018062045

PREPARED FOR:



TAHOE CITY PUBLIC
UTILITY DISTRICT

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SEPTEMBER 2018

Scoping Summary Report
for the
**Tahoe Cross-Country Lodge Replacement
and Expansion Project**

PREPARED FOR:

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September 2018

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SCOPING SUMMARY REPORT

The Tahoe City Public Utility District (TCPUD) is preparing an environmental impact report (EIR) for the proposed Tahoe Cross-Country Lodge Replacement and Expansion Project (proposed project). TCPUD will be the lead agency for the EIR, which will be prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

The environmental review process began with issuance of a Notice of Preparation (NOP) to inform agencies and the public that a Draft EIR would be prepared for the project, and to solicit views of agencies and the public as to the scope and content of the document. Scoping meetings were held to allow oral expression of those views. This document summarizes the written and oral comments and issues raised by the public, agencies, and organizations. A complete set of comments received during scoping is attached to this document.

A summary of the scoping process and comments received during scoping that are germane to the environmental review is included herein.

COMMENTS ON THE NOTICE OF PREPARATION

The NOP for the EIR was released on June 22, 2018 and is included in Appendix A. The scoping period was 34 days, concluding on July 25, 2018. Written comments were received from agencies and individuals (Table 1). Oral comments were provided at the two scoping meetings hosted by TCPUD at its offices in Tahoe City on July 17, 2018—one meeting was held in the morning and one in the evening. Written comments were received from six agencies. Written and oral comments were received from 23 individual commenters.

Table 2 summarizes the written and oral comments received in response to the NOP. A complete set of written comments and summary notes of oral comments provided at the two scoping meetings are included in Appendix B.

The purpose of the NOP is to solicit views of agencies and the public as to the scope and content of the environmental document. Many comments, however, include questions about aspects of the project, or request information that may be beyond the scope of the analysis. Though the questions may not be answered directly, the resource areas to which the questions relate are noted in the scoping summary table. The EIR will consider these comments and include thorough analysis of the environmental impacts of the Tahoe Cross-County Lodge Replacement and Expansion Project.

Some comments do not refer to the content of the environmental analysis but are related to the merits of the Tahoe Cross County Lodge Replacement and Expansion project. Project merits will be considered by agency decision makers upon completion of the environmental review process when deciding whether or not to approve the project.

Table 1 Commenters on the NOP

Name of Author	Agency	Date Received/Post Marked
WRITTEN COMMENTS		
AGENCIES		
State		
Sharaya Souza	California Native American Heritage Commission (NAHC)	July 30, 2018
Local		
Dale Payne	Lahontan Regional Water Quality Control Board (Lahontan RWQCB)	June 29, 2018
Leigh Chavez	Placer County	July 24, 2018
Ann Hobbes	Placer County Air Pollution Control District (PCAPCD)	July 27, 2018
Emily Pindar	Tahoe Truckee Sanitation Agency (TTSA)	July 24, 2018
Todd Rivera	Tahoe Truckee Unified School District (TTUSD)	July 18, 2018
INDIVIDUALS		
Roger Huff	NA	June 22, 2018
Roger Huff	NA	June 23, 2018
Roger Huff	NA	June 27, 2018
Roger Huff	NA	July 4, 2018
Roger Huff	NA	July 8, 2018
Vivian Euzent	NA	July 8, 2018
Janet McNeil	NA	July 13, 2018
Diane Miller	NA	July 15, 2018
Monica Grigoleit	NA	July 17, 2018
Sue Rae Ireland	NA	July 17, 2018
Monica Grigoleit and Mike Niles	NA	July 19, 2018
Monica Grigoleit	NA	July 19, 2018
Alex Lesser	NA	July 19, 2018
Alex Lesser	NA	July 19, 2018
Paul Navabpour	NA	July 19, 2018
Carol Pollock	NA	July 19, 2018
Debbie White	NA	July 19, 2018
Janet Huff	NA	July 20, 2018
Debbie White	NA	July 20, 2018
Roger Huff	NA	July 21, 2018
Carol Pollock	NA	July 23, 2018
Ted Gomoll	NA	July 24, 2018
Don Heapes	NA	July 24, 2018
John and Linda Sutter	NA	July 24, 2018
Julie Basile	NA	July 25, 2018
Ray Garland	NA	July 25, 2018
Stephanie Schwartz	NA	July 25, 2018

Table 1 Commenters on the NOP

Name of Author	Agency	Date Received/Post Marked
ORAL COMMENTS		
TCPUD Scoping Meeting (Morning)		
Norm Kitching	NA	July 17, 2018
Alex Glasser	NA	July 17, 2018
Ted Gomoll	NA	July 17, 2018
Paul Navabpour	NA	July 17, 2018
Monica Grigoleit	NA	July 17, 2018
TCPUD Scoping Meeting (Evening)		
Stacy Boards	NA	July 17, 2018
Debbie White	NA	July 17, 2018
Paul Molarne	NA	July 17, 2018
Lane Van Fawson	NA	July 17, 2018
Debbie White	NA	July 17, 2018
NA = Not Applicable		
Source: Prepared by Ascent Environmental in 2018		

Table 2 summarizes written and oral comments received in response to the NOP. A complete set of written comments and summary notes of oral comments provided at the scoping meetings are included in Appendix B.

Table 2 Summary of Comments Received on the NOP

Commenter(s)	Environmental Issue	EIR Section
Agency		
NAHC	Recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project. Provides brief summaries of portions of AB 52 and SB 18 that relate to tribal cultural resources on the proposed project site.	Archeological, Historical, and Tribal Cultural Resources
Lahontan RWQCB	Expected release date for the EIR. Requested clarification of the location of proposed alternatives.	Description of Proposed Project and Alternatives Evaluated in Detail
	Requested clarification regarding any proposals for ski trails and snowmaking.	Description of Proposed Project and Alternatives Evaluated in Detail
	Project need for Waste Discharge Requirements and permits and evaluations regarding wetland delineations or 100-year floodplains.	Biological Resources; Hydrology and Water Quality
Placer County	Analyze a.m. and p.m. peak traffic volumes and consistency with Placer County Tahoe Basin Area Plan (TBAP) policies.	Transportation
	A more comprehensive explanation of seasonality, hours of operation, and list of activities and amenities for each alternative is needed.	Description of Proposed Project and Alternatives Evaluated in Detail
	Provide detail for increases in peak-flow runoff downstream of project; consider impacts on capacity of existing stormwater and flood-carrying facilities.	Hydrology and Water Quality
	Analyze hazards and hazardous materials associated with the project.	Other CEQA-Mandated Sections
	Perform Phase 1 ESA to be reviewed by Placer County.	Other CEQA-Mandated Sections

Table 2 Summary of Comments Received on the NOP

Commenter(s)	Environmental Issue	EIR Section
	Consider Placer County's Neighborhood Traffic Management Program, and the Placer County approval process.	Transportation
PCAPCD	Recommends air quality analysis take into consideration PCAPCD's air quality handbook and modeling suggestions.	Air Quality
	Address project effects on traffic.	Transportation
	Clarify removal of vegetation for land development and how vegetation will be managed each year.	Description of Proposed Project and Alternatives Evaluated in Detail
TTSA	Need more project detail to determine whether there would be sufficient capacity to serve the project; capacity allocations are made on a first-come, first-served basis; evaluate TCPUD wastewater collection capacity.	Utilities; Other CEQA-Mandated Sections
TTUSD	Concerned about the uncertainty of traffic volumes, timing, and delays for student drop-off and pick-up.	Description of Proposed Project and Alternatives Evaluated in Detail; Transportation
	Concerned about safety of students and staff during operating hours, hazardous materials, and emergency access and evacuation routes.	Description of Proposed Project and Alternatives Evaluated in Detail; Other CEQA-Mandated Sections
	Concerned about alcohol sales within 600 feet of the school.	Description of Proposed Project and Alternatives Evaluated in Detail
	Concerned about noise and potential disruption to the learning environment of the school.	Noise
Individual		
Roger Huff	Concern about scoping meetings occurring with less than 30 days notice, on the same day, and with no accommodations for those who cannot attend.	NA
	Clarify what will happen to the existing Highlands Community Center for each alternative.	Description of Proposed Project and Alternatives Evaluated in Detail; Other CEQA-Mandated Sections
	Disagrees with the name of the project.	Description of Proposed Project and Alternatives Evaluated in Detail
	Asserts project would have major adverse effects on public safety and the neighborhood.	Other CEQA-Mandated Sections
	Expresses concern about a commercial facility in a neighborhood.	Description of Proposed Project and Alternatives Evaluated in Detail
	Clarify how lodge could be used for community use. Distinguish between Tahoe Cross-Country Ski Education Association's (TCCSEA's) desires and those of the community.	Description of Proposed Project and Alternatives Evaluated in Detail
	Expresses concern regarding the design of the project. Disagrees that there would be a benefit to relocating the facility to a higher elevation.	Description of Proposed Project and Alternatives Evaluated in Detail
	Notes potential traffic and public safety issues associated with the Site D - Full Project alternative.	Transportation; Other CEQA-Mandated Sections
	Requests that scoping meetings and Draft EIR address CEQA Appendix G checklist items.	Introduction to the Impact Analysis
	Disagrees with how the project is described.	NA
Provides suggestions for scaling the project down.	Description of Proposed Project and Alternatives Evaluated in Detail	

Table 2 Summary of Comments Received on the NOP

Commenter(s)	Environmental Issue	EIR Section
	Seeks clarification on final ownership of the lodge, and whether that will be TCPUD or TCCSEA?	Description of Proposed Project and Alternatives Evaluated in Detail
Vivian Euzent	Expresses support for the project.	NA
Janet McNeil	Suggests that the lodge project represent and incorporate Tahoe history.	Archaeological, Historical, and Tribal Cultural Resources
Diane Miller	Expresses support for the project.	NA
Monica Grigoleit	Asks how much the project will cost, how site D was approved, and how to oppose the current approved site.	Description of Proposed Project and Alternatives Evaluated in Detail
Sue Rae Ireland	Suggests clarifying what standards will trigger a significant impact.	Introduction to the Impact Analysis
	Suggests using "aesthetic" instead of "scenic".	Other CEQA-Mandated Sections
Monica Grigoleit	Asks about the project cost and how TCPUD decided on the Tahoe Cross-Country Lodge Replacement and Expansion Project proposal?	Description of Proposed Project and Alternatives Evaluated in Detail
Monica Grigoleit and Mike Niles	Expresses support for no project and improvements to existing building and parking.	NA
Alex Lesser	Expresses disappointment in the lack of TCPUD board members attendance at the scoping meetings and questions opportunity for discussion. Would like the right improvements for the right reasons.	NA
	Questions storage needs and parking demand. Questions the need for additional parking or changes to improve traffic flow if the cross-country ski facility is open five or six weeks (10 or 12 weekend days) each year.	Description of Proposed Project and Alternatives Evaluated in Detail; Transportation
	Concerned about public safety, and questions whether alcohol will be served at the new facility.	Description of Proposed Project and Alternatives Evaluated in Detail; Other CEQA-Mandated Sections
	Concerned about financial viability of lodge.	Description of Proposed Project and Alternatives Evaluated in Detail
	Supports Schilling Lodge at current location of community center.	NA
Paul Navabpour	Concern for environmental impact of adding a driveway to Polaris Road or Cedarwood Road and the combined traffic associated with the school and a new lodge.	Transportation
	Environmental impacts associated with breaking ground, tree removal, and effects to seasonal creeks.	Biological Resources
	Supports a modified expansion and improvements at existing site.	NA
Carol Pollock	Concerned about public safety related to traffic.	Transportation
	Supports Schilling Lodge at current location of community center.	NA
	Need improvements for parking and traffic at existing cross-country center location.	Transportation
Debbie White	Additional parking demand could be met at existing site. Concerned about access issues at Site D.	Transportation
	What is meant by "additional uses, as determined by TCPUD"?	Description of Proposed Project and Alternatives Evaluated in Detail
	Maximizing the base elevation at a meadow could actually result in more snow melt than at the existing site.	Description of Proposed Project and Alternatives Evaluated in Detail
	Concerned about land use compatibility, community effects, and public safety.	Other CEQA-Mandated Sections
	Asks if alcohol will be served?	Description of Proposed Project and Alternatives Evaluated in Detail

Table 2 Summary of Comments Received on the NOP

Commenter(s)	Environmental Issue	EIR Section
	Site A is already served by infrastructure for public services and utilities.	Utilities; Other CEQA-Mandated Sections
	Concerned about the project's contribution to deforestation.	Biological Resources
	Concerned about noise from existing events.	Noise
Janet Huff	Asks if the project would result in effects related to hydrology/water quality; geology and soils, land capability, and coverage; scenic resources; biological resources; cultural resources; hazards and public safety; public services and utilities; traffic and parking; air quality; GHG emissions; and noise.	Biological Resources; Archaeological, Historical, and Tribal Cultural Resources; Transportation; Air Quality; Greenhouse Gas Emissions and Climate Change; Noise; Geology, Soils, Land Capability and Coverage; Hydrology and Water Quality; Utilities; Other CEQA-Mandated Sections
Debbie White	Notes their observation of a number of small outbuildings at the existing community center (Site A location). Site A could meet many of the needs met by Site D. Asks what additional uses are proposed at Site A.	Description of Proposed Project and Alternatives Evaluated in Detail
	Suggests using temporary storage structures for winter equipment.	Description of Proposed Project and Alternatives Evaluated in Detail
	Concerned about rationale for change in elevation.	Description of Proposed Project and Alternatives Evaluated in Detail
Roger Huff	Suggests corrections to how the project is described and named. Requests that the analysis address CEQA checklist questions. Suggests adding a Site A - Low Impact option. Suggests transferring ownership of the facility to TCPUD.	Description of Proposed Project and Alternatives Evaluated in Detail; Alternatives
Carol Pollock	Suggests additional traffic studies are needed related to the increased traffic on the street.	Transportation
	Concerned about environmental damage associated with covering open space with parking lots and coverage.	Geology, Soils, Land Capability, and Coverage
	Supports a reduced lodge, improved parking, improved traffic flows, and provides other suggestions for Site A - Low Impact option that mirror suggestions provided by other commenters.	Description of Proposed Project and Alternatives Evaluated in Detail
	Requests that the EIR analyze impacts related to hydrology and water quality; geology, soils, land capability, and coverage; scenic resources; biological resources; cultural resources; hazards and public safety; public services and utilities; traffic and parking; air quality; greenhouse gas emissions; and noise.	Biological Resources; Archaeological, Historical, and Tribal Cultural Resources; Transportation; Air Quality; Greenhouse Gas Emissions and Climate Change; Noise; Geology, Soils, Land Capability and Coverage; Hydrology and Water Quality; Utilities; Other CEQA-Mandated
	Provides questions related to building and operating budget and costs associated with studies for a project that has no funding requirements identified.	NA
Ted Gomoll	Supports a lodge next to SR 28.	Alternatives
Don Heaps	State criteria for determining significant impacts up front and not after data collection.	Introduction to the Environmental Analysis
John and Linda Sutter	Supports Site D location. Asks about swapping coverage. Requests that operating hours not begin before 7:00 a.m.	Description of Proposed Project and Alternatives Evaluated in Detail; Geology, Soils, Land Capability, and Coverage

Table 2 Summary of Comments Received on the NOP

Commenter(s)	Environmental Issue	EIR Section
Julie Basile	Questions the need for expansion and financial viability. Asks whether the lodge project represents the highest and best use of the Schilling Lodge gift.	Description of Proposed Project and Alternatives Evaluated in Detail
	Concerned about environmental impacts associated with Site D - Alternative Driveway.	Alternatives
	Notes there is a desire in the community for recreation experiences not already provided in town.	Description of Proposed Project and Alternatives Evaluated in Detail
Ray Garland	Expresses concern for Site A alternatives, tree removal, and aesthetics.	Description of Proposed Project and Alternatives Evaluated in Detail; Other CEQA-Mandated Sections
Stephanie Schwartz	Notes that the need for more snow and easier access for beginner and disabled skiers justifies the environmental impacts of moving the lodge to Site D; suggests re-working the slope near Site A to accommodate these users; supports Site A.	Description of Proposed Project and Alternatives Evaluated in Detail
Norm Kitching (oral)	What would happen to the old lodge and old parking area if Site D is implemented? Will it be restored and paved? What will the purpose of that building be?	Description of Proposed Project and Alternatives Evaluated in Detail
Alex Lesser (oral)	How much more recreational demand is there for this project? How much more parking is needed? How many days per year is there not sufficient parking at the current site?	Description of Proposed Project and Alternatives Evaluated in Detail; Transportation
	How much storage is needed? Concern that project exceeds current facilities and questions financial viability.	Description of Proposed Project and Alternatives Evaluated in Detail
	Questions whether Site F can be revisited as a possibility.	Alternatives
Ted Gomoll (oral)	States that if the project were relocated by the highway, the residential neighborhood of Highlands would not be impacted.	Alternatives
	Polaris Road and Cedarwood Road are narrow roads and therefore there would need to be another access road if the project site is by the high school. Burton Creek could be used for emergency access purposes if the road is properly built and maintained.	Description of Proposed Project and Alternatives Evaluated in Detail; Other CEQA-Mandated Sections
Paul Navabpour (oral)	As a resident of Polaris Road, was never aware of an alternative Site D driveway when he bought his home. There cannot be a thoroughfare on Polaris Road and behind residents on Polaris Road if access is provided by Cedarwood Road.	Transportation
	Supports rebuilding the lodge at the existing site; supports modified Site A.	NA
Monica Grigoleit (oral)	Supports the existing site because there are fewer impacts and fewer residents affected. No impact on Polaris at this site.	NA
Stacy Boards (oral)	Majority of residents are in support of an upgrade to the Nordic center but residents are not in support of moving it from its existing site.	NA
	Concerned about public safety issues, pedestrian safety on Polaris Road, congested emergency evacuation routes, and the increase in traffic from the two schools and the proposed larger Nordic center.	Transportation; Other CEQA-Mandated Sections
	Concerned about hazardous materials being stored right next to a school and some environmental issues such as deforestation, stream disturbance, and drainage.	Biological Resources; Hydrology and Water Quality; Other CEQA-Mandated Sections
Debbie White (oral)	Supports the Site A alternative because it reduces the impact on the neighborhood and environment.	NA
Paul Molarne (oral)	The NOP does not mention flora and fauna and whether any of these species are protected.	Biological Resources
	Questions whether the whole area is zoned for recreation, and whether any zoning changes would be required.	Description of Proposed Project and Alternatives Evaluated in Detail; Other CEQA-Mandated Sections

Table 2 Summary of Comments Received on the NOP

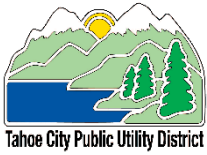
Commenter(s)	Environmental Issue	EIR Section
Lane Van Fawson (oral)	Expresses support for Site A because it is much less invasive than paving over and disrupting a meadow and would minimize the impact on the neighborhood.	NA
	Concerned about the financial viability of the project because there is less snow.	Description of Proposed Project and Alternatives Evaluated in Detail
Debbie White (oral)	Property values must be considered. Suggests the possibility of a lawsuit because property owners never envisioned buying residential property that would have commercial activity in its backyard.	NA

NA = Not Applicable

Source Prepared by Ascent Environmental in 2018

Appendix A

Notice of Preparation



NOTICE OF PREPARATION and ANNOUNCEMENT OF SCOPING MEETINGS

Tahoe Cross-Country Lodge Replacement and Expansion Project Environmental Impact Report

Release Date: June 22, 2018

To: California and Nevada State Clearinghouses, California Responsible and Trustee Agencies, Other Public Agencies, and Interested Individuals and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the Tahoe Cross-Country Lodge Replacement and Expansion Project

Lead Agency: Tahoe City Public Utility District
PO Box 5249, Tahoe City, CA 96145
Contact: Kim Boyd, Senior Management Analyst
Phone: (530) 580-6286
Email: kboyd@tcpud.org

Consistent with the California Environmental Quality Act (CEQA) requirements, the Tahoe City Public Utility District (TCPUD) is the lead agency under CEQA for the preparation of an environmental impact report (EIR) for the Tahoe Cross-Country Lodge Replacement and Expansion Project. TCPUD prepared this Notice of Preparation (NOP) pursuant to Section 15082 of the CEQA Guidelines.

This NOP is intended to inform responsible, trustee, and other affected or interested agencies and the public that an EIR will be prepared to address potential impacts resulting from implementation of the Tahoe Cross-Country Lodge Replacement and Expansion Project. Agencies should comment on the elements of potential environmental effects that are relevant to their statutory responsibilities in connection with the implementation of the proposed project.

PROJECT LOCATION

The Tahoe Cross-Country Lodge Replacement and Expansion Project is located along the northwest shore of Lake Tahoe within the community of Tahoe City in Placer County (see Exhibit 1). The existing lodge is located at 925 Country Club Drive in the Highlands Community. The proposed project involves replacing, expanding, and relocating the lodge to a site off Polaris Road adjacent to the North Tahoe Middle/High School. Exhibit 2 shows the location of the existing lodge (Site A), the proposed relocation site (Site D), and the approximate footprint (area of ground disturbance) of alternatives that will be evaluated in the EIR.

PROJECT DESCRIPTION

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 (TCCSEA), under a Concession Agreement with TCPUD. The proposed project would relocate and reconstruct the Tahoe Cross-Country Lodge and would 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 experience at the lodge. Reconstruction of the lodge would consolidate the existing accessory buildings into a single facility and would provide more amenities to serve guests and employees. In addition, the types of activities at the lodge could be expanded to better serve additional recreational opportunities and community needs. Reconstruction of the lodge would adaptively reuse elements of the historic Schilling Lodge, constructed as a private residence on Lake Tahoe's west shore in 1936, and would eliminate or minimize spillover parking on residential streets. No changes are proposed to the existing Highlands Park trail system or adjacent trails on state property.

TCPUD has primary authority for project review and approval as the lead agency under CEQA. Additional approvals will be needed from Placer County and the California Tahoe Conservancy (Conservancy), and the project would also be required to obtain approval from the Tahoe Regional Planning Agency (TRPA) through a subsequent permit application process. The proposed increase in the size of the recreation building is sufficient to require TRPA Governing Board approval of the project. The Conservancy would need to provide property rights approval (such as a special use permit, easement, license, lease, or land exchange) for the proposed project and any alternative involving Site D.

TCPUD's project objectives are to:

- 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 effects 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 the new lodge.
- Create inviting community areas and public-use spaces.
- Support the North Lake Tahoe Tourism Plan by:
 - Capitalizing infrastructure improvements on public lands and recreational assets.
 - Achieving a Tier 1 Action Priority by providing connected trails systems for mountain biking, hiking, and Nordic skiing.

TCCSEA's project objectives are to:

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

TCPUD and TCCSEA share project objectives to:

- 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.

At the March 16, 2018 meeting, the TCPUD Board of Directors passed a motion directing staff to evaluate the proposed project, four action alternatives, and a no project alternative in the EIR. The proposed project and action alternatives are located at two sites—Site D is located on Polaris Road adjacent to North Tahoe High School at an elevation of 6,636 feet above mean sea level (msl), and Site A is the location of the existing lodge on Country Club Drive at 6,560 feet above msl. Both sites are in the North Tahoe High School Subdistrict and zoned for recreation in the Placer County Tahoe Basin Area Plan (Area Plan); the sites also have a land use designation of recreation in the Area Plan and the TRPA Regional Plan. Site D distances the lodge from adjacent residents, provides a shared-parking opportunity with the North Tahoe Middle/High School consistent with Policy T-P-13 of the Area Plan, and provides favorable trail access. Under the proposed project and alternatives at Site D, the lodge at the existing site would either be demolished and the site would be restored to its natural condition, or the existing lodge and site would be retained in its current condition to be used in a manner consistent with TCPUD's mission. Site A is situated on an existing developed site and minimizes new disturbance. The proposed project and all four action alternatives propose to adaptively reuse the historic Schilling Lodge in the reconstruction of a new lodge facility. Renderings of the outside of the proposed reconstructed lodge are shown in Exhibit 3. Each alternative to be evaluated in the EIR is summarized below.

- Site D – Full Project (Proposed Project). The proposed project includes a 10,154 square foot (sq. ft.) reconstructed lodge that adaptively reuses the Schilling Lodge with an addition and basement. Uses of the building would include ticket sales, retail, meeting room, café, rental, storage, staff area, first aid, lockers, family area, gym/meeting space, snowmobile carport, and community/outdoor space. One hundred vehicle parking spaces and two bus parking spaces are included in the 59,799 sq. ft. parking and driveway area. Access to the site would be from a new driveway on Polaris Road.
- Site A – Full Project. This alternative includes a reconstructed lodge of the same size as the proposed project, and would accommodate the same uses as the proposed project. One hundred vehicle parking spaces and two bus parking spaces are included in the 49,466 sq. ft. parking and driveway area. Access to the site would be provided from Country Club Drive. Under this alternative, the existing lodge would be demolished.
- Site A – Modified Project. This alternative would be in the same location as Site A – Full Project but would include a different site configuration with two buildings—the Schilling Lodge with a basement addition (totaling 6,229 sq. ft.) and a renovated existing clubhouse (2,432 sq. ft.). The total building area would be about 1,500 sq. ft. smaller than the proposed project and Site A – Full Project Alternative. This alternative would include the same access, uses, and number of bus and vehicle parking spaces as the Site A – Full Project Alternative; however, due to its configuration, it would involve a slightly larger footprint for the parking and driveway area.
- Site D – Reduced Project. This alternative is within the same footprint as the proposed project, but there would be no addition to the Schilling Lodge other than a basement. The total building area would be 6,229 sq. ft. Uses of the lodge would include ticket sales, retail, meeting room, café, rental, storage, and community/outdoor space. This alternative includes 65 vehicle parking and two bus parking spaces in a 53,184 sq. ft. driveway and parking area. Access to the site would be provided by the same new driveway as the proposed project.

- **Site D – Alternative Driveway.** This alternative is proposed in a similar location as the proposed project and the Site D – Reduced Project Alternative, but with a new access driveway connecting to Cedarwood Drive rather than Polaris Road. With this alternative, the new driveway would cross through the Highlands Subdistrict, which is zoned and designated residential. The driveway for this alternative would be longer than the proposed project driveway and would require a bridge across a seasonal drainage. This alternative proposes the same structure, uses, and parking as the proposed project.
- **No Project Alternative.** This alternative would involve the existing lodge continuing to function in its current capacity. Under this alternative, as under existing conditions, TCPUD would implement improvements or maintenance activities for the existing Highlands Community Center building and address the parking deficiencies at the existing site. Such improvements or maintenance would be required to address issues with the aging facility and improving on-site parking capacity to reduce spillover onto residential streets. As part of the improvements and maintenance, the No Project Alternative could involve remodeling the interior, making changes to the façade, and revisiting circulation and restriping parking.

POTENTIAL ENVIRONMENTAL IMPACTS

TCPUD has identified the types of environmental impacts that may result from implementation of the Tahoe Cross-Country Lodge Replacement and Expansion Project. The potential environmental effects of the project that will be addressed in the EIR include impacts on the following resource areas:

- | | |
|---|--|
| ■ Aesthetics | ■ Agriculture and forestry resources |
| ■ Air quality | ■ Biological resources |
| ■ Cultural resources | ■ Geology, soils, land capability and coverage |
| ■ Greenhouse gas emissions | ■ Hazards and hazardous materials |
| ■ Hydrology and water quality | ■ Land use and planning |
| ■ Mineral resources | ■ Noise |
| ■ Population and housing | ■ Public services and utilities |
| ■ Recreation | ■ Transportation and traffic |
| ■ Archaeological, historical, and tribal cultural resources | |

SCOPING MEETINGS

Two EIR scoping meetings have been scheduled to provide additional information about the project and CEQA process. The meetings will provide interested parties with the opportunity to offer early input into the project, as well as to comment on the scope of environmental issues, potential environmental effects, and alternatives to be considered in the EIR. The scoping meetings will be held at the following times and locations:

July 17, 2018
 Beginning at 10:00 a.m.
 TCPUD Board Room
 221 Fairway Drive
 Tahoe City, CA 96145

July 17, 2018
 Beginning at 6:00 p.m.
 TCPUD Board Room
 221 Fairway Drive
 Tahoe City, CA 96145

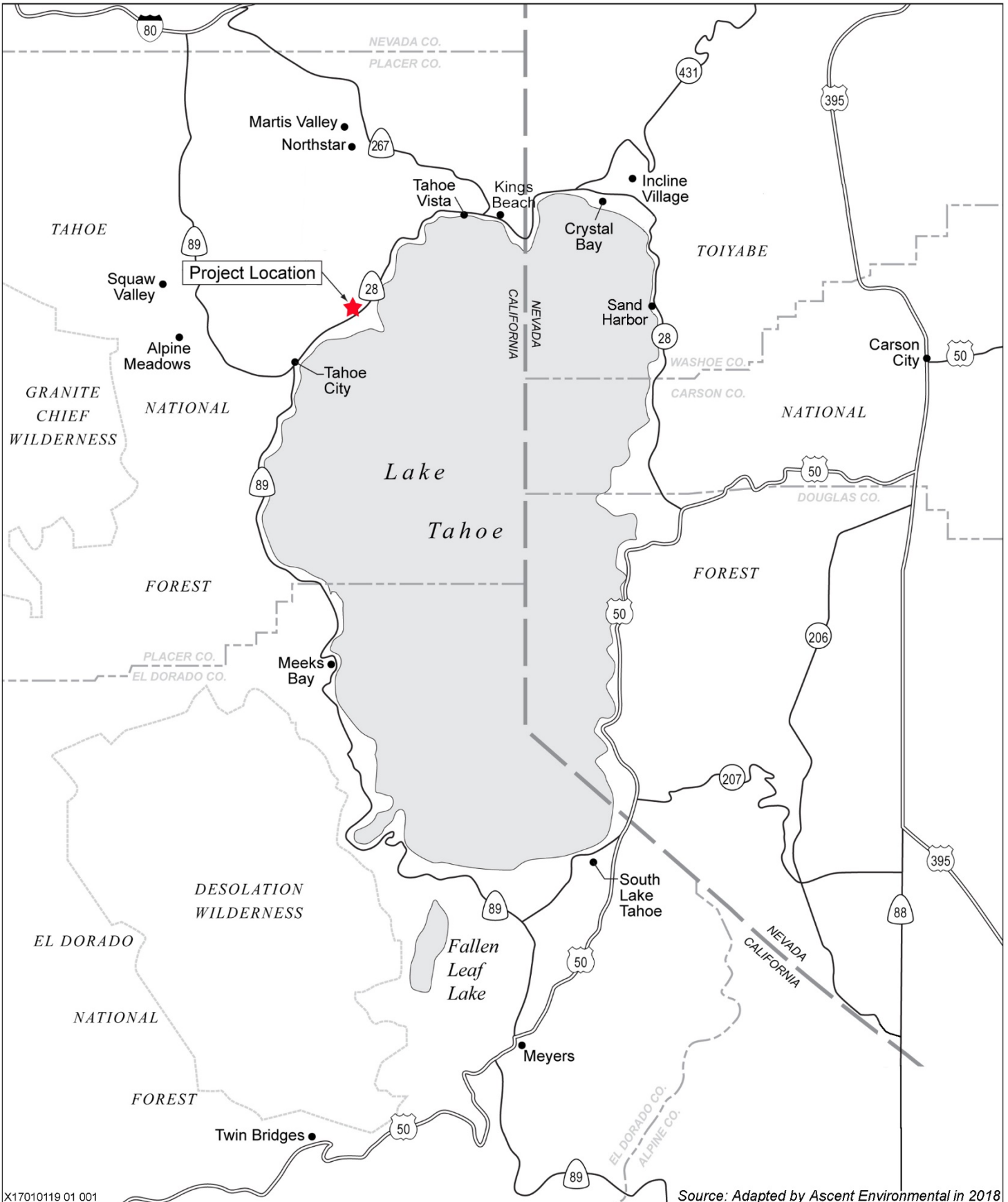
RESPONSES TO THIS NOP

Due to the time limits mandated by state law, responses to the NOP must be sent at the earliest possible date, but no later than July 25, 2018. Please send your written responses, including the name of a contact person, to:

Tahoe City Public Utility District
PO Box 5249, Tahoe City, CA 96145
Contact: Kim Boyd, Senior Management Analyst
Phone: (530) 580-6286
kboyd@tcpud.org

INTENDED USES OF THE EIR

TCPUD will use the EIR to consider environmental effects of the proposed project, provide mitigation measures to reduce potential significant impacts resulting from implementation of the project, and evaluate alternatives. TCPUD will use the EIR to comply with CEQA and make an informed environmental decision regarding project approval. It will also serve as a project EIR that may be referenced in the permitting of later activities implementing the project.



X17010119 01 001

Source: Adapted by Ascent Environmental in 2018

Exhibit 1

Regional Location



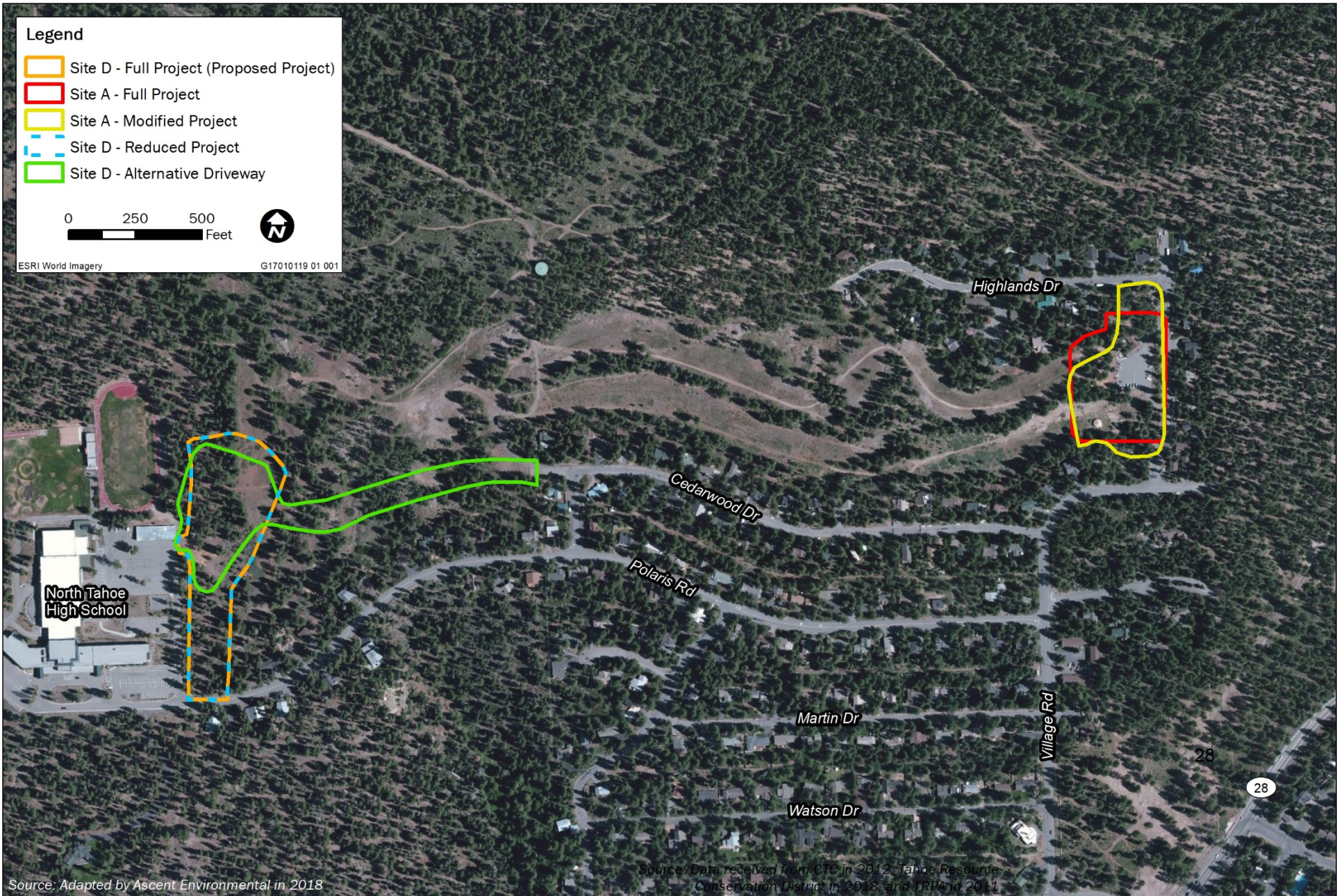
Legend

-  Site D - Full Project (Proposed Project)
-  Site A - Full Project
-  Site A - Modified Project
-  Site D - Reduced Project
-  Site D - Alternative Driveway



ESRI World Imagery

G17010119 01 001



Source: Adapted by Ascent Environmental in 2018

Source: Data received from CTC in 2012, Tahoe Resource Conservation District in 2018, and TRPA in 2011



Tahoe Cross Country Ski Area—Site A - full project, Site D - full project, and Site D - alternative driveway.



Tahoe Cross Country Ski Area—Back for Site A - full project, Site D - full project, and Site D - alternative driveway.

Source: Olson-Olson Architects, LLP 2018

X17010119 01 003

Appendix B

**Written and Oral Comments Received
During Scoping**

**B-1 Comments Received on NOP
Released on June 22, 2018**

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



RECEIVED
AUG 06 2018

July 30, 2018

Kim Boyd
Tahoe City Public Utility District
P.O. Box 5249
Tahoe City, CA 96145

RE: SCH#2018062045, Tahoe Cross-Country Lodge Replacement & Expansion, Placer County

Dear Ms. Boyd:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
- a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
- a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation

monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).

9. **Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. **Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. **Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions, please contact me at my email address: Sharaya.Souza@nahc.ca.gov.

Sincerely,



Sharaya Souza
Staff Services Analyst
(916) 573-0168

cc: State Clearinghouse

Cory Allison

Subject: FW: Comments on the Tahoe Cross-Country Lodge Project Notice of Preparation

From: Kim Boyd

Sent: Friday, June 29, 2018 2:22 PM

To: Cory Allison <callison@tcpud.org>

Subject: FW: Comments on the Tahoe Cross-Country Lodge Project Notice of Preparation

From: Payne, Dale@Waterboards [<mailto:dale.payne@waterboards.ca.gov>]

Sent: Friday, June 29, 2018 2:20 PM

To: Kim Boyd <kboyd@tcpud.org>

Cc: Tucker, Robert@Waterboards <robert.tucker@waterboards.ca.gov>

Subject: Comments on the Tahoe Cross-Country Lodge Project Notice of Preparation

Good Afternoon Kim,

Water Board staff have reviewed the Notice of Preparation for the Tahoe Cross-Country Lodge Project, and our comments and questions follow.

1. When is the EIR expected to be circulated?
2. Exhibit 2 is confusing regarding location of proposed alternatives.
3. Will existing ski trails be continued to be used?
4. Will new ski trails be created?
5. Are there plans for snowmaking?
6. It is possible that the Water Board may make the determination that the cross country lodge and associated ski trails will require Waste Discharge Requirements, similar to other cross country and ski terrain facilities.
7. Applicable Water Board permits and evaluations regarding wetland delineations or 100-year floodplain located in the project area will be required.

Dale Payne

Environmental Scientist

North Basin Regulatory Unit

Lahontan Regional Water Quality Control Board

South Lake Tahoe

July 24, 2018

Tahoe City Public Utility District
Attn: Kim Boyd, Senior Management Analyst
PO Box 5249
Tahoe City, CA 96145

via email: kboyd@tcpud.org

Subject: Tahoe Cross-Country Lodge Replacement and Expansion Project Notice of Preparation of an Environmental Impact Report

Dear Ms. Boyd:

Placer County appreciates the opportunity to engage at this stage in the process. After reviewing the submitted information, the County offers the following comments for your consideration regarding the proposed project:

Engineering & Surveying Division and Department of Public Works and Facilities

1. Due to the proximity of the proposed project to the High School, the traffic study should analyze both AM and PM peak traffic volumes.
2. Each proposed project alternative should demonstrate consistency with the Transportation Policies outlined in Placer County's Tahoe Basin Area Plan.
3. A more comprehensive explanation of the seasonality, hours of operation, and list of activities and amenities available should be outlined for each alternative in order to determine the traffic impacts of each alternative.

Placer County Flood Control and Water Conservation District

The proposed project has the potential to create the following impacts:

1. Increases in peak flow runoff downstream of the project area.
2. Overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities.

Future EIRs must specifically quantify the incremental effect of the above impacts due to this plan, and must propose mitigation measures where appropriate.

Planning Services Division

Health & Human Services Environmental Health Division

1. The EIR should analyze hazards and hazardous materials.
2. A Phase 1 Environmental Site Assessment performed to ASTM Standard E 1527-13 should be completed for this project EIR. This will need to be reviewed by Placer County Environmental Health Services Division to determine if potential environmental concerns occur on site. If so, a Phase 2 limited soil investigation should be completed in accordance with the California EPA, Department of Toxic Substances Control (DTSC).

Advisory Comments

1. Residents have expressed concerns regarding excessive speeds on Polaris Rd. and may be pursuing Placer County's Neighborhood Traffic Management Program, which is intended to facilitate neighborhoods pursuing traffic calming measures.
2. Prior to approval of a Building Permit for the structure/café, contact the Placer County Environmental Health Services Division, pay required fees, and apply for a plan check. Submit to Environmental Health Services Division, for review and approval, complete construction plans and specifications as specified by the Division.

Thank you again for the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the TCPUD Tahoe Cross-Country Lodge Replacement and Expansion project.

Should you have any questions, please contact Leigh Chavez, Environmental Coordinator at lchavez@placer.ca.gov or 530-745-3077.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leigh Chavez", is written over a horizontal line.

LEIGH CHAVEZ, PRINCIPAL PLANNER
ENVIRONMENTAL COORDINATOR

July 27, 2018
Kim Boyd, Senior Management Analyst
Tahoe City Public Utility District
P.O. Box 5249
Tahoe City, CA 96145

SENT VIA: kboyd@tcpud.org

**SUBJECT: Tahoe Cross-Country Lodge Replacement and Expansion Project
Environmental Impact Report Notice of Preparation**

Thank you for the opportunity to review and comment on the **Tahoe Cross-Country Lodge Replacement and Expansion Project Environmental Impact Report Notice of Preparation** (Project). The District recommends consideration of the following items in preparation of the Draft Environmental Impact Report.

Environmental Review

1. The District's California Environmental Quality Act (CEQA) Air Quality 2017 Handbook (Handbook) provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available on the District's website at <http://www.placerair.org/landuseandceqa/ceqaairqualityhandbook>. Except where noted below additional detail relating to the following recommended items can be found within the Handbook.
 - The Project is located within the Lake Tahoe Air Basin (LTAB) and is under the jurisdiction of the District. The LTAB is designated unclassified for the federal ozone standard and nonattainment state ozone (O₃) standard, and unclassified for the federal particulate matter standard (PM_{2.5}) and attainment for the state particulate matter standard (PM_{2.5}). Within the Air Quality section the District recommends the discussion include the area designations for the federal and state standards for the LTAB.
 - The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related air pollutants emissions from construction and operational phases. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. Please contact the District for information on appropriate default settings applicable to the project area.

The District requests copies of all modeling analysis files during the review of the DEIR for public review and comment.

- In the event the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality related impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts.

Additional mitigation measures can be found in the District's CEQA Handbook within the following related appendices.

Appendix A. District Rules and Regulations (Construction and Operational)

Appendix C. Recommended Mitigation Measures (Construction)

Appendix E. Recommended Mitigation Measures (Operational)

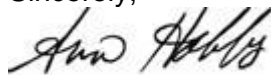
Appendix F. Mitigation Measures (Greenhouse Gases)

- The District recommends a CALINE 4 modeling analysis for carbon monoxide (CO) concentration be performed and discussed within the environmental document either of the following scenarios is true for any intersection affected by the project traffic, the project should conduct a site-specific CO dispersion modeling analysis to evaluate the potential local CO emission impact at roadway intersections:
 - A traffic study for the project indicates that the peak-hour LOS on one or more streets or at one or more intersections (both signalized and non-signalized) in the project vicinity will be degraded from an acceptable LOS (e.g., A, B, C, or D) to an unacceptable LOS (e.g., E or F); or
 - A traffic study indicates that the project will substantially worsen an already existing unacceptable peak-hour LOS on one or more streets or at one or more intersections in the project vicinity. "Substantially worsen" includes situations where a delay would increase by 10 seconds or more when project-generated traffic is included.
2. If there is any vegetation removal proposed, a discussion identifying the treatment of vegetation removal for land development.

Additionally, since vegetation continues to grow year after year, what will be the long term management of vegetation on this property? If burning is proposed, please contact the District for air quality requirements.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2327 or ahobbs@placer.ca.gov if you have any questions.

Sincerely,



Ann Hobbs
Associate Planner
Planning & Monitoring Section



TAHOE-TRUCKEE SANITATION AGENCY

A Public Agency
13720 Butterfield Drive
TRUCKEE, CALIFORNIA 96161
(530) 587-2525 • FAX (530) 587-5840

Directors

S. Lane Lewis: President
Dale Cox: Vice President
Jon Northrop
Dan Wilkins
Blake Tresan

General Manager

LaRue Griffin

VIA EMAIL

July 24, 2018

Ms. Kim Boyd
Senior Management Analyst
Tahoe City Public Utility District
PO Box 5249
Tahoe City, CA 96145
kboyd@tcpud.org

RE: Notice of Preparation for Tahoe Cross-County Lodge Replacement and Expansion Project

Dear Ms. Boyd:

The Tahoe-Truckee Sanitation Agency (T-TSA) has received and reviewed the Notice of Preparation (NOP) for the proposed Tahoe Cross-Country Lodge Replacement and Expansion Project (Project). T-TSA staff has reviewed these materials and offers the following comments:

As background information, T-TSA provides regional wastewater treatment service to several Tahoe & Truckee area communities in portions of El Dorado, Placer, and Nevada counties through the Agency's five member sewage collection districts - the North Tahoe Public Utility District, the Tahoe City Public Utility District (TCPUD), the Alpine Springs County Water District, the Squaw Valley Public Service District, and the Truckee Sanitary District (TSD). The TSD also serves the Northstar Community Services District (NCSA) by way of an agreement. T-TSA owns, operates and maintains the Truckee River Interceptor (TRI), a main trunk line for raw sewage conveyance, and the Tahoe-Truckee Sanitation Agency Water Reclamation Plant (WRP), both of which are described in more detail below.

The 17-mile long TRI pipeline runs along the Truckee River corridor between Tahoe City and the WRP in Truckee. The interceptor flows exclusively by gravity and varies in size from 24- to 42-inches in diameter. The interceptor conveys all of the untreated, raw sewage collected from the northern and western shores of Lake Tahoe, Alpine Meadows, Squaw Valley, and Truckee. Wastewater from the Northstar development is conveyed to T-TSA via an export agreement between NCSA and TSD.

The WRP regional facility is designed to treat and dispose of the sewage delivered by the TRI. Through a series of biological, chemical and physical processes, the wastewater is purified to a degree where surface and ground water quality is protected. Wastewater flow to the facility varies in quantity and quality in proportion to the population present during the year. The WRP is principally sized to treat the maximum sewage flows that occur during peak holiday periods with the large influx of seasonal residents and visitors.

We would like to take this opportunity to offer the following comments on the documents you've made available for review:

1. At this time, T-TSA does not have enough information to determine whether it can serve the proposed Project. Before T-TSA can make a proper assessment as to what impact the Project may have on our facilities, planning documents need to be submitted that present more detail on proposed Project features with tabulated fixture unit counts and other T-TSA billing factor counts. The methodology used to develop these fixtures and factors also must be submitted.
2. At this early stage of the planning process, please be advised that T-TSA does not issue Will Serve letters. All capacity allocations are made on a first-come, first-serve basis for all projects within T-TSA's service area.
3. In addition to being served by T-TSA, the Project would also receive wastewater collection service from TCPUD. Potential impacts to TCPUD's wastewater collection facilities should also be evaluated. Project planners should contact and coordinate with TCPUD separately from T-TSA in evaluating the impacts of this Project to their systems.

T-TSA requests the TCPUD coordinate with the applicant to evaluate and address the concerns noted above so that we can better understand and respond to the impacts that this Project might have on T-TSA's facilities and operations. These comments do not include any additional impacts and concerns that may be identified by T-TSA or TCPUD in the future.

T-TSA thanks TCPUD for the opportunity to provide these comments. If you have any questions, please do not hesitate to call me at (530) 587-2525.

Sincerely,



Emily Pindar
Customer Service Supervisor



PATHWAYS TO POSSIBILITIES AND STUDENT SUCCESS

District Office

Robert J. Leri, Ed.D.
Superintendent
Chief Learning Officer
11603 Donner Pass Rd
Truckee, CA 96161-4953
P (530) 582-2500
F (530) 582-7606
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Elementary Schools

Donner Trail Elementary
Glenshire Elementary
Kings Beach Elementary
Tahoe Lake Elementary
Truckee Elementary

Middle Schools

Alder Creek Middle
North Tahoe School 5-8

High Schools

Cold Stream Alternative
North Tahoe High
Sierra High
Tahoe Truckee High

*An Equal Opportunity
Employer*

July 18, 2018

Tahoe City Public Utility District
PO Box 5249
Tahoe City CA, 96145

RE: EIR Scoping Comments for Tahoe Cross Country Lodge

Dear Ms. Boyd:

Please accept this letter in response to the Tahoe City Public Utility District's (TCPUD) Notice of Preparation and Announcement of Scoping Meetings for the Tahoe Cross-Country Lodge Replacement and Expansion project and Environmental Impact Report (NOP). The NOP describes various project options for replacement and improvement of the existing Tahoe Cross-Country Lodge located at 925 Country Club Drive. The Tahoe Truckee Unified School District (District) has interest in the options identified as Site D- Full Project (Proposed Project) and Reduced project. The full project at Site D is the preferred or proposed project of TCPUD and includes the construction or reconstruction of a 10,154 square foot lodge and 59,799 square foot parking and driveway adjacent to the District's North Tahoe School and North Tahoe High School campuses. The alternative or reduced Site D project reduces the building square footage and parking and driveway areas but maintains the same location as Proposed project.

Due to the proposed project's proximity to our school site, the District does have some concerns that we feel should be addressed during the preparation of the Environmental Impact Report (EIR). These concerns are related to potential operational and safety impacts that the project could impose on the school and include, but are not limited to, the following:

- **Traffic Impacts.** There is uncertainty surrounding the volume and timing of increased vehicle traffic along Polaris Road associated with the Tahoe Cross-County Lodge patrons. Increased traffic prior to and during school start and end times could impact student drop off and pickup for parents and the District and possibly cause delays. In addition, increased vehicle traffic could create safety issues for other vehicles and pedestrians travelling to the school site. The EIR should include a full analysis of traffic impacts on Polaris Road and the school's ingress and egress and include an assessment of the volume and peak travel times of Lodge patrons and potential conflicts with the school's start and end times.

Thank you!





PATHWAYS TO POSSIBILITIES AND STUDENT SUCCESS

- Security. The EIR should include consideration of the safety of students and staff and measures to prevent patrons from having access to the school campus during operating hours.
- Hazardous Materials listing and storage
- Alcohol Sales within 600 feet of school property
- Noise and potential disruptions to the learning environment of students.
- Emergency Access and evacuation routes, especially during Winter conditions

The District appreciates the opportunity to share our concerns with the proposed project. We look forward to reviewing the upcoming EIR and its analysis of these potential issues. Thank you for your consideration.

Sincerely,



Todd Rivera

Executive Director of Business Services

Thank you!



Robert J. Leri, Ed.D., Superintendent Chief Learning Officer

11603 Donner Pass Road, Truckee, CA 96161 | P (530) 582-2500 | F (530) 582-7606 | www.ttusd.org

Cory Allison

Subject: FW: Tahoe Cross Country Lodge Replacement and Expansion Project - Notice of Preparation (NOP)
Attachments: Final_Tahoe XC Lodge NOP_TCPUD.pdf

From: Kim Boyd
Sent: Wednesday, June 27, 2018 11:32 AM
To: Cory Allison <callison@tcpud.org>
Subject: FW: Tahoe Cross Country Lodge Replacement and Expansion Project - Notice of Preparation (NOP)

From: Huff [<mailto:huffmentry@aol.com>]
Sent: Friday, June 22, 2018 12:24 PM
To: Kim Boyd <kboyd@tcpud.org>
Cc: Judy Friedman <jfriedman@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; John Pang <jpang@tcpud.org>; Scott Zumwalt <scottrzumwalt@gmail.com>; Sean Barclay <sbarclay@tcpud.org>; Matt Homolka <mhomolka@tcpud.org>
Subject: Re: Tahoe Cross Country Lodge Replacement and Expansion Project - Notice of Preparation (NOP)

Thank you, Kim!

Expressed concerns about the proposed EIR Scoping Meetings include:

1. That the public is provided less than thirty (30) days notice,
2. Both of them are scheduled to be held on the same day, and
3. There isn't any provision for those who can't attend in person.

Please review and discuss the above and other public concerns with the Staff and Board members, and consider making changes.

Have a great weekend,
Roger

In a message dated 6/22/2018 11:38:26 AM Pacific Standard Time, kboyd@tcpud.org writes:

Dear interested member of the public,

You are receiving this message because we have your email on file as an interested individual in the development of the Tahoe Cross Country Lodge Replacement and Expansion Project.

Consistent with the California Environmental Quality Act (CEQA) requirements, the Tahoe City Public Utility District (TCPUD) is the lead agency under CEQA for the preparation of the Environmental Impact Report (EIR) for the Tahoe Cross-Country Lodge Replacement and Expansion Project (Project). TCPUD prepared a Notice of Preparation (NOP) pursuant to Section 15082 of the CEQA Guidelines. The NOP is intended to inform responsible, trustee, and other affected or interested agencies and the public that an EIR will be prepared to address potential impacts resulting from implementation of the Project.

Two EIR scoping meetings have been scheduled to provide additional information about the project and CEQA process. The meetings will provide interested parties with the opportunity to offer early input into the project, as well as to comment on the scope of environmental issues, potential environmental effects, and alternatives to be considered in the EIR. The scoping meetings will be held at the following times and locations:

July 17, 2018
Beginning at 10:00 a.m.
TCPUD Board Room
221 Fairway Drive
Tahoe City, CA 96145

July 17, 2018
Beginning at 6:00 p.m.
TCPUD Board Room
221 Fairway Drive
Tahoe City, CA 96145

The NOP is attached for your convenience. Please contact me directly should you have any questions.

Thank you,

Kim Boyd

Senior Management Analyst

Tahoe City Public Utility District

530.580.6286 Direct

530.583.3796 Main Office ext. 386

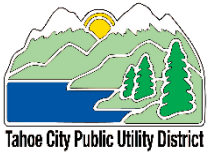
www.tcpud.org

2016 RECIPIENT OF THE DISTRICT TRANSPARENCY CERTIFICATE OF EXCELLENCE



The Mission of the TCPUD is to serve the people, our community, and its environment. It is our responsibility to provide safe and reliable water service, sewer service for the protection of public health, and parks and recreation services to enhance quality of life.

This electronic message contains information from the Tahoe City Public Utility District, which is intended to be sent to the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying or distribution or use of the contents of this information is prohibited. If you receive this electronic transmission in error, please notify me by email.



NOTICE OF PREPARATION and ANNOUNCEMENT OF SCOPING MEETINGS

Tahoe Cross-Country Lodge Replacement and Expansion Project Environmental Impact Report

Release Date: June 22, 2018

To: California and Nevada State Clearinghouses, California Responsible and Trustee Agencies, Other Public Agencies, and Interested Individuals and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the Tahoe Cross-Country Lodge Replacement and Expansion Project

Lead Agency: Tahoe City Public Utility District
PO Box 5249, Tahoe City, CA 96145
Contact: Kim Boyd, Senior Management Analyst
Phone: (530) 580-6286
Email: kboyd@tcpud.org

Consistent with the California Environmental Quality Act (CEQA) requirements, the Tahoe City Public Utility District (TCPUD) is the lead agency under CEQA for the preparation of an environmental impact report (EIR) for the Tahoe Cross-Country Lodge Replacement and Expansion Project. TCPUD prepared this Notice of Preparation (NOP) pursuant to Section 15082 of the CEQA Guidelines.

This NOP is intended to inform responsible, trustee, and other affected or interested agencies and the public that an EIR will be prepared to address potential impacts resulting from implementation of the Tahoe Cross-Country Lodge Replacement and Expansion Project. Agencies should comment on the elements of potential environmental effects that are relevant to their statutory responsibilities in connection with the implementation of the proposed project.

PROJECT LOCATION

The Tahoe Cross-Country Lodge Replacement and Expansion Project is located along the northwest shore of Lake Tahoe within the community of Tahoe City in Placer County (see Exhibit 1). The existing lodge is located at 925 Country Club Drive in the Highlands Community. The proposed project involves replacing, expanding, and relocating the lodge to a site off Polaris Road adjacent to the North Tahoe Middle/High School. Exhibit 2 shows the location of the existing lodge (Site A), the proposed relocation site (Site D), and the approximate footprint (area of ground disturbance) of alternatives that will be evaluated in the EIR.

PROJECT DESCRIPTION

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 (TCCSEA), under a Concession Agreement with TCPUD. The proposed project would relocate and reconstruct the Tahoe Cross-Country Lodge and would 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 experience at the lodge. Reconstruction of the lodge would consolidate the existing accessory buildings into a single facility and would provide more amenities to serve guests and employees. In addition, the types of activities at the lodge could be expanded to better serve additional recreational opportunities and community needs. Reconstruction of the lodge would adaptively reuse elements of the historic Schilling Lodge, constructed as a private residence on Lake Tahoe's west shore in 1936, and would eliminate or minimize spillover parking on residential streets. No changes are proposed to the existing Highlands Park trail system or adjacent trails on state property.

TCPUD has primary authority for project review and approval as the lead agency under CEQA. Additional approvals will be needed from Placer County and the California Tahoe Conservancy (Conservancy), and the project would also be required to obtain approval from the Tahoe Regional Planning Agency (TRPA) through a subsequent permit application process. The proposed increase in the size of the recreation building is sufficient to require TRPA Governing Board approval of the project. The Conservancy would need to provide property rights approval (such as a special use permit, easement, license, lease, or land exchange) for the proposed project and any alternative involving Site D.

TCPUD's project objectives are to:

- 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 effects 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 the new lodge.
- Create inviting community areas and public-use spaces.
- Support the North Lake Tahoe Tourism Plan by:
 - Capitalizing infrastructure improvements on public lands and recreational assets.
 - Achieving a Tier 1 Action Priority by providing connected trails systems for mountain biking, hiking, and Nordic skiing.

TCCSEA's project objectives are to:

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

TCPUD and TCCSEA share project objectives to:

- 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.

At the March 16, 2018 meeting, the TCPUD Board of Directors passed a motion directing staff to evaluate the proposed project, four action alternatives, and a no project alternative in the EIR. The proposed project and action alternatives are located at two sites—Site D is located on Polaris Road adjacent to North Tahoe High School at an elevation of 6,636 feet above mean sea level (msl), and Site A is the location of the existing lodge on Country Club Drive at 6,560 feet above msl. Both sites are in the North Tahoe High School Subdistrict and zoned for recreation in the Placer County Tahoe Basin Area Plan (Area Plan); the sites also have a land use designation of recreation in the Area Plan and the TRPA Regional Plan. Site D distances the lodge from adjacent residents, provides a shared-parking opportunity with the North Tahoe Middle/High School consistent with Policy T-P-13 of the Area Plan, and provides favorable trail access. Under the proposed project and alternatives at Site D, the lodge at the existing site would either be demolished and the site would be restored to its natural condition, or the existing lodge and site would be retained in its current condition to be used in a manner consistent with TCPUD's mission. Site A is situated on an existing developed site and minimizes new disturbance. The proposed project and all four action alternatives propose to adaptively reuse the historic Schilling Lodge in the reconstruction of a new lodge facility. Renderings of the outside of the proposed reconstructed lodge are shown in Exhibit 3. Each alternative to be evaluated in the EIR is summarized below.

- Site D – Full Project (Proposed Project). The proposed project includes a 10,154 square foot (sq. ft.) reconstructed lodge that adaptively reuses the Schilling Lodge with an addition and basement. Uses of the building would include ticket sales, retail, meeting room, café, rental, storage, staff area, first aid, lockers, family area, gym/meeting space, snowmobile carport, and community/outdoor space. One hundred vehicle parking spaces and two bus parking spaces are included in the 59,799 sq. ft. parking and driveway area. Access to the site would be from a new driveway on Polaris Road.
- Site A – Full Project. This alternative includes a reconstructed lodge of the same size as the proposed project, and would accommodate the same uses as the proposed project. One hundred vehicle parking spaces and two bus parking spaces are included in the 49,466 sq. ft. parking and driveway area. Access to the site would be provided from Country Club Drive. Under this alternative, the existing lodge would be demolished.
- Site A – Modified Project. This alternative would be in the same location as Site A – Full Project but would include a different site configuration with two buildings—the Schilling Lodge with a basement addition (totaling 6,229 sq. ft.) and a renovated existing clubhouse (2,432 sq. ft.). The total building area would be about 1,500 sq. ft. smaller than the proposed project and Site A – Full Project Alternative. This alternative would include the same access, uses, and number of bus and vehicle parking spaces as the Site A – Full Project Alternative; however, due to its configuration, it would involve a slightly larger footprint for the parking and driveway area.
- Site D – Reduced Project. This alternative is within the same footprint as the proposed project, but there would be no addition to the Schilling Lodge other than a basement. The total building area would be 6,229 sq. ft. Uses of the lodge would include ticket sales, retail, meeting room, café, rental, storage, and community/outdoor space. This alternative includes 65 vehicle parking and two bus parking spaces in a 53,184 sq. ft. driveway and parking area. Access to the site would be provided by the same new driveway as the proposed project.

- **Site D – Alternative Driveway.** This alternative is proposed in a similar location as the proposed project and the Site D – Reduced Project Alternative, but with a new access driveway connecting to Cedarwood Drive rather than Polaris Road. With this alternative, the new driveway would cross through the Highlands Subdistrict, which is zoned and designated residential. The driveway for this alternative would be longer than the proposed project driveway and would require a bridge across a seasonal drainage. This alternative proposes the same structure, uses, and parking as the proposed project.
- **No Project Alternative.** This alternative would involve the existing lodge continuing to function in its current capacity. Under this alternative, as under existing conditions, TCPUD would implement improvements or maintenance activities for the existing Highlands Community Center building and address the parking deficiencies at the existing site. Such improvements or maintenance would be required to address issues with the aging facility and improving on-site parking capacity to reduce spillover onto residential streets. As part of the improvements and maintenance, the No Project Alternative could involve remodeling the interior, making changes to the façade, and revisiting circulation and restriping parking.

POTENTIAL ENVIRONMENTAL IMPACTS

TCPUD has identified the types of environmental impacts that may result from implementation of the Tahoe Cross-Country Lodge Replacement and Expansion Project. The potential environmental effects of the project that will be addressed in the EIR include impacts on the following resource areas:

- | | |
|---|--|
| ■ Aesthetics | ■ Agriculture and forestry resources |
| ■ Air quality | ■ Biological resources |
| ■ Cultural resources | ■ Geology, soils, land capability and coverage |
| ■ Greenhouse gas emissions | ■ Hazards and hazardous materials |
| ■ Hydrology and water quality | ■ Land use and planning |
| ■ Mineral resources | ■ Noise |
| ■ Population and housing | ■ Public services and utilities |
| ■ Recreation | ■ Transportation and traffic |
| ■ Archaeological, historical, and tribal cultural resources | |

SCOPING MEETINGS

Two EIR scoping meetings have been scheduled to provide additional information about the project and CEQA process. The meetings will provide interested parties with the opportunity to offer early input into the project, as well as to comment on the scope of environmental issues, potential environmental effects, and alternatives to be considered in the EIR. The scoping meetings will be held at the following times and locations:

July 17, 2018
 Beginning at 10:00 a.m.
 TCPUD Board Room
 221 Fairway Drive
 Tahoe City, CA 96145

July 17, 2018
 Beginning at 6:00 p.m.
 TCPUD Board Room
 221 Fairway Drive
 Tahoe City, CA 96145

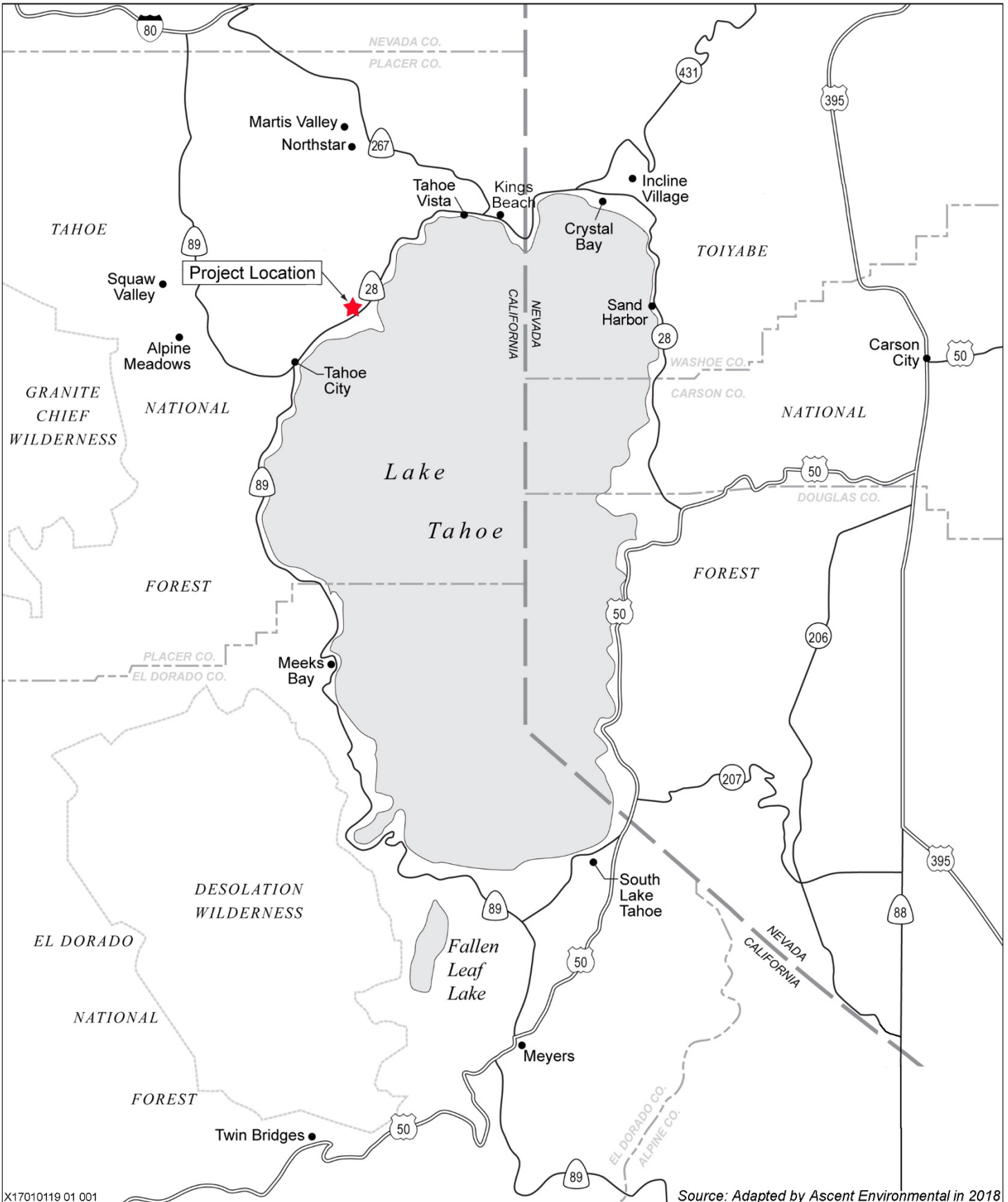
RESPONSES TO THIS NOP

Due to the time limits mandated by state law, responses to the NOP must be sent at the earliest possible date, but no later than July 25, 2018. Please send your written responses, including the name of a contact person, to:

Tahoe City Public Utility District
PO Box 5249, Tahoe City, CA 96145
Contact: Kim Boyd, Senior Management Analyst
Phone: (530) 580-6286
kboyd@tcpud.org

INTENDED USES OF THE EIR

TCPUD will use the EIR to consider environmental effects of the proposed project, provide mitigation measures to reduce potential significant impacts resulting from implementation of the project, and evaluate alternatives. TCPUD will use the EIR to comply with CEQA and make an informed environmental decision regarding project approval. It will also serve as a project EIR that may be referenced in the permitting of later activities implementing the project.



X17010119 01 001

Source: Adapted by Ascent Environmental in 2018

Exhibit 1

Regional Location



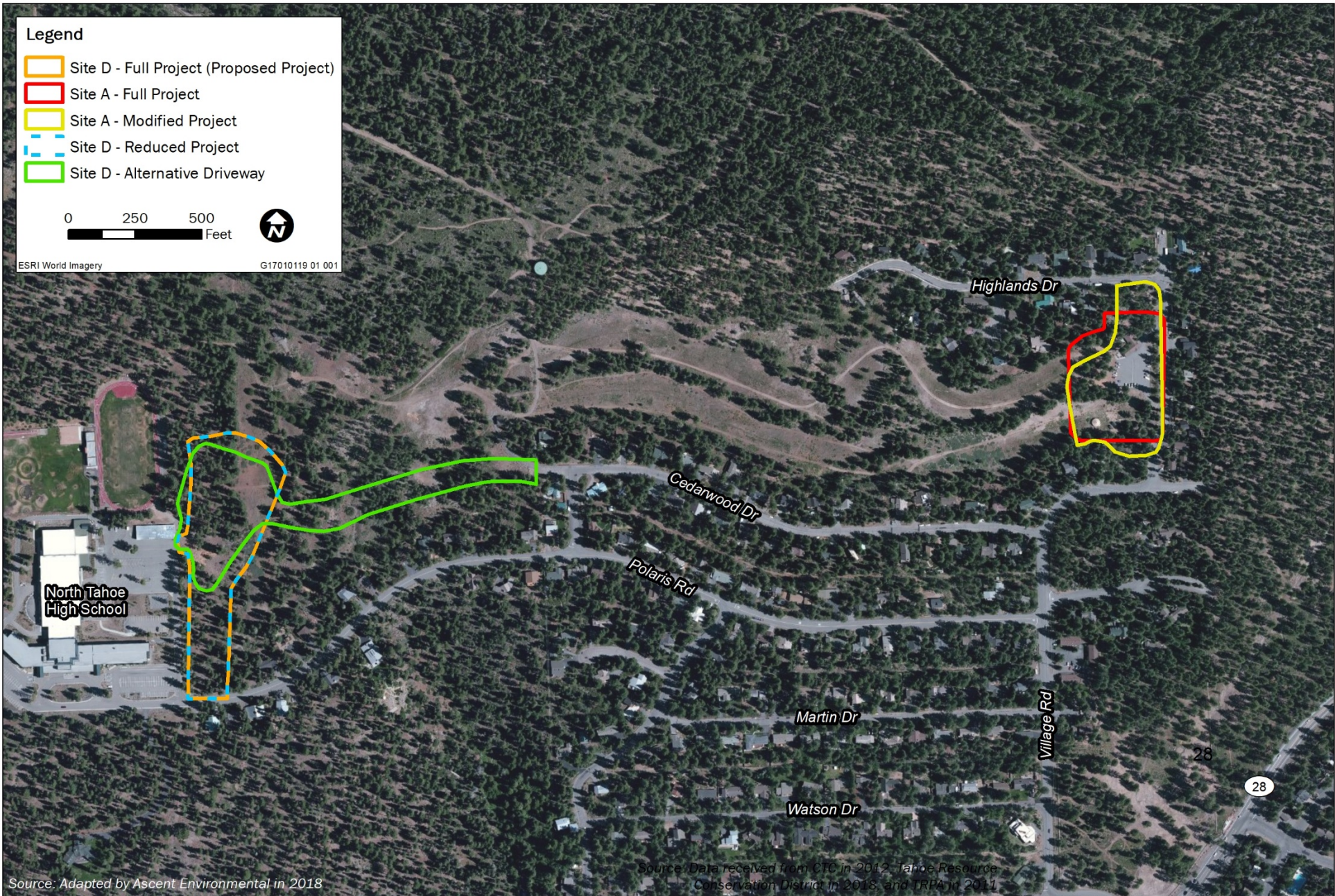
Legend

- Site D - Full Project (Proposed Project)
- Site A - Full Project
- Site A - Modified Project
- Site D - Reduced Project
- Site D - Alternative Driveway



ESRI World Imagery

G17010119 01 001



Source: Adapted by Ascent Environmental in 2018

Source: Data received from CTC in 2012, Tahoe Resource Conservation District in 2018, and TRPA in 2011



Tahoe Cross Country Ski Area—Site A - full project, Site D - full project, and Site D - alternative driveway.



Tahoe Cross Country Ski Area—Back for Site A - full project, Site D - full project, and Site D - alternative driveway.

Source: Olson-Olson Architects, LLP 2018

X17010119 01 003

Cory Allison

Subject: FW: REQUESTED CHANGES
Attachments: Final_Tahoe XC Lodge NOP - Annotated.pdf

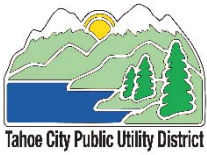
From: Kim Boyd
Sent: Wednesday, June 27, 2018 11:32 AM
To: Cory Allison <callison@tcpud.org>
Subject: FW: REQUESTED CHANGES

From: Huff [<mailto:huffmstry@aol.com>]
Sent: Saturday, June 23, 2018 10:54 AM
To: Kim Boyd <kboyd@tcpud.org>
Cc: Judy Friedman <jfriedman@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; John Pang <jpang@tcpud.org>; Scott Zumwalt <scottrzumwalt@gmail.com>; Sean Barclay <sbarclay@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>
Subject: REQUESTED CHANGES

Hi Kim,
Unfortunately, the NOP continues to damage credibility by repeating much of the same incorrect or misleading wording that residents asked be corrected in the Draft EIR's Work Statement last October.

Let's try again, before they get perpetuated into the EIR. I have highlighted and annotated some of them in the attached version of the NOP that you sent, and very strongly recommend that they be corrected this time around. The failure to do so now will just lead to future controversies.

Regards,
Roger



NOTICE OF PREPARATION

and

ANNOUNCEMENT OF SCOPING MEETINGS

Tahoe Cross-Country Lodge Replacement and Expansion Project Environmental Impact Report

Release Date: June 22, 2018

To: California and Nevada State Clearinghouses, California Responsible and Trustee Agencies, Other Public Agencies, and Interested Individuals and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the Tahoe Cross-Country Lodge Replacement and Expansion Project

Lead Agency: Tahoe City Public Utility District
PO Box 5249, Tahoe City, CA 96145
Contact: Kim Boyd, Senior Management Analyst
Phone: (530) 580-6286
Email: kboyd@tcpud.org

Consistent with the California Environmental Quality Act (CEQA) requirements, the Tahoe City Public Utility District (TCPUD) is the lead agency under CEQA for the preparation of an environmental impact report (EIR) for the Tahoe Cross-Country Lodge Replacement and Expansion Project. TCPUD prepared this Notice of Preparation (NOP) pursuant to Section 15082 of the CEQA Guidelines.

This NOP is intended to inform responsible, trustee, and other affected or interested agencies and the public that an EIR will be prepared to address potential impacts resulting from implementation of the Tahoe Cross-Country Lodge Replacement and Expansion Project. Agencies should comment on the elements of potential environmental effects that are relevant to their statutory responsibilities in connection with the implementation of the proposed project.

PROJECT LOCATION

² The Tahoe Cross-Country Lodge Replacement and Expansion ¹ Project is located along the northwest shore of Lake Tahoe within the community of Tahoe City in Placer County (see Exhibit 1). The existing lodge is located at 925 Country Club ³ Drive in the Highlands Community. The proposed project involves ⁴ replacing, expanding, and relocating ⁵ lodge to a site off Polaris Road adjacent to the North Tahoe Middle/High School. Exhibit 2 shows the location of the existing lodge (Site A), the proposed relocation site (Site D), and the approximate footprint (area of ground disturbance) of alternatives that will be evaluated in the EIR.

Summary of Comments on Final_Tahoe XC Lodge NOP - Annotated.pdf

Page: 1

 Number: 1 Author: Huff Subject: Sticky Note Date: 6/23/2018 9:26:47 AM

These words are invalid and misleading. There is currently no such thing as the "Tahoe Cross-Country Lodge," and the Proposed Project (Site D - Full Project) does not include any plans to replace or expand the Highlands Community Center currently leased to the TCCSEA/TXC.

 Number: 2 Author: Huff Subject: Highlight Date: 6/23/2018 9:19:20 AM

 Number: 3 Author: Huff Subject: Highlight Date: 6/22/2018 7:31:48 PM

 Author: Huff Subject: Sticky Note Date: 6/22/2018 8:07:21 PM

Delete these misleading words, since the current building is neither being replaced nor expanded.

 Number: 4 Author: Huff Subject: Highlight Date: 6/22/2018 7:32:03 PM

 Number: 5 Author: Huff Subject: Sticky Note Date: 6/23/2018 9:50:24 AM

This is incorrect and misleading. The Proposed Project (Site D - Full Project) does NOT include replacing, expanding, or relocating the current Highlands Community Center structure.

PROJECT DESCRIPTION

The ³ existing Tahoe Cross-Country Lodge, which also serves as the ⁴ Highlands Park and Community Center, is owned by TCPUD and operated by the project applicant and concessionaire, the Tahoe Cross-Country Ski Education Association (TCCSEA), under a Concession Agreement with TCPUD. The proposed project would ⁶ relocate and reconstruct the Tahoe Cross-Country Lodge. ⁵ It would address existing operational deficiencies relative to circulation and parking, storage, staff facilities, and community space; better accommodate existing ⁷ recreation demand; and improve the quality of the recreation user experience at the lodge. ⁸ Reconstruction ⁹ the lodge would consolidate the existing accessory buildings into a single facility and would provide more amenities to serve guests and employees. In addition, the types of activities at the lodge could be ⁹ expanded to better serve additional recreational opportunities and community needs. ¹⁰ Reconstruction ¹¹ the lodge would adaptively reuse elements of the historic Schilling Lodge, constructed as a private residence on Lake Tahoe's west shore in 1936, and would eliminate ¹² ¹¹ minimize spillover parking on residential streets. No changes are proposed to the existing Highlands ¹² Park ¹¹ system or adjacent trails on state property.







TCPUD has primary authority for project review and approval as the lead agency under CEQA. Additional approvals will be needed from Placer County and the California Tahoe Conservancy (Conservancy), and the project would also be required to obtain approval from the Tahoe Regional Planning Agency (TRPA) through a subsequent permit application process. The proposed increase in the size of the recreation building is sufficient to require TRPA Governing Board approval of the project. The Conservancy would need to provide property rights approval (such as a special use permit, easement, license, lease, or land exchange) for the proposed project and any alternative involving Site D.

TCPUD's project objectives are to:

- Expand recreational opportunities through construction of a new lodge at the Highlands Park to improve resident and visitor experience.
- ¹⁴ Construct a new lodge that minimizes effects on the neighborhood. ¹³
- 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 the new lodge.
- ¹⁶ Create inviting community areas and public-use spaces. ¹⁵
- Support the North Lake Tahoe Tourism Plan by:
 - Capitalizing infrastructure improvements on public lands and recreational assets.
 - Achieving a Tier 1 Action Priority by providing connected trails systems for mountain biking, hiking, and Nordic skiing.

TCCSEA's project objectives are to:

- Address operational deficiencies in the current facility and ¹⁸ improve financial viability. ¹⁷
- Repurpose the historic Schilling Lodge into a new lodge ¹⁸ for community use ¹⁷ recreation activities.
- Maximize the base elevation of the lodge site.
- Improve and maintain educational programs and activities offered to adults and youth and create more user-friendly access to the trail system for beginner, disabled, and senior recreationists.

-
-  Number: 1 Author: Huff Subject: Sticky Note Date: 6/22/2018 8:11:46 PM
-
-  Author: Huff Subject: Sticky Note Date: 6/22/2018 8:12:35 PM
The correct name is the Highlands Community Center. Change it.
-
-  Number: 2 Author: Huff Subject: Sticky Note Date: 6/22/2018 8:07:47 PM
-
-  Author: Huff Subject: Sticky Note Date: 6/22/2018 8:11:06 PM
Delete this term. TXC is a tenant activity that operates out of the Highlands Community Center.
-
-  Number: 3 Author: Huff Subject: Highlight Date: 6/22/2018 7:32:24 PM
-
-  Number: 4 Author: Huff Subject: Highlight Date: 6/22/2018 7:32:31 PM
-
-  Author: Huff Subject: Sticky Note Date: 6/22/2018 7:55:21 PM
The correct name is the Highlands Community Center (delete Park and)
-
-  Number: 5 Author: Huff Subject: Sticky Note Date: 6/23/2018 9:27:28 AM
Delete this invalid and misleading statement. See above reasons
-
-  Number: 6 Author: Huff Subject: Highlight Date: 6/22/2018 7:32:47 PM
-
-  Author: Huff Subject: Sticky Note Date: 6/22/2018 7:59:28 PM
Also misleading and incorrect. The current building is not being relocated or reconstructed.
-
-  Number: 7 Author: Huff Subject: Sticky Note Date: 6/23/2018 9:28:22 AM
Delete this misleading term. The current facility is not being reconstructed under the Proposed Project (Site D - Full Project)..
-
-  Number: 8 Author: Huff Subject: Highlight Date: 6/22/2018 7:33:01 PM
-
-  Number: 9 Author: Huff Subject: Sticky Note Date: 6/22/2018 8:40:14 PM
Delete this term. Same reason.
-
-  Number: 10 Author: Huff Subject: Highlight Date: 6/22/2018 7:33:11 PM
-
-  Number: 11 Author: Huff Subject: Sticky Note Date: 6/22/2018 8:41:00 PM
-
-  Author: Huff Subject: Sticky Note Date: 6/22/2018 8:42:09 PM
Delete this word. There is no such thing as Highlands Park, except in the mind of the applicant.
-
-  Number: 12 Author: Huff Subject: Highlight Date: 6/22/2018 8:40:50 PM
-
-  Number: 13 Author: Huff Subject: Sticky Note Date: 6/22/2018 8:21:55 PM
The Proposed Project (Site D - Full Project) would have major adverse effects on both public safety and the neighborhood.
-
-  Number: 14 Author: Huff Subject: Highlight Date: 6/22/2018 7:33:29 PM
-
-  Author: Huff Subject: Sticky Note Date: 6/22/2018 7:46:30 PM
The Proposed Project (Site D - Full Project) fails this in multiple areas.
-
-  Number: 15 Author: Huff Subject: Sticky Note Date: 6/22/2018 8:24:46 PM
The proposed design features are specific to the applicant's desires, not those of the public/community.
-
-  Number: 16 Author: Huff Subject: Highlight Date: 6/22/2018 7:33:46 PM
-
-  Author: Huff Subject: Sticky Note Date: 6/22/2018 7:48:25 PM
This is misleading, because the proposed project is designed specifically to satisfy the TCCSEA's desires, not the community's.
-
-  Number: 17 Author: Huff Subject: Sticky Note Date: 6/22/2018 8:25:52 PM
This describes a commercial facility in a residential neighborhood.
-
-  Number: 18 Author: Huff Subject: Highlight Date: 6/22/2018 7:34:01 PM

PROJECT DESCRIPTION

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 (TCCSEA), under a Concession Agreement with TCPUD. The proposed project would relocate and reconstruct the Tahoe Cross-Country Lodge. It would 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 experience at the lodge. Reconstruction of the lodge would consolidate the existing accessory buildings into a single facility and would provide more amenities to serve guests and employees. In addition, the types of activities at the lodge could be expanded to better serve additional recreational opportunities and community needs. Reconstruction of the lodge would adaptively reuse elements of the historic Schilling Lodge, constructed as a private residence on Lake Tahoe's west shore in 1936, and would eliminate or minimize spillover parking on residential streets. No changes are proposed to the existing Highlands Park trail system or adjacent trails on state property.


TCPUD has primary authority for project review and approval as the lead agency under CEQA. Additional approvals will be needed from Placer County and the California Tahoe Conservancy (Conservancy), and the project would also be required to obtain approval from the Tahoe Regional Planning Agency (TRPA) through a subsequent permit application process. The proposed increase in the size of the recreation building is sufficient to require TRPA Governing Board approval of the project. The Conservancy would need to provide property rights approval (such as a special use permit, easement, license, lease, or land exchange) for the proposed project and any alternative involving Site D.

TCPUD's project objectives are to:


- 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 effects 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 the new lodge.
- Create inviting community areas and public-use spaces.
- Support the North Lake Tahoe Tourism Plan by:
 - Capitalizing infrastructure improvements on public lands and recreational assets.
 - Achieving a Tier 1 Action Priority by providing connected trails systems for mountain biking, hiking, and Nordic skiing.

TCCSEA's project objectives are to:


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

 Author: Huff Subject: Sticky Note Date: 6/22/2018 7:49:11 PM

This defines a commercial activity in a residential area

 Number: 19 Author: Huff Subject: Sticky Note Date: 6/23/2018 9:31:16 AM

This is disingenuous. The proposed facility is specifically designed to meet the applicant's commercial and member functions, not for use by the community.

 Number: 20 Author: Huff Subject: Highlight Date: 6/22/2018 7:34:11 PM

 Author: Huff Subject: Sticky Note Date: 6/22/2018 7:50:11 PM


Misleading again, because the Project is designed for the TCCSEA/TXC.

TCPUD and TCCSEA share project objectives to:


- Remedy inadequate parking and ²improve access to the lodge ¹ 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.


At the March 16, 2018 meeting, the TCPUD Board of Directors passed a motion directing staff to evaluate the proposed project, four action alternatives, and a no project alternative in the EIR. The proposed project and action alternatives are located at two sites—Site D is located on Polaris Road adjacent to North Tahoe High School at an elevation of ³8,636 feet above mean sea level (msl), and Site A is the location of the existing lodge on Country Club Drive at ⁵8,560 ⁴feet above msl. Both sites are in the North Tahoe High School Subdistrict and zoned for recreation in the Placer County Tahoe Basin Area Plan (Area Plan); the sites also have a land use designation of recreation in the Area Plan and the TRPA Regional Plan. Site D distances the lodge from adjacent residents, provides a shared-parking opportunity with the North Tahoe Middle/High School consistent with Policy T-P-13 of the Area Plan, and provides favorable trail access. Under the proposed project and alternatives at Site D, the lodge at the existing site would either be demolished and the site would be restored to its natural condition, or the existing lodge and site would be retained in its current condition to be used in a manner consistent with TCPUD's mission. Site A is situated on an existing developed site and minimizes new disturbance. The proposed project and all four action alternatives propose to adaptively reuse the historic Schilling Lodge in the reconstruction of a new lodge facility. ⁶Renderings of the outside of the proposed reconstructed lodge are shown in Exhibit 3. ⁷Each alternative to be evaluated in the EIR is summarized below.


- Site D – Full Project (Proposed Project). The proposed project includes a 10,154 square foot (sq. ft.) reconstructed lodge that adaptively reuses the Schilling Lodge with an addition and basement. ⁸Uses of the building would include ticket sales, retail, meeting room, café, rental, storage, staff area, first aid, lockers, family area, gym/meeting space, snowmobile carport, and community/outdoor space. ⁹One hundred vehicle parking spaces and two bus parking spaces are included in the 59,799 sq. ft. parking and driveway area. Access to the site would be from a new driveway on Polaris Road.
- Site A – Full Project. This alternative includes a reconstructed lodge of the same size as the proposed project, and would accommodate the same uses as the proposed project. One hundred vehicle parking spaces and two bus parking spaces are included in the 49,466 sq. ft. parking and driveway area. Access to the site would be provided from Country Club Drive. Under this alternative, the existing lodge would be demolished.
- Site A – Modified Project. This alternative would be in the same location as Site A – Full Project but would include a different site configuration with two buildings—the Schilling Lodge with a basement addition (totaling 6,229 sq. ft.) and a renovated existing clubhouse (2,432 sq. ft.). The total building area would be about 1,500 sq. ft. smaller than the proposed project and Site A – Full Project Alternative. This alternative would include the same access, uses, and number of bus and vehicle parking spaces as the Site A – Full Project Alternative; however, due to its configuration, it would involve a slightly larger footprint for the parking and driveway area.
- Site D – Reduced Project. This alternative is within the same footprint as the proposed project, but there would be no addition to the Schilling Lodge other than a basement. The total building area would be 6,229 sq. ft. Uses of the lodge would include ticket sales, retail, meeting room, café, rental, storage, and community/outdoor space. This alternative includes 65 vehicle parking and two bus parking spaces in a 53,184 sq. ft. driveway and parking area. Access to the site would be provided by the same new driveway as the proposed project.


 Number: 1 Author: Huff Subject: Sticky Note Date: 6/23/2018 9:32:18 AM
This is not credible. The Proposed Project (Site D - Full Project) makes access much worse because of multiple traffic and public safety reasons.


 Number: 2 Author: Huff Subject: Highlight Date: 6/22/2018 7:34:34 PM


 Author: Huff Subject: Sticky Note Date: 6/22/2018 7:51:40 PM
The Proposed Project (Site D- Full Project) fails miserably in this area.


 Number: 3 Author: Huff Subject: Highlight Date: 6/22/2018 8:49:21 PM

 Number: 4 Author: Huff Subject: Sticky Note Date: 6/23/2018 9:33:50 AM
Not credible. A 76 foot difference in elevation is being touted as a reason for generally more snow.


 Number: 5 Author: Huff Subject: Highlight Date: 6/22/2018 8:49:29 PM

 Number: 6 Author: Huff Subject: Highlight Date: 6/22/2018 8:47:02 PM

 Number: 7 Author: Huff Subject: Sticky Note Date: 6/23/2018 9:34:41 AM
These renderings are misleading because they do not show a third (basement) level. or the massive additions to the original historic structure..

 Number: 8 Author: Huff Subject: Highlight Date: 6/22/2018 7:59:30 PM

 Author: Huff Subject: Sticky Note Date: 6/22/2018 8:02:11 PM
These design features are specifically intended to satisfy the TCCSE/TXC's commercial and member activities.

 Number: 9 Author: Huff Subject: Sticky Note Date: 6/23/2018 9:35:37 AM
All of these features are specifically designed to support TCCSEA/TXC commercial and member activities, NOT for general community use .

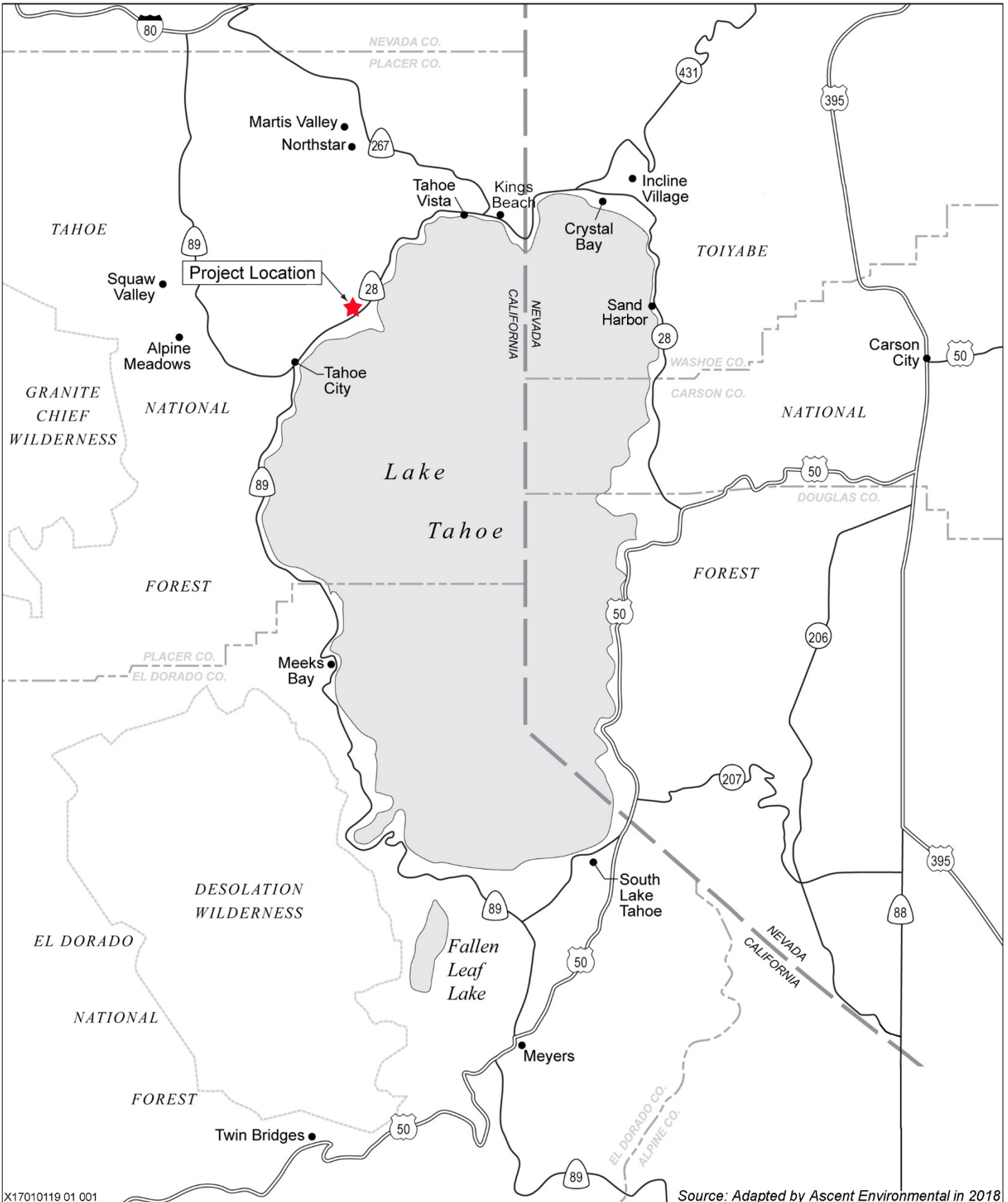
RESPONSES TO THIS NOP

Due to the time limits mandated by state law, responses to the NOP must be sent at the earliest possible date, but no later than July 25, 2018. Please send your written responses, including the name of a contact person, to:

Tahoe City Public Utility District
PO Box 5249, Tahoe City, CA 96145
Contact: Kim Boyd, Senior Management Analyst
Phone: (530) 580-6286
kboyd@tcpud.org

INTENDED USES OF THE EIR

TCPUD will use the EIR to consider environmental effects of the proposed project, provide mitigation measures to reduce potential significant impacts resulting from implementation of the project, and evaluate alternatives. TCPUD will use the EIR to comply with CEQA and make an informed environmental decision regarding project approval. It will also serve as a project EIR that may be referenced in the permitting of later activities implementing the project.



X17010119 01 001

Source: Adapted by Ascent Environmental in 2018

Exhibit 1

Regional Location



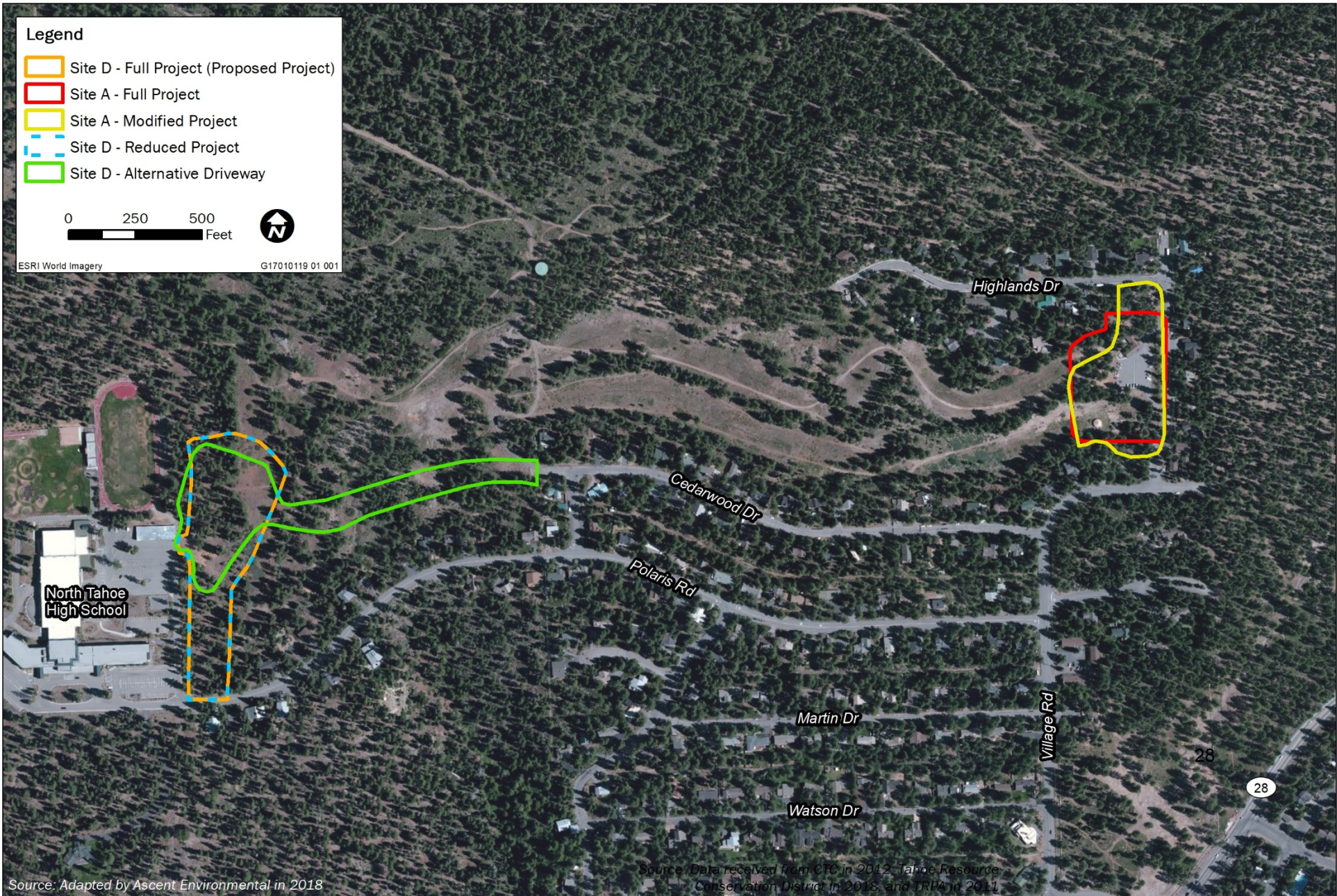
Legend

-  Site D - Full Project (Proposed Project)
-  Site A - Full Project
-  Site A - Modified Project
-  Site D - Reduced Project
-  Site D - Alternative Driveway



ESRI World Imagery

G17010119 01 001



Source: Adapted by Ascent Environmental in 2018

Source: Data received from CTC in 2012, Tahoe Resource Conservation District in 2018, and TRPA in 2011



Tahoe Cross Country Ski Area—Site A - full project, Site D - full project, and Site D - alternative driveway.



Tahoe Cross Country Ski Area—Back for Site A - full project, Site D - full project, and Site D - alternative driveway.

Source: Olson-Olson Architects, LLP 2018

X17010119 01 003

Cory Allison

Subject: FW: TXC SKI LODGE PROJECT - REQUESTED EIR SCOPING ACTION ITEMS

From: Kim Boyd
Sent: Wednesday, June 27, 2018 11:31 AM
To: Cory Allison <callison@tcpud.org>
Subject: FW: TXC SKI LODGE PROJECT - REQUESTED EIR SCOPING ACTION ITEMS

From: Huff [<mailto:huffmentry@aol.com>]
Sent: Wednesday, June 27, 2018 11:14 AM
To: Judy Friedman <jfriedman@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; John Pang <jpang@tcpud.org>; Scott Zumwalt <scottrzumwalt@gmail.com>
Cc: Sean Barclay <sbarclay@tcpud.org>; Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>; Matt Homolka <mhomolka@tcpud.org>
Subject: TXC SKI LODGE PROJECT - REQUESTED EIR SCOPING ACTION ITEMS

Dear TCPUD Board Members,

Please:

- (1) **Present and discuss** all the following categories and questions (copied from official CEQA Guidance documentation) at this project's Public Scoping Meetings;
- (2) **Insist** that all of them are thoroughly and objectively answered in the Draft Environmental Impact Report (EIR) for all candidate Sites and Alternatives; and
- (3) **Ensure** this email gets into the District's record correspondence file for this project:

AESTHETICS. Would the project:

- Have a substantial adverse effect on a scenic vista?
- Substantially degrade the existing visual character or quality of public views of the site and its surroundings? OR
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

AGRICULTURE & FORESTRY RESOURCES. Would the project:

- Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?
- Result in the loss of forest land or conversion of forest land to non-forest use? OR
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use; or the conversion of forest land to non-forest use?

AIR QUALITY. Would the project:

- Violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation?
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? OR
- Create objectionable emissions (such as odors or dust) adversely affecting a substantial number of people?

BIOLOGICAL RESOURCES. Would the project:

- Have a substantial adverse effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? OR
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

CULTURAL RESOURCES. Would the project:

- Cause a substantial adverse change in the significance of a historical resource?

GEOLOGY AND SOILS. Would the project:

- Result in substantial soil erosion or the loss of topsoil?

GREENHOUSE GAS EMISSIONS. Would the project:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? OR
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? OR
- Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

HYDROLOGY AND WATER QUALITY. Would the project:

- Substantially deplete decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows? OR
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river.

LAND USE AND PLANNING. Would the project:

- Physically divide an established community?
- Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? OR
- Conflict with any applicable habitat conservation plan or natural community conservation plan?

NOISE. Would the project result in:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? OR
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

PUBLIC SERVICES. Would the project result in:

- Need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities?

RECREATION. Would the project:

- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

TRANSPORTATION/TRAFFIC. Would the project:

- Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths? , taking into account all modes of transportation including mass transit and non-motorized travel and relevant

components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

- Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways
- Result in inadequate emergency access? OR
- Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

UTILITIES AND SERVICE SYSTEMS. Would the project:

- Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? OR
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years from existing entitlements and resources, or are new or expanded entitlements needed?

WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- Impair an adopted emergency response plan or emergency evacuation plan
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? OR
- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:

- Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels,

threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? OR
- Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?"

I have examined the candidate sites, counted trees and traffic, and taken enough photos to realize that valid answers to these questions will reveal serious and potential "show-stopper" impacts; and I look forward to reviewing the findings of the Draft EIR.

Thank you,

Roger Huff

Cory Allison

Subject: FW: TXC LODGE PROJECT NOP COMMENTS & DRAFT EIR INPUTS

From: Kim Boyd
Sent: Thursday, July 05, 2018 9:05 AM
To: Cory Allison <callison@tcpud.org>
Subject: FW: TXC LODGE PROJECT NOP COMMENTS & DRAFT EIR INPUTS

From: Huff [<mailto:huffmentry@aol.com>]
Sent: Wednesday, July 04, 2018 7:46 AM
To: Judy Friedman <jfriedman@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; John Pang <jpang@tcpud.org>; Scott Zumwalt <scottrzumwalt@gmail.com>; Sean Barclay <sbarclay@tcpud.org>; Kim Boyd <kboyd@tcpud.org>
Cc: Matt Homolka <mhomolka@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>
Subject: TXC LODGE PROJECT NOP COMMENTS & DRAFT EIR INPUTS

Dear Board Members,

Credibility and public trust continue to be damaged by incorrect or misleading statements in the NOP that must not be allowed to perpetuate into the EIR or other project documents. These include:

- The *Project Title*, *Project Location*, and *Project Description* paragraphs imply or state that a structure called the *Tahoe Cross-Country Lodge* is “located at 925 Country Club Drive” that “also serves as the *Highlands Park and Community Center*”; and that “the proposed project involves replacing, expanding, and relocating” it. **Problems** – none of these statements are factually correct.
- Use of the benign and ambiguous term “adaptively reuse” is misleading and doesn’t describe the massive internal changes and additions to the original historic structure; and the *Renderings* don’t properly depict a basement level.

Besides correcting the above items, to be more credible please ensure that the Draft EIR also includes a compilation of concerns identified by members of the public.

Than you,

Roger Huff

Cory Allison

Subject: FW: REQUESTED REALITY CHECKS FOR THE 10 & 17 JULY MEETINGS

From: Huff [<mailto:huffmtry@aol.com>]

Sent: Sunday, July 08, 2018 7:47 AM

To: Judy Friedman <jfriedman@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>; John Pang <jpang@tcpud.org>; Scott Zumwalt <scottrzumwalt@gmail.com>; Sean Barclay <sbarclay@tcpud.org>; Matt Homolka <mhomolka@tcpud.org>; Kim Boyd <kboyd@tcpud.org>

Cc: Terri Viehmann <tviehmann@tcpud.org>; Jess McMillion <jmcmillion@tcpud.org>

Subject: REQUESTED REALITY CHECKS FOR THE 10 & 17 JULY MEETINGS

Dear Board Members,

Please read and discuss the following during both the 10 & 17 July meetings:

When we moved here from the south shore I wanted a lakefront estate, but we were quite happy with our one-bedroom condo. Before we bought our current SUV, I wanted a Porsche; but we have been very satisfied with our Chevrolet. Timely reality checks can avoid making foolish mistakes and getting in over one's head; and the recent funding prioritization by the *TOT Grant Advisory Committee* should provide this project a critical wake-up call.

One Reality – cumulative costs for: environmental impact analyses, mitigation, design, engineering, construction, public safety issues, and legal fees for the Site D Alternatives (i.e., Full Project, Reduced Project, Alternative Driveway) are extremely high, and quite possibly unrealistic.

Another Reality – continuing to waste precious funding on exploring unrealistic options at this point may limit one to the least desirable alternative (e.g., No Project) downstream.

Eliminating the Site D Alternatives and reducing the scope and cost of the EIR would make the project more realistic and affordable, and would currently still offer the Site A – Modified Project and No Project Alternatives; but **please re-consider the following (less costly, less controversial, and more realistic) Alternative proposed to the TCPUD in March:**

REALISTIC PROJECT ALTERNATIVE

1. Replace the 2,465 sq. ft. Highlands Community Center with the *original 4,607 sq. ft., two story, historic Schilling Lodge*; as favored by the vast majority of residents in 2014, and as consistent with both the Donor's and the Schilling Family's stated wishes;

2. *Only allow minimal, internal, modifications required not just to meet essential needs of the Applicant; but also for larger Community enjoyment as the Donor and Family intended;*

3. *Make the parking area less obtrusive by limiting its additions to those needed to minimize on-street parking on an average winter day, and using the smaller 2,814 sq. ft. surface footprint of the original Schilling Lodge; and*

4. *Transfer its final ownership to the TCPUD to avoid problems associated with putting a privately-owned facility on publicly-owned land, and allowing it to be shared by "the larger Tahoe Community" as the Donor has stated.*

Very sincerely,

Roger Huff

Cory Allison

Subject: FW: Tahoe XC Lodge Replacement & Expansion Project

-----Original Message-----

From: Vivian Euzent [mailto:veuzent@comcast.net]

Sent: Sunday, July 08, 2018 2:19 PM

To: Kim Boyd <kboyd@tcpud.org>; Ski@TahoeXC.org

Subject: Tahoe XC Lodge Replacement & Expansion Project

As a part time resident of Truckee, I have been willing to drive to Tahoe Cross Country Ski Area for about 17 years because the staff is so friendly and helpful, other skiers (many of them local residents) are helpful on the trails, and the trail system allows one to get to the more advanced trails without having to spend an hour skiing on the beginning trails in order to get to them. Tahoe XC has successfully created an extremely welcoming and supportive atmosphere. I have enjoyed watching Tahoe XC add programs, a cafe, and, of course, the memorable free hot chocolate or tea on the trail in the warming huts. I strongly support the Site D - Full Porject. This project would make the ski area top rate and increase the likelihood of financial stability.

Sincerely,

Vivian Euzent

10751 Silver Spur Drive

Truckee, CA 96161

From: [Sean Barclay](#)
To: [Terri Viehmann](#)
Cc: [Matt Homolka](#); [Kim Boyd](#); [Cory Allison](#)
Subject: FW: Contact Board of Directors Submission
Date: Monday, July 16, 2018 12:42:01 PM

Sean Barclay
General Manager

Tahoe City Public Utility District
530.580.6051 Direct
530.583.3796 Main Office ext. 351
www.tcpud.org

2016 RECIPIENT OF THE DISTRICT TRANSPARENCY CERTIFICATE OF EXCELLENCE



The Mission of the TCPUD is to serve the people, our community, and its environment. It is our responsibility to provide safe and reliable water service, sewer service for the protection of public health, and parks and recreation services to enhance quality of life.

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From: Judy Friedman [mailto:jfriedman85@hotmail.com]
Sent: Friday, July 13, 2018 8:07 PM
To: Sean Barclay <sbarclay@tcpud.org>
Subject: Fw: Contact Board of Directors Submission

From: noreply@tcpud.org <noreply@tcpud.org> on behalf of Tahoe City Public Utility District <noreply@tcpud.org>
Sent: Friday, July 13, 2018 10:52:29 PM
To: d.wilkins@tcpud.org; jfriedman@tcpud.org; jpang@tcpud.org; r.treabess@tcpud.org; scottrzumwalt@gmail.com
Subject: Contact Board of Directors Submission

Submitted on Fri, 07/13/2018 - 15:52

Submitted by: lilyoftheplaya@gmail.com

Submitted values are:

Name: Janet Mcneil

Email: lilyoftheplaya@gmail.com

Subject: Txc and lodge project.

Message: I believe to have history in our community depends on what we leave behind. America loves to build and breakdown, unlike other countries are so rich in their history of buildings, art, museums etc.... Please allow the lodge project represent some Tahoe history forever in our memories. Thank you for your time and support.

From: [Sean Barclay](#)
To: [Terri Viehmann](#)
Cc: [Matt Homolka](#); [Kim Boyd](#); [Cory Allison](#)
Subject: FW: Contact Board of Directors Submission
Date: Monday, July 16, 2018 11:41:03 AM

Sean Barclay
General Manager

Tahoe City Public Utility District
530.580.6051 Direct
530.583.3796 Main Office ext. 351
www.tcpud.org

2016 RECIPIENT OF THE DISTRICT TRANSPARENCY CERTIFICATE OF EXCELLENCE



The Mission of the TCPUD is to serve the people, our community, and its environment. It is our responsibility to provide safe and reliable water service, sewer service for the protection of public health, and parks and recreation services to enhance quality of life.

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From: Judy Friedman [mailto:jfriedman85@hotmail.com]
Sent: Monday, July 16, 2018 6:33 AM
To: Sean Barclay <sbarclay@tcpud.org>
Subject: Fw: Contact Board of Directors Submission

From: noreply@tcpud.org <noreply@tcpud.org> on behalf of Tahoe City Public Utility District <noreply@tcpud.org>
Sent: Monday, July 16, 2018 4:02:30 AM
To: d.wilkins@tcpud.org; jfriedman@tcpud.org; jjang@tcpud.org; r.treabess@tcpud.org; scottrzumwalt@gmail.com
Subject: Contact Board of Directors Submission

Submitted on Sun, 07/15/2018 - 21:02

Submitted by: lkdda07@gmail.com

Submitted values are:

Name: Dianne Miller

Email: lkdda07@gmail.com

Subject: TXC and Schilling Lodge Project

Message: Dear TCPUD Board of Directors, I have been a resident of the North Shore of Lake Tahoe and the Tahoe City area for 45 years. I am a dedicated community member and have supported many projects and improvements over the years. I am an avid cross country skier and spend many hours on the trails of Tahoe Cross Country. They provide a first class nordic center and contribute hugely to our local schools and children. I believe that the Schilling Lodge will be a wonderful addition to Tahoe XC and the local community. Please consider this incredible project and how it will enhance both the local and tourist experience.

From: outlook_AFABBB4B7D4B408D@outlook.com
To: [Kim Boyd](#)
Subject: Tahoe XC
Date: Tuesday, July 17, 2018 11:27:19 AM

Hi Kim,

I was at today's meeting and I do have a lot of additional questions.

1. Cost of each site?
2. How did site D get approved without us knowing?
3. How do we oppose current approved site?

Where do I look for these answers?

Thanks,
Monica Grigoleit

Sent from [Mail](#) for Windows 10



COMMENT CARD

TAHOE CROSS-COUNTRY LODGE REPLACEMENT AND EXPANSION PROJECT

Environmental Impact Report

Thank you for your interest in the planning and environmental review processes for the Tahoe Cross-Country Lodge Replacement and Expansion Project. Please share your comments regarding the environmental topics to be discussed in the Draft EIR, which could include suggestions for alternatives and mitigation measures. It helps if you are specific. You can submit your comments in several ways: (1) write your comment below and leave this form with meeting representatives; (2) take a comment card home and drop it in the mail later; or (3) email your comment to kboyd@tcpud.org. All comments must be received by July 25, 2018.

Visit the project website (<http://www.tahoecitypod.com/capital-improvement-projects/tahoe-cross-country-lodge-replacement-and-expansion>) for more information.

1. standard of significance - make very clear what standards will trigger significant impact
2. scenic - neighborhood aesthetics as
"scenic" not applicable for any alternative

Jee Rae Juh

870 Woodside Dr.

srivelan@gmail.com

Monica Grigoleit
PO Box 1088
Tahoe City, CA 96145

July 19, 2018

Tahoe City Public Utility District
PO Box 5249
Tahoe City, CA 96145

Attn: Kim Boyd

Re: Tahoe XC

We are residents of the Highlands and we are only in favor of the No Project Alternative - which includes improvements to the building and the parking. We believe it addresses the concerns at the current facility without the expense of constructing new buildings.

Sincerely,

Monica Grigoleit
Mike Niles

530-412-1275

Cory Allison

Subject: FW: Tahoe XC

From: Monica Grigoleit [<mailto:shop@cobblestonetahoe.com>]

Sent: Thursday, July 19, 2018 3:11 PM

To: Kim Boyd <kboyd@tcpud.org>

Subject: Tahoe XC

Hi Kim,

I have several questions and don't know where to go for the answers.

- 1) What are the costs associated with each different site?
- 2) How did TCPUD make it's final decision, was it a public vote or only a decision made by a board specifically for the Tahoe XC proposal?

Thanks,
Monica Grigoleit
530-412-1275

--
Monica Grigoleit
Cobblestone Center
530-583-1580

Cory Allison

Subject: FW: YESTERDAY'S MEETINGS

-----Original Message-----

From: Alex Lesser [mailto:alex@pssclabs.com]

Sent: Thursday, July 19, 2018 3:56 PM

To: Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>; Sean Barclay <sbarclay@tcpud.org>; Judy Friedman <jfriedman@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; John Pang <jpang@tcpud.org>

Cc: debbie@mrooms.co.uk; Carol Pollock <carolpollock10@gmail.com>; jakeaqua@me.com; lucy.nava@yahoo.com; paul@4propertysales.co.uk; stephandmike@hotmail.com; Mike@thebackcountry.net; stacyalain@earthlink.net; Roger Huff <huffmtry@aol.com>

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- Improve the current layout of the Tahoe Cross Country Ski Lodge to better accommodate things like "storage"
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I believe if the TCPUD can provide answers to the stated three main objectives, we can all find a solution that would be satisfactory to everyone involved. During my conversations with Highlands residents and neighbors one has stated that they do not want the Cross Country facility to be improved. But let's make the right improvements for the right reasons.

Now, I'd like to make absolutely certain that in fact the three stated main goals are the only reasons for the proposed site change and lodge expansion. I would like to give TCPUD Board Members the opportunity now to tell the public if there are other reasons that were not stated on the PowerPoint Presentation or stated. I believe this is very important now for TCPUD to address this.

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Alex Lesser

Cory Allison

Subject: FW: YESTERDAY'S MEETINGS

-----Original Message-----

From: Alex Lesser [mailto:alex@pssclabs.com]

Sent: Thursday, July 19, 2018 5:00 PM

To: Carol Pollock <carolpollock10@gmail.com>

Cc: Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>; Sean Barclay <sbarclay@tcpud.org>; Judy Friedman <jfriedman@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; John Pang <jpang@tcpud.org>;

debbie@mrooms.co.uk; jakeaqua@me.com; lucy.nava@yahoo.com; paul@4propertysales.co.uk;

stephandmike@hotmail.com; Mike@thebackcountry.net; stacylain@earthlink.net; Roger Huff <huffmtry@aol.com>

Subject: Re: YESTERDAY'S MEETINGS

Thank you Carol. We are a small community here in Tahoe City. TCPUD Board Members live here. I think we need to work together to address the three identified goals clearly identified at the meeting. In my view these are easily addressed with simple changes.

I did not address any financial concerns because there is no amount of financial trickery that can make this lodge financially viable unless the lodge will be used for items beyond the stated goals. It would be great if TCPUD board members can give us a complete picture here.

Alex

www.pssclabs.com

> On Jul 19, 2018, at 4:26 PM, Carol Pollock <carolpollock10@gmail.com> wrote:

>

> Dear Alex,

>

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> Like others I share the concern for safety. Our home is on Old Mill Road. I believe for the last session I provided photos of three accidents that took place on one winter day. It is dangerous in all seasons.

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> I guess I need to resubmit with a summary of concerns: traffic safety, environmental issues and cost benefits of this expansion.

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> I'd love to see the lodge improved by the Schilling lodge in its current location. And, to see parking and traffic flow improved, too. I've gone up to see the summer usage a number of times. Rarely more than 5-10 cars there.

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> I do not understand the budgeted costs for studies --\$200,000 now and \$400,000 next year-- for a project that has no apparent building or operating budget.

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> Sincerely,

>

> Carol Pollock

> 405 Old Mill Road

> Tahoe City

>
> ALERT: new email: carolpollock10@gmail.com -----Original Message-----
> From: Alex Lesser [mailto:alex@psscslabs.com]
> Sent: Thursday, July 19, 2018 3:56 PM
> To: Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>;
> Sean Barclay <sbarclay@tcpud.org>; jfriedman@tcpud.org;
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> jakeaqua@me.com; lucy.nava@yahoo.com; paul@4propertysales.co.uk;
> stephandmike@hotmail.com; Mike@thebackcountry.net;
> stacyalain@earthlink.net; Roger Huff <huffmentry@aol.com>
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>

> Alex Lesser

>

>

Cory Allison

Subject: FW: YESTERDAY'S MEETINGS

From: PAUL NAVABPOUR [<mailto:jakeaqua@me.com>]

Sent: Thursday, July 19, 2018 6:57 PM

To: Alex Lesser <alex@psscclabs.com>

Cc: Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>; Sean Barclay <sbarclay@tcpud.org>; Judy Friedman <jfriedman@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; John Pang <jpang@tcpud.org>; debbie@mrooms.co.uk; Carol Pollock <carolpollock10@gmail.com>; Lucy Navabpour <lucy.nava@yahoo.com>; paul@4propertysales.co.uk; stephandmike@hotmail.com; Mike@thebackcountry.net; stacylain@earthlink.net; Huff <huffmstry@aol.com>; Paul Navabpour <jakeaqua@me.com>

Subject: Re: YESTERDAY'S MEETINGS

Alex: Your points are spot-on.

I found the meeting rather bizarre to stand at a podium without any of our representatives PRESENT to address our ongoing concerns.

Having said that, I will address the TCPUD board with the following points for our family who live here year round and have children attending the school.

To the TCPUD BOARD copied above:

- Environmental impact: CEQA's own slide presented a desire to study the environmental impact on many fronts for moving to the high school. Adding a HUGE driveway from Polaris, or even worse, from Cedarwood does not in any way comply to the objective of being mindful of an environmental impact.
- Overloading the high school/middle school area with traffic from BOTH Polaris OR Cedarwood is not acceptable. Our kids can't walk on Polaris to school. Our kids AMONG many others travel the trails to the school; add a "driveway" off Cedarwood, and you merely add more traffic to an overburdened corner where the school is and take away the peace of mind for those on bikes and on foot to get to and from school.
- Unnecessary to break ground, take down trees, affect seasonal creeks with such a HUGE project that will impact neighbors, our backyards, our front yards when the existing location already has the negative impacts absorbed.

For the record, I propose a modified expansion and improvement to the TC XC center at it's current location; Far less impact, diverts traffic away from the "school corner" and won't affect us residents that purchased our homes accepting the issues of Polaris KNOWING that we backed up to an "open space" behind our homes free of car or bus traffic.

Regards,
Paul Navabpour

Paul Navabpour | JakeAqua@me.com | (mobile) 650.400.3639

On Jul 19, 2018, at 3:56 PM, Alex Lesser <alex@pssclabs.com> wrote:

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Sent: Thursday, July 19, 2018 4:27 PM

To: 'Alex Lesser' <alex@pssclabs.com>; Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>; Sean Barclay <sbarclay@tcpud.org>; Judy Friedman <jfriedman@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; John Pang <jpang@tcpud.org>

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Cory Allison

Subject: FW: The Schilling Lodge scoping meeting feedback

From: Debbie - Mountain Rooms & Chalets [<mailto:debbie@mrooms.co.uk>]

Sent: Thursday, July 19, 2018 6:50 PM

To: Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>; Judy Friedman <jfriedman@tcpud.org>; Matt Homolka <mhomolka@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>; Paul Niwano <paul@4propertysales.co.uk>

Subject: The Schilling Lodge scoping meeting feedback

Kim et al

Thank you for the presentation on Tuesday evening. It was good to put some faces to names on emails and to see the progression on this project.

A couple of points to pick up on using your presentation points as my headline topics;

- The Project will address existing operational deficiencies relative to circulation and parking

This was stated in the presentation as part of the purpose of this lodge project. As I said when I stood up, the rationale for moving to site D from site A has been lack of parking yet the presentation shown on Tuesday showed site D as having 100 parking spaces that is exactly the same as the modified site A option. So site D offers nothing more than the current site in terms of parking spaces (once modified). This further supports the need to stick with site A as the location to place the lodge and improve the current facility.

There is also a viable concern that overflow parking at site D will result in cars being parked on Polaris or at the school, which will clog an already heavily trafficked area resulting in blocking traffic flow (as the road is already thin) and creating more safety issues. No outlet, safety when walking on Polaris, blocking fire access etc.. is already a serious concern without hindering it further.

- Additional uses, as determined by the TCPUD, may also be proposed.

The presentation states enhancing winter Nordic skiing, summer hiking & biking facilities, which we understand but 'additional uses, as determined by the TCPUD may also be proposed'; what does this mean? To include such an open statement is a worry. Can you clarify please?

Does this encompass the license to host profit generating events such as weddings? If so, this is another concern given noise pollution, safety and traffic issues. This point must be clarified.

- Maximize base elevation of lodge site

Logically you would think this would make sense but the meadow at higher elevation is far more exposed to sunshine and snow melt, therefore not relevant. There was also talk of site D having more snow than site A, but this is simply not true. This is a very weak point to rationalise site D over site A.

- Environmental review

Land Use & community effects; site A is operational and site D is currently used for biking in the summer and partly for Nordic skiing in the winter. Should site D be chosen, biking through this area will no longer be possible as the area will be covered by a lodge & parking. This is my access to the forest out the back of my house, as it is for many people who use the trails for biking in the summer. Safety to continue to ride from house or car to trails will be compromised if site D is chosen.

Scenic resources; the job of the TRPA and TCPUD is to maintain or enhance views of individual, existing scenic resources that are visible by the public. Site A exists and all boxes have been ticked for this subject. Site D location will result in considerable, catastrophic interference of our current views & landscape.

The height of the building is not established (I believe, but could be wrong) so please clarify the height of the building at full or reduced project on site D. I understand max height limits range from 24 feet to 42 feet but additional height up to 56 feet is permitted for certain buildings.

Hazards & public safety; Public safety is already a concern on Polaris so site D option will only increase this touchy subject. Nobody wants blood on their hands and this is a melting pot of potential disaster. Access, small street, huge traffic, increased traffic with the XC Lodge at site D, no street lights, no speed bumps, young drivers who think Polaris is a race track (kid you not & mostly those with loud exhausts to really advertise their speed as they fly by your house at 65 mph), a neighbourhood terrified alcohol will be served all contribute to alarming public safety issues at site D.

Public services & utilities; site A has all utilities in place. Site D is starting from scratch. Waste of money, damages the environment, huge expense. No need.

Greenhouse gas and emissions & climate change; our planet is changing, we all know that but apparently 11% of all global greenhouse emissions caused by humans can be blamed on DEFORESTATION. Shockingly, this is exactly what site D proposal will do; clearance, or clearing of the forest or stand of trees behind Polaris so the land can be converted to a non-forest use (i.e. this Lodge project). That is not a fact anyone can ignore and the fact this is Lake Tahoe makes it even more shocking that site D is under consideration.

Site A, has no impact on this.

The TCPUD need to do the right thing and stop all consideration of site D as the list of cons is just getting longer as time passes.

Noise; Site A is far more protected from a noise point of view than site D. Events such as the schools mountain biking championships held early Sept that have a start and finish right about where Site D will be creates a level of noise not acceptable to the neighbourhood. We don't mind it now and then as we are all sports people and we encourage competition but constantly is not an option.

One thing not on this list is the effect on flora & fauna; huge, devastation of existing flora and fauna at site D due to tearing up the great outdoors and paving it with a car park and placement of a lodge.

Same for animals. Who is going to protect and speak for them?

If anyone reading this still thinks site D is a good idea, you should not live in Tahoe.

Over and out - I MUST get on my mountain bike!

Debbie

Debbie White
3015 Polaris Road

Cory Allison

Subject: FW: REQUESTED EIR SCOPING ITEMS

From: Huff [<mailto:huffmstry@aol.com>]

Sent: Friday, July 20, 2018 9:02 AM

To: Judy Friedman <jfriedman@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>; John Pang <jpang@tcpud.org>; Scott Zumwalt <scottrzumwalt@gmail.com>; Sean Barclay <sbarclay@tcpud.org>; Matt Homolka <mhomolka@tcpud.org>; Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>

Subject: REQUESTED EIR SCOPING ITEMS

Dear TCPUD Board & Staff Members,

To reduce future challenges, please make sure the Environmental Impact Report (EIR) objectively and thoroughly answers all of the following questions in each of these analysis areas identified at the Public Scoping meetings on July 17th:

Re Hydrology/water quality

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives:
change the drainage pattern of the site, or alter the course of a natural stream?

Re Geology and soils, land capability, and coverage

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: result in soil erosion or loss of topsoil, conflict with zoning of forest land or open space, convert forest land to non-forest use, or conflict with any land use, habitat conservation, or natural community conservation plan?

Re Scenic resources

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: adversely effect a scenic vista, degrade public views of the site or surroundings (i.e., create an eyesore), or produce a light source that would adversely affect day or nighttime views in the area?

Re Biological resources

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: adversely affect sensitive or special status species, protected wetlands, interfere with resident wildlife movements, or conflict with policies protecting biological resources, including tree preservation?

Re Cultural resources

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: adversely and excessively modify a structure that is significant to Lake Tahoe's cultural history?

Re Hazards and public safety

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: create public and environmental hazards through the routine transport, storage, and handling of flammable fuels and other hazardous materials that present a reasonable possibility of accidents within one quarter mile of schools, expose people and structures to increased wildfire dangers, or increase congestion of the only emergency evacuation route from two schools?

Re Public services and utilities

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: create a need for new/expanded facilities to maintain acceptable service levels, emergency response times (e.g., fire protection, law enforcement), and provide both the project and Highlands neighborhood with sufficient water supplies in normal and dry years?

Re Traffic and parking

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: increase the vehicle traffic upon the busiest street(s) in the Highlands during the winter months, endanger pedestrians (e.g., neighborhood children, gym classes) that routine use Polaris, Cedarwood, Old Mill, and Heather, increase the "rolling-stop" violations through the stop signs at Old Mill and Polaris, endanger drivers and residents on the slippery winter conditions on both Old Mill and Polaris, or dangerously increase congestion on the only emergency evacuation route from two schools?

Re Air quality

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: contribute to a decrease in air quality in a residential and school neighborhood?

Re Greenhouse gas emissions

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: increase greenhouse gas emissions by adding up to one hundred more cars and several buses to the daily traffic in a residential and school neighborhood?

Re Noise

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: generate a temporary or permanent increase in ambient noise levels in the area beyond those existing without the project?

Thorough analyses of the above are expected to reveal significant impacts, some of which might be unfeasible to mitigate, but people are willing to give the formal process a chance to work. Please let me know if you have any questions about the above requested action.

Sincerely yours,

Janet Huff

3051 Polaris

Cory Allison

Subject: FW: Schilling Lodge follow up no 2

From: Debbie - Mountain Rooms & Chalets [<mailto:debbie@mrooms.co.uk>]
Sent: Friday, July 20, 2018 1:45 AM
To: Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>; Judy Friedman <jfriedman@tcpud.org>;
Matt Homolka <mhomolka@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>
Subject: Schilling Lodge follow up no 2

Kim et al

On my mountain bike ride tonight I went to the Tahoe XC & Snow Shoe Center (site A). I have obviously been there before but without sounding rude, the place is a mess with a total of 8 small outbuildings of all shapes and sizes dotted throughout the property. Stuff everywhere.

I understand why those involved got excited at the prospect of a bigger, better, gifted lodge. But it seems feasible that given the opportunity, new life can be injected in to this existing site (A) to maximise the space available, hit project objectives and to clean up what is looking like a once loved Scout Hut from 1975!

With careful planning, lower spend, no environmental impact or safety issues, the Schilling Lodge can take pride of place on the existing lot that will also include renovation of the current building plus 100 parking spaces (currently c. 50 that I counted tonight). This option is outlined as 'Proposed Site A - Modified Project' in the TCPUD Scoping document.

The table I have done below shows marginal differences in Site D full project & Site A - Modified Project sizes. Small differences with big consequences. It seems foolish to pursue Site D.

Site D Full project size	Site A Modified project size
10,154 sq ft reconstructed lodge inc. addition & basement	8, 661 sq ft (6229 sq ft Schilling Lodge with basement sq ft renovation of existing clubhouse.
59,799 sq ft parking & driveway coverage	55,803 sq ft parking driveway coverage
100 parking spaces	100 parking spaces

Use; as you can see below only 2 of the list of uses for Site D full project are not possible at Site A- Modified project. No family area or snowmobile car port. Perhaps the meeting room can be used for a Family Area at Site A when not in use to overcome this hurdle. Do Snowmobiles have to live on site year round and maybe a temporary structure is possible in the winter. Neither are a disaster or a serious compromise.

Site D Full project USE includes:	Site A Modified project USE includes:	Difference
Ticket sales	Ticket sales	No family area
Retail	Retail	No snowmobile car port
Meeting room	Meeting room	2 of 13 uses not possible at Site A-Modified Project

Café	Café	
Rental	Rental	
Storage	Storage	
Staff area	Staff area	
First aid	First aid	
Lockers	Lockers	
Family area		
Gym/mtg space	Gym/mtg space	
Snowmobile carport		
Community/outdoor space	Community/outdoor space	

Elevation; all this discussion, heartache, safety worry & concern to protect our beautiful Tahoe outdoors is for an additional 76' difference in elevation from Site A to Site D. This is pitiful and a disgraceful waste of everyone's time, public money and effort.

Site A planned use if not the TXC center. This has been raised throughout this process; what use is planned for Site A should Site D be the chosen? This question has not been answered, which is frankly astonishing. Having no plan for the space is a blatant waste of public money and has so many consequences. I realise all options must be considered but having a plan for Site A if Site D is chosen should be very much part of your internal discussion and planning process as surely that involves a level of spend and management too? You can't simply forget it in this equation.

Once again, thank you for your time.

Debbie

Debbie White
3015 Polaris Road
Tahoe City

Cory Allison

Subject: FW: SPECIFIC EIR SCOPING REQUESTS - PLEASE CONFIRM RECEIPT

From: Huff [<mailto:huffmtry@aol.com>]

Sent: Saturday, July 21, 2018 7:43 AM

To: Kim Boyd <kboyd@tcpud.org>; Judy Friedman <jfriedman@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>; John Pang <jpang@tcpud.org>; Scott Zumwalt <scottrzumwalt@gmail.com>; Sean Barclay <sbarclay@tcpud.org>; Matt Homolka <mhomolka@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>

Subject: SPECIFIC EIR SCOPING REQUESTS - PLEASE CONFIRM RECEIPT

Dear TCPUD Board & Staff Members,

The following are provided in response to your Public Scoping invitation to offer early input, comment on the scope of environmental issues and potential effects and alternatives to be considered in the EIR. The requested specific actions are intended strengthen the EIR and make the project more feasible, less divisive, and much more beneficial for a much larger segment of our community.

1. **Please make the following corrections to the invalid and/or misleading statements in the Notice Of Preparation (NOP) and identified previously:**
 - a. There currently are no such facilities as the *Tahoe Cross-Country Lodge* or *Highlands Park and Community Center*. Both these names are incorrect.
 - b. The Proposed Project (i.e., Site D – Full Project) does not include any replacement or expansion of the above facilities. This is misleading.
 - c. Use of the terms “public use” and “community use” are also misleading, because the proposed facility is designed *specifically* for TCCSEA/TXC membership/commercial operations use, not for the larger community.
2. **Please also insist that the EIR provide thorough and objective answers to the following questions (taken from CEQA guidance documentation) regarding whether the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives would:**

- have adverse effect on a scenic vista, degrade the existing visual character or quality of public views of the site and its surroundings, or create a source of light or glare that would adversely affect day or nighttime views in the area;

- generate a temporary or permanent increase in ambient noise levels in the project vicinity or a temporary or periodic increase in ambient noise levels in the vicinity above levels existing without the project;

- result in soil erosion or the loss of topsoil; conflict with existing zoning for, or cause rezoning of, forest land, result in the loss of forest land or conversion of forest land to non-forest use, or cause an environmental impact due to a conflict with any applicable land use plan, policy, or regulation

- violate any air quality standard or contribute to a net increase in an existing or projected air quality violation, generate greenhouse gas emissions, or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases;

- create a hazard to the public or the environment through routine transport, use, or disposal of hazardous materials, create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, or expose people or structures, either directly or indirectly, to risk of loss, injury or death involving wild land fires including where wild lands are adjacent to urbanized areas or residences are intermixed with wild lands;

- have an adverse effect, directly or through habitat modifications, on any species identified as a sensitive or special status species, interfere with movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan or conflict with any habitat conservation or natural community conservation plan;

- cause an adverse change in the significance of a historical resource;

- alter the existing drainage pattern of the site, including through alteration of the course of a stream through addition of impervious surfaces, or alter the existing drainage pattern of the site or area, including the alteration of the course of a stream;

- ❑ result in a need for new/altered governmental facilities, the construction of which could cause environmental impacts, to maintain acceptable service ratios, response times, or performance objectives for: fire protection, law enforcement, schools, or other public facilities;

- ❑ conflict with an applicable plan, ordinance or policy establishing measures of circulation system effectiveness, conflict with any congestion management program, including level of service standards and travel demand measures, or other standards or conflict with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease performance or safety of such facilities; or result in inadequate emergency access;

- ❑ require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, or the expansion of existing facilities, in order to have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;

- ❑ impair an adopted emergency response or emergency evacuation plan, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire; or expose people or structures to risks, including down slope or downstream flooding, landslides, from of runoff, post-fire slope instability, or drainage changes?

3. And since Public Scoping solicits “Alternatives,” please replace the high-risk *Site D – Alternate Driveway* option with the following more realistic, less controversial, and more affordable *Site A – Low Impact* option that does not create the serious environmental impacts of the Proposed Project at Site D or currently proposed Alternatives:

- Change the title to the “Highlands Community Center Project,” and replace the existing *Highlands Community Center* with the *original* (4,607 sq. ft.) historic Schilling structure in the current Country Club Drive location;

- Only permit *minimal* internal and external changes required *not just* to meet basic needs of the TCCSEA/TXC, but also for *other Community* functions;

- Reduce the parking lot size: by limiting its additions to those required to minimize on-street parking on an *average* winter day, and by using the *smaller* (2,814 sq. ft.) *surface footprint* of the Schilling structure; and
- Transfer final ownership of the facility to the TCPUD for use as a *true* community resource, like the current *Highlands Community Center*.

As always, if you have questions about any of the above, please contact me.

Very sincerely,

Roger Huff

Cory Allison

Subject: FW: XC Lodge in the Highlands

From: Carol Pollock [<mailto:carolpollock10@gmail.com>]

Sent: Monday, July 23, 2018 12:35 PM

To: Judy Friedman <jfriedman@tcpud.org>; Ron Treabess <r.treabess@tcpud.org>; Dan Wilkins <d.wilkins@tcpud.org>; John Pang <jpang@tcpud.org>; Scott Zumwalt <scottrzumwalt@gmail.com>; Sean Barclay <sbarclay@tcpud.org>; Matt Homolka <mhomolka@tcpud.org>; Kim Boyd <kboyd@tcpud.org>; Terri Viehmann <tviehmann@tcpud.org>

Cc: carolpollock10@gmail.com

Subject: XC Lodge in the Highlands

My husband and I have a home on Old Mill Road, which we have owned for over twenty years. I would like to reinforce the need for traffic studies related to increased traffic on our street. I believe at the first comment meeting I provided photos of three accidents that took place directly below our home on one not terribly snowy day this winter. Exiting our driveway is risky in all seasons with the current traffic. Walking on Old Mill is equally dangerous and difficult. The school traffic is predictable and what existed when we purchased our home. The traffic increases and impacts just from the softball games on Thursday evenings is unbelievable. Not what we bargained for.

In addition to traffic safety I am very concerned about environmental damage that will result in covering 50,000 square feet of open space with parking lots and coverage required for a 10,000 sq foot new lodge. Not to mention the problems that will be encountered by neighbors in the proposed Site D.

I am entirely in favor of improvements to the XC lodge in its current location, utilizing a smaller Schilling lodge, improving the parking and traffic flow for an average winter day. One of our neighbors has provided the following alternative suggestion:

Please replace the high-risk Site D – Alternate Driveway option with the following more realistic, less controversial, and more affordable Site A – Low Impact option that does not cause the environmental impacts of the Proposed Project at Site D or its currently proposed Alternatives:

- *Change the title to the “Highlands Community Center Project,” and replace the existing Highlands Community Center with the original (4,607 sq. ft.) historic Schilling structure in the current Country Club Drive location;*
- *Only permit minimal internal and external changes to the original structure required not just to meet basic needs of the TCCSEA/TXC, but also for other Community functions;*
- *Reduce the parking lot size (and traffic load): by limiting its additions to those required to minimize on-street parking on an average winter day, and by using the smaller (2,814 sq. ft.) surface footprint of the Schilling structure; and*
- *Transfer the final ownership of the facility to the TCPUD for use as a community resource, like the current Highlands Community Center.*

My neighbors also have pointed out areas of the study that need further clarification and identification. Those seem very appropriate to request. I have included them below:

To reduce future challenges, please make sure the Environmental Impact Report (EIR) objectively and thoroughly answers all of the following questions in each of these analysis areas identified at the Public Scoping meetings on July 17th:

Re Hydrology/water quality

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: change the drainage pattern of the site, or alter the course of a natural stream?

Re Geology and soils, land capability, and coverage

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: result in soil erosion or loss of topsoil, conflict with zoning of forest land or open space, convert forest land to non-forest use, or conflict with any land use, habitat conservation, or natural community conservation plan?

Re Scenic resources

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: adversely effect a scenic vista, degrade public views of the site or surroundings (i.e., create an eyesore), or produce a light source that would adversely affect day or nighttime views in the area?

Re Biological resources

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: adversely affect sensitive or special status species, protected wetlands, interfere with resident wildlife movements, or conflict with policies protecting biological resources, including tree preservation?

Re Cultural resources

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: adversely and excessively modify a structure that is significant to Lake Tahoe’s cultural history?

Re Hazards and public safety

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: create public and environmental hazards through the routine transport, storage, and handling of flammable fuels and other hazardous materials that present a reasonable possibility of accidents within one quarter mile of schools, expose people and structures to increased wildfire dangers, or increase congestion of the only emergency evacuation route from two schools?

Re Public services and utilities

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: create a need for new/expanded facilities to maintain acceptable service levels, emergency response times (e.g., fire protection, law enforcement), and provide both the project and Highlands neighborhood with sufficient water supplies in normal and dry years?

Re Traffic and parking

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: increase the vehicle traffic upon the busiest street(s) in the Highlands during the winter months, endanger pedestrians (e.g., neighborhood children, gym classes) that routine use Polaris, Cedarwood, Old Mill, and Heather, increase the “rolling-stop” violations through the stop signs at Old Mill and Polaris, endanger drivers and residents on the slippery winter conditions on both Old Mill and Polaris, or dangerously increase congestion on the only emergency evacuation route from two schools?

Re Air quality

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: contribute to a decrease in air quality in a residential and school neighborhood?

Re Greenhouse gas emissions

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: increase greenhouse gas emissions by adding up to one hundred more cars and several buses to the daily traffic in a residential and school neighborhood?

Re Noise

Would the Proposed Project (i.e., Site D – Full Project) or any of the Alternatives: generate a temporary or permanent increase in ambient noise levels in the area beyond those existing without the project?

Finally, as a Tahoe taxpayer I am astonished that this project can proceed to this point without a building budget and operating budget. How can that be? And, how can so much money be spent for studies on a significant project that has no funding requirements that have been identified.

Very sincerely,

Carol Pollock
405 Old Mill Road
Tahoe City, Ca. 96145

Cory Allison

Subject: FW: Tahoe Cross-Country Lodge

From: Ted Gomoll [<mailto:tedgomoll@gmail.com>]

Sent: Tuesday, July 24, 2018 2:43 PM

To: Kim Boyd <kboyd@tcpud.org>

Subject: Tahoe Cross-Country Lodge

Hi Kim,

I am following up on the meeting held 7/17/18. I have been a Highlands property owner since the early 1990's. I strongly believe that the new lodge should not be located in our residential area whether the high/middle school location or the current location. The construction traffic will be dangerous and very disruptive. When the new high school was built, construction trucks were travelling our streets all hours of the day and night seven days a week. The noise was unbearable in a residential area.

Therefore the best location would be the north side of State Hwy. 28 next to the new bike trail and the TART stop across from the entrance to Dollar Point. This would be far less disruptive to our residential community and very accessible year around for all types of users. Virtually no road construction would be necessary and a large parking lot could be constructed with minimal negative environmental impact. It would be easy to construct a trail from the Hwy 28 location to the current trail network. The existing lodge could remain as gathering area, warming area with restrooms and the parking lot would not need to be enlarged.

Most Highlands property owners support my recommendation and would be willing to sign a petition to the TCPUD board supporting the Hwy 28 location. Possibly a few Highlands property owners should meet with the TCPUD board to discuss the Hwy 28 location alternative.

Best regards,
Ted Gomoll

from [Mail](#) for Windows 10

Cory Allison

Subject: FW: TCCSEA Lodge Replacement Scoping Comments

From: Don Heapes [<mailto:donheapes@tahoexc.org>]

Sent: Tuesday, July 24, 2018 12:33 PM

To: Kim Boyd <kboyd@tcpud.org>

Subject: TCCSEA Lodge Replacement Scoping Comments

Kim...

I am hoping the criteria for determining significant impacts in CEQA scoping are stated up front in the process and not at the back end after data has been collected.

Thanks...Don Heapes

Cory Allison

Subject: FW: Comments

-----Original Message-----

From: John Sutter [mailto:John@johnsutterrealestate.com]

Sent: Tuesday, July 24, 2018 6:38 PM

To: Kim Boyd <kboyd@tcpud.org>

Subject: Comments

Hi Kim,

We are the owners of 3075 Highlands Court and would like to add comments to the environmental topics.

We believe the High School location would be the best location and have the lowest negative effect on the quality of life for Highlands' property owners.

As far as the "increased traffic" on Polaris, wasn't it busier 10-15 years ago when the schools were full and we had more full time residents? I have been a real estate agent here for 28 years. Whenever I showed homes on Polaris I would disclose "you will have more traffic than other streets... but the best snow removal!" This fact is well known for all locals and for parcel owners to complain after the fact is disingenuous.

The high school location would not put the facility right in the face of the adjoining neighbors, (including my parcel), as the plan to place/expand the current location would. I believe the value of our parcels would be diminished as, instead of looking at the fairway, we would be looking at a huge complex.

The new location at the high school would be farther away from existing homeowners parcels besides the bonus of a higher elevation for snow operations.

As a contractor, I recall that coverage could be swapped. Would it not be advantageous to use the existing coverage the Country Club parcel has, to transfer to the new high school location?

Another factor which should be addressed is the noise and time of any operation. We live in a "residential" area. We should not be inundated by noise or lights before 7:00 am. (preferably 8...)

Thank you for your efforts!

John and Linda Sutter

Kim Boyd
Tahoe City Public Utility District
P.O. Box 5249
Tahoe City, CA. 96145

July 25, 2018

Re: Tahoe Cross-Country Lodge Replacement and Expansion Project - EIR

Dear Ms. Boyd:

Thank you for the opportunity to provide comments on the Notice of Preparation for the Tahoe Cross-Country Lodge Replacement and Expansion Project . I appreciate that the Tahoe City Public Utility District has shown such a great capacity for listening to the community. I have written previous comment letters regarding this project, but it is my understanding that these comments should be provided during the environmental review process. Please accept my apology for any repetition.

I have a few thoughts regarding the project objectives and many concerns about the potential impacts associated with Site D - alternative driveway.

A. Project Objectives

1. Does the Tahoe City Cross Country Center need an expanded facility?

I have been a pass holder at the cross country center for many years and I try to utilize the trails several times a week. In the last few years, unfortunately the weather has not cooperated and the cross country ski season has been fairly minimal (except for last year). The center is not always able to open over the Christmas holiday when many visitors come to the area. Many of the traditional races such as the Great Ski Race continue to be cancelled. Although snowmaking would make skiing possible, the large amount of area to cover verses the price of a trail pass do not seem to support snowmaking like the downhill ski resorts.

If the new facility costs the Cross Country center more to operate, will it still be sustainable? If year after year, people don't use their passes more than a few times, will they continue to buy them? I am sure there are some yearly costs that must be paid such as insurance, equipment, staff etc that must be paid regardless of whether the facility opens or not. An expanded facility would require a higher operating cost and if Mother Nature doesn't cooperate, that could be more of a burden than a benefit. I would hate to see the Cross Country center become economically unviable. There are many locals that use this area to exercise every single day. This is not my area of expertise and really none of my business, but an important question to be asked.

Who is this expansion intended to serve? Are we trying to draw a huge number of visitors to this area? Does this change the experience that we currently enjoy and is that worth the financial benefit? Is the project proposed this way because the lodge was gifted and happens to be larger or does the facility need to be this size? I only bring this up because Squaw Valley added a fancy Village with lots of great places to eat, shops and places to stay and now it is very difficult to enjoy a day on the mountain on the weekend or a holiday when the kids don't have school. This area is a perfect example of a traffic issue. It is not only the residents that complain, I hear second home owners and visitors expressing their disappointment with their experience.

My understanding was that this upgrade was intended to support the education component. If this is the case, shouldn't it be a part of the high school? Shouldn't it be accessed in the same way as the school? If this is the case the alternate driveway through Cedarwood Drive does not appear beneficial.

2. Is this the highest and best use of the Schilling lodge gift?

Is it possible or beneficial to upgrade the existing lodge and use the Schilling lodge in a different place?

If the Schilling lodge is not the best fit for Tahoe City Cross Country because of its increased size, is it possible to use the Schilling lodge for another community project and perhaps give some of the money that would have been spent for a new facility back to the Cross Country Center to update their existing facility? Could it be used for the Fire Station site in town if there is an art center or conference center there? What about at the golf course for the new ice rink? Could it be incorporated into a new recreation center? Is it possible that it could be a ski destination out in the woods that could add an additional amenity to the Cross Country Center? Could it be a part of a system of lodges that people hike to and could provide an additional recreation opportunity in the basin? They have this system in New Zealand and it is pretty incredible.

People in our community really want recreation experiences that are not already provided in our town. Many families commute to Truckee and Reno to provide recreational opportunities for their children several to five times a week. Pool Facilities, gymnastics gyms and covered/ indoor field space would be a huge benefit to our community.

B. Site D - alternative driveway

The alternative evaluating a proposed "driveway" from the end of Cedarwood Drive to the project site creates at least 7 environmental impacts to avoid the traffic impact to a portion of Polaris Road. I have listed a minimum of the categories below and some of the sections that are applicable. Please note that this is in no way a complete list but a starting point. The proposed alternative driveway appears environmentally offensive, not cost effective and downright dangerous to residents of Cedarwood Drive and all of the Highlands residents that utilize that street for exercise.

1. Aesthetics

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

2. Agriculture and Forestry Resources

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

3. Biological

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

4. Hydrology / Water Quality

5. Land Use / Planning

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Association of Environmental Professionals 2017 CEQA Guidelines Appendices 291 Potentially Significant Impact Less Than Significant with Mitigation Incorporated Less Than Significant Impact No Impact
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? XI. MINERAL RESOURCES. Would the

6. Noise

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

7. Recreation

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

8. Transportation/Traffic

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Discussion

At this time, Cedarwood is a very quiet street, one in which I know almost every car and the only time it is really ever busy is when there is a band meeting at Mr. Norby's house. It is a street that many of the Highlands residents use to walk their dogs during the winter months and the children play and ride their bikes without fear that they will be hit by a car.

The back yard is a different story. It is full of skiers cruising by enjoying themselves. Will their outdoor experience be any different if they are listening to the sound of buses going by instead of the quiet of the forest?

What about the residents on Polaris that have traffic in front of their house but they back to Conservancy lands? Is this an appropriate alternative to take that away and put traffic in the back of their house too? That section of trail is highly used recreationally. Is a new road appropriate in this area that has a creek?

As a resident of the Tahoe Basin, and a TCPUD customer I hope that the final approved project respects our environment as well as our community. Thank you for this opportunity to comment.

Sincerely:

Julie Basile
3065 Cedarwood Drive
Tahoe City, CA. 96145

Cory Allison

Subject: FW: ISSUES SURROUNDING SITE "A" - TXC Lodge Expansion

From: Ray Garland [<mailto:raygarland2@gmail.com>]

Sent: Wednesday, July 25, 2018 12:53 PM

To: Kim Boyd <kboyd@tcpud.org>

Subject: ISSUES SURROUNDING SITE "A" - TXC Lodge Expansion

Hi Kim,

Before the deadline later today, I wanted to point out some issues regarding alternative site "A". At the public scoping meeting, I was asked by one of the TXC Board members why they had not heard from neighbors surrounding the current facility. The main reason is that so much publicity and emphasis has put on the preference for side "D" near NTHS that they don't think they are in any danger of site "A" ending up as the site selected for the expansion.

However, should site "A" be selected, I think I can assure you that there would be a large outcry and opposition from neighbors on Country Club, Highlands Dr., Village and Cedarwood. The expansion, even at the reduced size, plus expanding the parking lot to 100 spaces would move the lodge up the hill directly behind houses on Village and Cedarwood. TXC initial research indicated it would have a negative sightline impact on more houses near site "A" than site "D". So you could certainly expect to hear from residents so affected.

In addition, the large number of trees that would have to be removed would be objected to by residents on the aforementioned streets.

Sincerely,

Ray Garland
3165 Cedarwood Drive

Cory Allison

Subject: FW: Comments about the proposed TCXC lodge replacement

-----Original Message-----

From: Stephanie Schwartz [mailto:stephandmike@hotmail.com]

Sent: Wednesday, July 25, 2018 4:33 PM

To: Kim Boyd <kboyd@tcpud.org>

Subject: Comments about the proposed TCXC lodge replacement

Kim,

After attending many meetings over the years (beginning with the first meeting in the yurt 4 years ago) I think the 2 main reasons that the TCCSEA wants the lodge to be relocated to Site D are:

1. The potential for more snow
2. Easier access for beginner and disabled skiers

Neither of these issues can justify the environmental impact that will ensue if the lodge is moved from its original site (Site A) to the proposed site (Site D).

1. The elevation gain at Site D is 76 feet. Site A sits at 6560' and Site D sits at 6636'. The amount of snowfall is equal. I ski on those trails daily and I can tell you with absolute certainty that when the snow is melting at the existing site it is also melting at the proposed site. When dirt is showing, it is showing in both places. Equally. The only way to ensure more snowfall would be to move the TCXC center above 8000'.

This insignificant elevation gain does not justify paving a driveway, paving 100 parking spaces or building a 10,000 square foot building on existing meadows and forest.

2. I understand the hill makes it challenging for beginner skiers and handicapped skiers, however, please note that beginner skiers and handicapped skiers ski at the downhill ski resorts daily. I think reworking that slope above the existing site (Site A) will make far less environmental impact than what is proposed for Site D.

I think the best way to solve the environmental impact problem is to keep the lodge where it is, Site A. Create a beautiful, accessible lodge for all skiers. The title of your web page says it perfectly- Tahoe Cross Country Lodge Replacement, replacement NOT relocation.

Thank you,
Stephanie Schwartz
Highlands Homeowner

Sent from my iPad

B-2 TCPUD Scoping Meetings Comment Summary

Meeting Notes

Tahoe Cross-Country Lodge Relocation and Expansion Project

Date: Tuesday, July 17, 2018
Time: 10:00 a.m. – 10:35 a.m.
Location: TCPUD Board Room, Tahoe City, CA

Meeting Purpose:

The agenda included the Notice of Preparation (NOP) for the Tahoe Cross Country Lodge Relocation and Expansion Project as an informational item. The meeting began with a brief presentation by Kim Boyd (TCPUD) and Jessica Mitchell (Ascent). The meeting was then followed by oral comments from the public.

#	Commenter	Summary of Comments
1	Norm Kitching	<p>Resident of the Highlands neighborhood and just learning about project. What would happen to the old lodge and old parking area if Site D is implemented? Will it be restored and paved? What will be the purpose of that building?</p> <p>Response: It will be analyzed in the EIR as it relates to environmental resources of that project. Not exactly sure at the moment.</p>
2	Alex Lesser	<p>Highlands resident. Would like questions answered.</p> <ol style="list-style-type: none"> 1. How much more recreational demand is there for this project? How much more parking is needed? 2. How much storage is needed? Going from 2,400 feet to 7,000 feet. Concerned project exceeds concerns with current facilities. Would like to find a reasonable project on the current site with improvements. Questions financial viable. Not a year-round money-making situation. How many days per year is there not sufficient parking at the current site? <p>Re: Site F. Is that a site that we can revisit? Suggested revisiting other alternatives.</p>
3	Ted Gomoll	<p>Long term resident of the Highlands. Lives of Bigler. Want to second previous commenters theory. When you are down by the highway, you won't impact the residential neighborhood of highlands. Site could connect to trails off highway and not impact residential neighborhood. HS should have been put on 64 acres.</p> <p>If there's construction, then it's on the highway and not a residential area.</p> <p>Narrow access road on Polaris or Cedarwood. Need another access road if its by the HS. Could use Burton Creek for emergency access purposes if properly built and maintained.</p>

#	Commenter	Summary of Comments
		The location by the highway should be the preferred location. You can put in tons of parking. There is a parcel for sale at that location.
4	Paul Navabpour	<p>Resident on Polaris. We were never aware of an alternative Site D driveway when we bought home. We cannot have this become a thoroughfare on Polaris, and behind residents on Polaris if access is provided by Cedar. Supports rebuilding the lodge at the previous location. May not need to be as big as proposed. Supports Modified Site A.</p> <p>Paving roads and tearing down trees and diminishing Tahoe’s resources is not what residents are about. No need to keep rebuilding things. Don’t want to see more impact on kids.</p>
5	Monica Grigoleit	Resident. First mistake was HS in Highlands. 2 nd mistake was the Cross-Country Facility near the Highlands. Agrees with Paul. Impact on Polaris from HS is terrible. Supports the existing location. Fewer impacts and fewer residents affected. No impact on Polaris at this site.
End of Discussion		

Meeting Notes

Tahoe Cross-Country Lodge Relocation and Expansion Project

Date: Tuesday, July 17, 2018
Time: 6:00 p.m. – 6:35 p.m.
Location: TCPUD Board Room, Tahoe City, CA

Meeting Purpose:

The agenda included the Notice of Preparation (NOP) for the Tahoe Cross Country Lodge Relocation and Expansion Project as an informational item. The meeting began with a brief presentation by Kim Boyd (TCPUD) and Jessica Mitchell (Ascent). The meeting was then followed by oral comments from the public.

#	Commenter	Summary of Comments
1	Stacy Boards	<p>Resident of Highlands. Reiterate that majority of residents are in support of an upgrade to the Nordic center. Not in support of moving it from its existing site. Mostly concerned about public safety issues, traffic and pedestrian safety on Polaris Road, emergency evacuation route congestion since there is only one way in and one way out, the two schools, and the new proposed larger Nordic site. Concern of hazardous materials being stored right next to the school and some environmental issues such as deforestation and stream proximity if the Nordic Center is moved; drainage of the stream, and initial fire danger.</p> <p>Community is in support of improvements to the center, but not at a new site.</p>
2	Debbie White	<p>Supports what Stacy said. Encourages upgrade of current facility. It appears Site A (current site) may be outgrown. It is possible to get 100 parking spaces on Site A, and 100 parking spaces are being proposed at Site D. Question is, why create disruption and money over a new site for the same number of parking spaces? Stick with Site A. It reduces the impact on the environment and the neighborhood, reduces impact on everything that goes with the project. Do we need retail at the back of Polaris? Site should be retained for biking, skiing, and enjoying the outdoors. Don't need a huge building with café and retail back on Polaris.</p>
3	Paul Molarne	<p>Resident on Polaris. Support the statements of Stacy and Debbie in their entirety. There was no mention of flora and fauna and whether any of these species are protected. Is the whole area zoned for recreation? Is there a zoning modification required for the different proposals?</p>
4	Lane Van Fawson	<p>Resident on Polaris. In support of Site A, changing it and increasing parking, is much less invasive than paving over and disrupting a meadow. Site A would better meet goals and minimize impact on the neighborhood.</p> <p>Project is not financially viable because climate change has resulted in less snow historically. Facility was only open 2 months this year. Just not</p>

#	Commenter	Summary of Comments
		<p>financially viable to spend millions of dollars on a ski resort. Going to need to be run non-stop in the summer to recoup the money being put into this project.</p> <p>Downhill resorts are putting their money into snow making equipment, they are not putting money into new lifts or buildings. Even the district has put a snow making machine in for the sled hill.</p> <p>Environmentally, a lot of disruption is being created for very little benefit.</p>
5	Debbie White	<p>Property values are one thing to consider.</p> <p>In the winter, sent an email regarding zoning. Was advised to get three values for the property on Polaris. Was advised that a lawsuit could be possible because property owners never envisioned buying residential property that would have commercial activity at the back of house/property. Has been advised to take certain route to make sure we are following correct protocol to prevent it.</p>
End of Discussion		