

Tahoe City Public Utility District

TAHOE XC LODGE REPLACEMENT AND
EXPANSION PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

~ PUBLIC COMMENT AND REVIEW ~

Board of Directors Meeting
July 17, 2020



Purpose and Outline of Meeting

- To receive oral public comment on the draft Environmental Impact Report for the Tahoe XC Lodge Replacement and Expansion Project
- Meeting Outline:
 - Review EIR Development / Project Overview / Location
 - Review Draft Environmental Impact Report (EIR)
 - Alternatives and Impact Analysis
 - Summary of the Public Review Process
 - Summary of Public Comments Received to Date
 - Next Steps/Schedule
 - Board Questions
 - Public Comment



Review - EIR Development

- TCPUD Board Action - March 16, 2018: Designated the 'Proposed Project' and authorized five (5) Project Alternatives
- Notice of Preparation (NOP) – June 22, 2018: Initiated the Scoping Phase which defines the scope of the EIR and provides an opportunity for public agencies and interested individuals and stakeholders to identify key environmental concerns and issues
- Public Scoping Meetings (2) – July 17, 2018
- Development of Draft EIR – August 2018 to June 2020
- Notice of Availability of the Draft EIR (NOA) – June 5, 2020: Initiated the public review phase



CEQA Process

CEQA Process Flow Chart:

<http://resources.ca.gov/ceqa/flowchart/>
 (Follow the Hyperlinks in each box for more information)

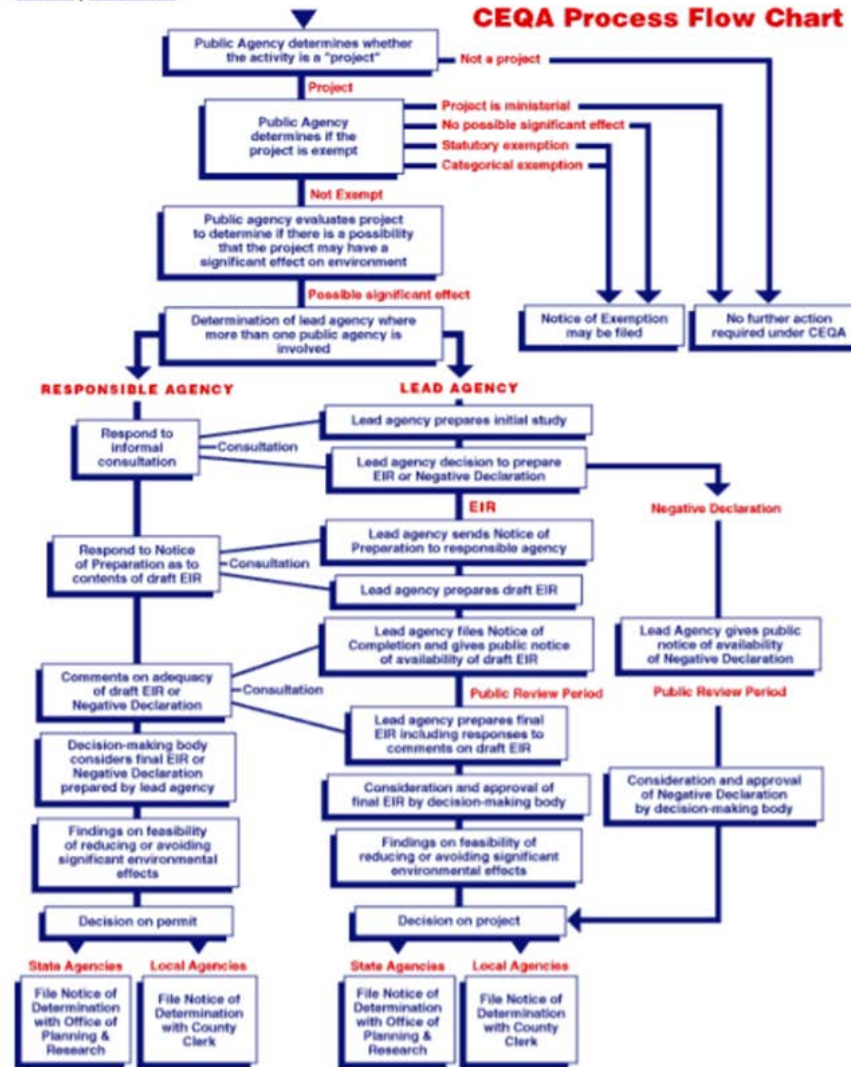


CEQA

The California Environmental Quality Act

[Credits](#) | [Disclaimer](#)

CEQA Process Flow Chart



Project Overview

- The existing Tahoe Cross Country Lodge, which also serves as the Highlands Park and Community Center, is owned by TCPUD and operated by the project applicant and concessionaire, the Tahoe Cross Country Ski Education Association.
- The proposed Project has three distinct elements, to: (1) relocate, expand, and adaptively reconstruct the historic Schilling residence into a new building (the Schilling Lodge); (2) construct associated improvements, including a driveway and parking lot, utilities, landscaping, and outdoor community areas; and (3) relocate the functions and operations of the Tahoe Cross-Country Center (Tahoe XC) to a new location.
- The Project would: Consolidate existing accessory buildings into a single facility; 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 experience at the lodge



Project Location





★ denotes site locations



Purpose of the EIR

- Disclose environmental impacts
- Identify, compare alternatives
- Provide mitigation to reduce significant impacts
- Enhance agency and public participation
- Disclose agency decision-making


June 2020



DRAFT ENVIRONMENTAL IMPACT REPORT

Tahoe Cross-Country Lodge Replacement and Expansion Project

SCH No.: 2018062045



Tahoe City
Public Utility District

PREPARED FOR:
Tahoe City Public Utility District
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All Project Alternatives Considered

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

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

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

Site F - Off-Site Alternative

No Project



Alternatives Analyzed in Detail in Draft EIR

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

(CEQA Guidelines §15126.6, subd.(a).)

- Site D – Full Project (Proposed Project)
- Site A – Full Project
- Site A – Modified Project
- Site D – Reduced Project
- No Project Alternative

Note: Site A Full Project and Site D Full Project are evaluated at an equal level of detail; other alternatives evaluated at a comparative level of detail.

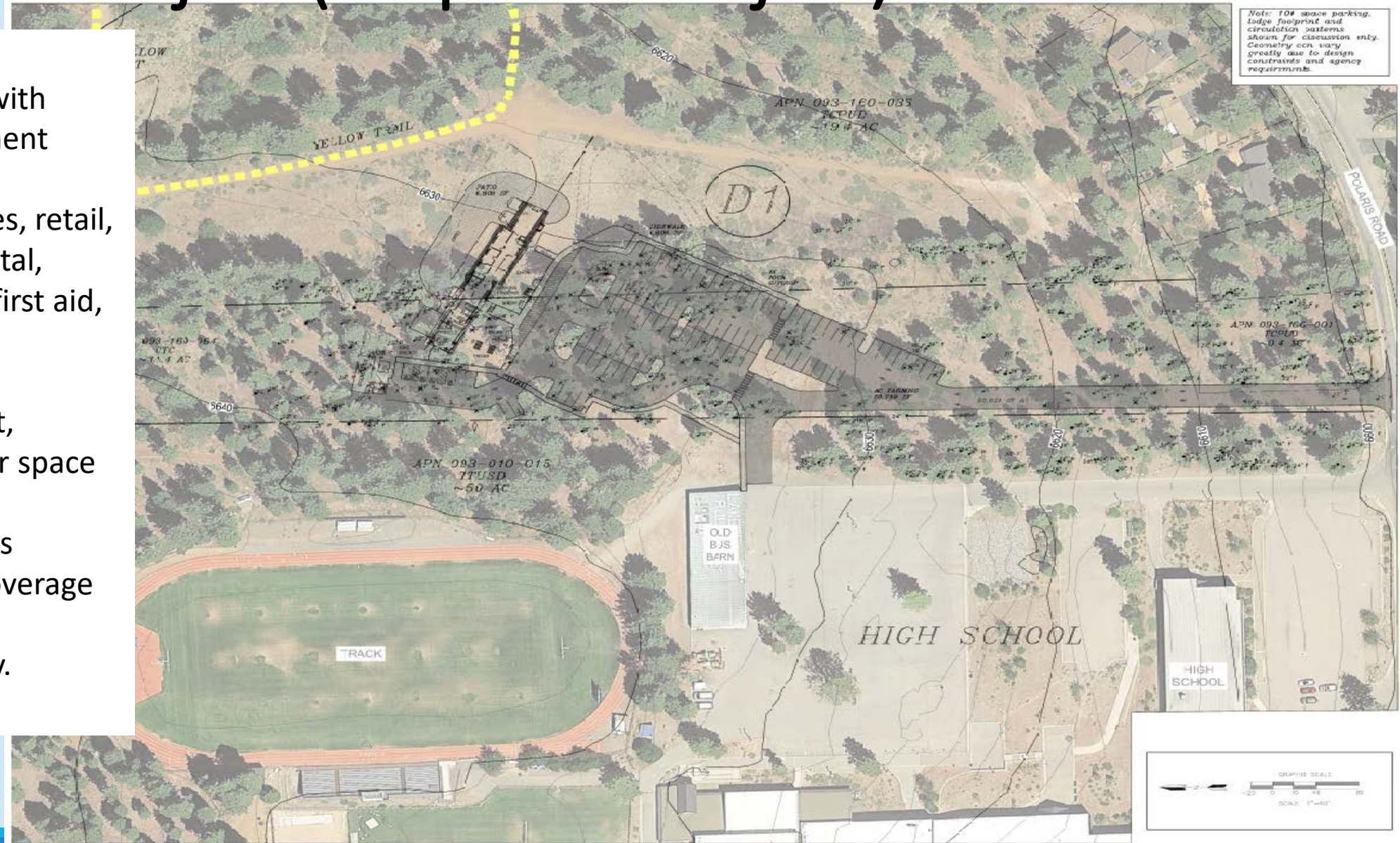


Site D – Full Project (Proposed Project)



Site Summary

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

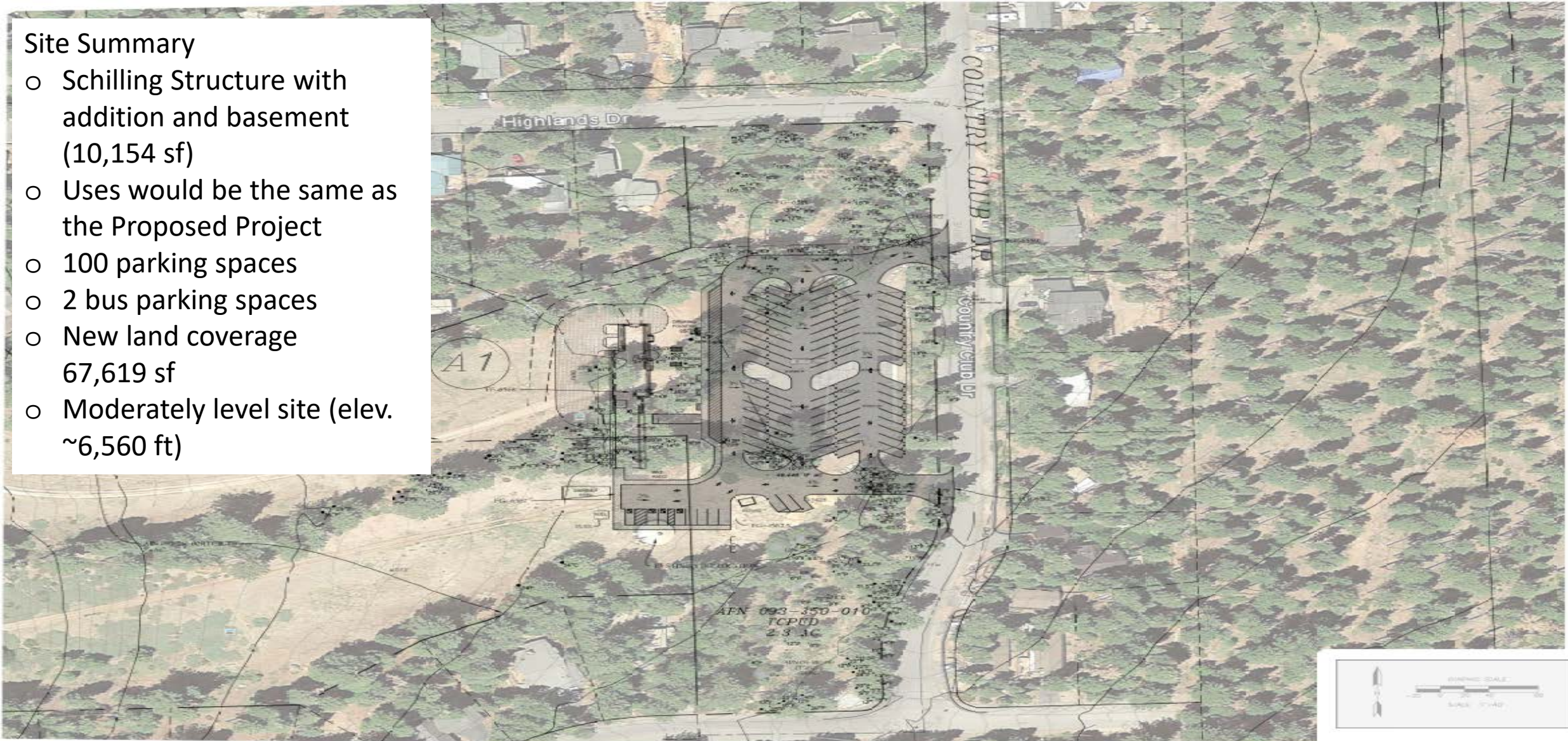


Site A – Full Project



Site Summary

- Schilling Structure with addition and basement (10,154 sf)
- Uses would be the same as the Proposed Project
- 100 parking spaces
- 2 bus parking spaces
- New land coverage 67,619 sf
- Moderately level site (elev. ~6,560 ft)

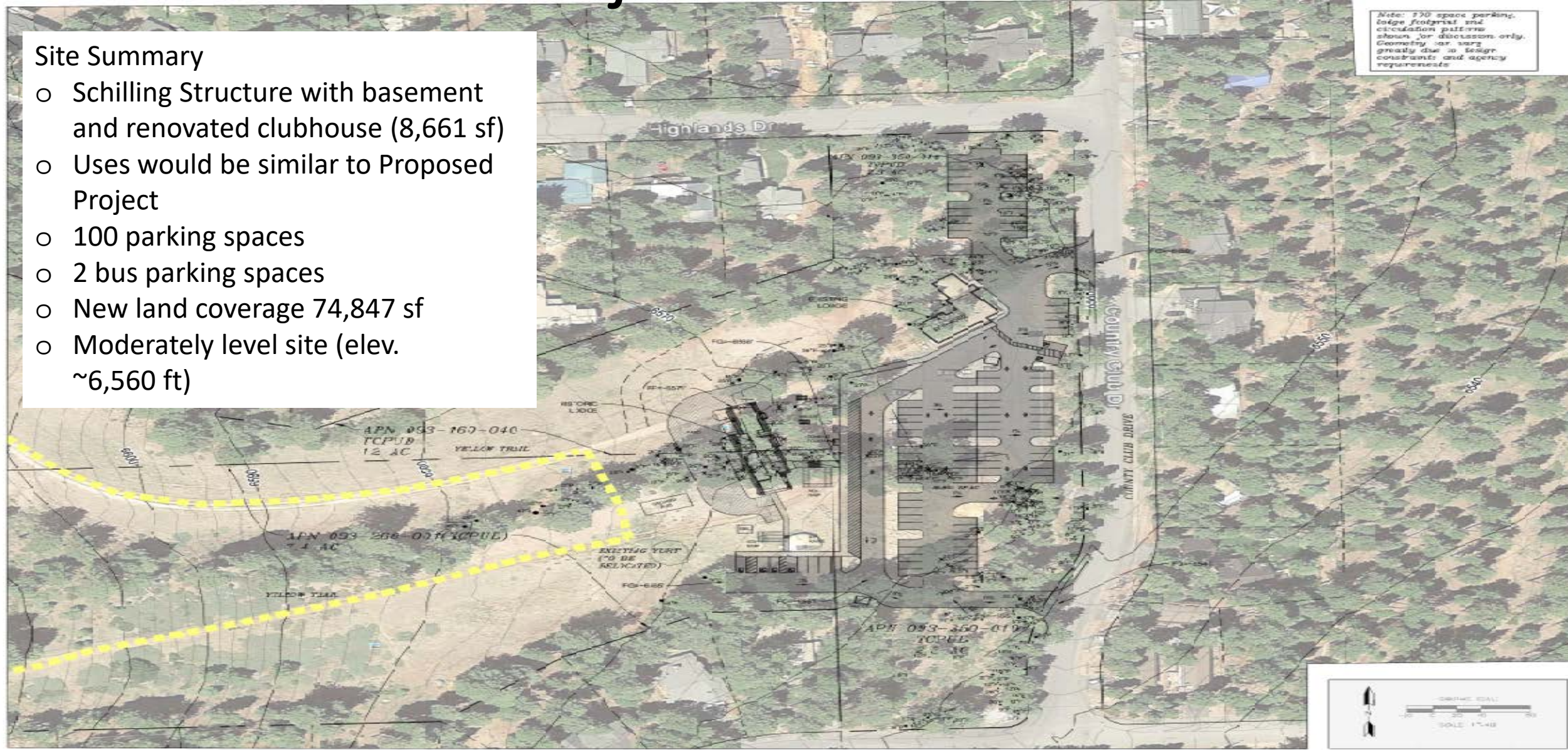


Site A – Modified Project

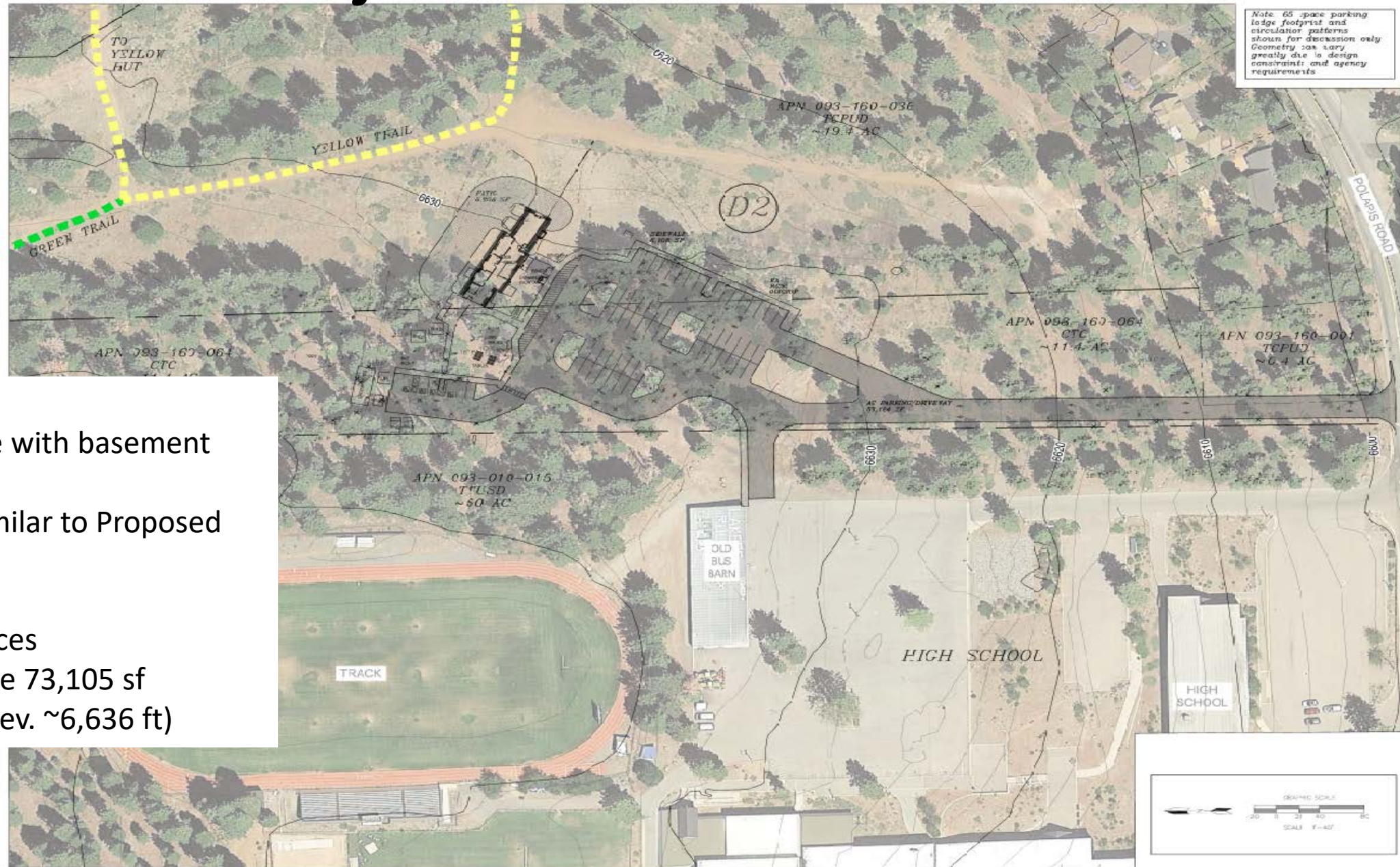


Site Summary

- Schilling Structure with basement and renovated clubhouse (8,661 sf)
- Uses would be similar to Proposed Project
- 100 parking spaces
- 2 bus parking spaces
- New land coverage 74,847 sf
- Moderately level site (elev. ~6,560 ft)



Site D – Reduced Project



Site Summary

- Schilling Structure with basement (6,229 sf)
- Uses would be similar to Proposed Project
- 65 parking spaces
- 2 bus parking spaces
- New land coverage 73,105 sf
- Fairly level site (elev. ~6,636 ft)

No Project



Site Summary

- Does not necessarily mean no change

Environmental Topics Addressed in Draft EIR

- Aesthetics
- Agriculture and Forestry
- Hazards and Hazardous Materials
- Land Use and Planning
- Mineral Resources
- **Biological Resources**
- **Archaeological, Historical, and Tribal Cultural Resources**
- **Transportation**
- Air Quality
- **Greenhouse Gas Emissions and Climate Change**
- **Noise**
- Population and Housing
- Public Services
- Recreation
- Wildfire
- Geology, Soils, Land Capability, and Coverage
- Hydrology and Water Quality
- *Utilities*
- Energy



Bold = at least one significant impact requiring mitigation
Italics = applies to Alternative A only

Public Review Process

- Draft EIR
 - Public review: June 5 through July 24, 2020
 - Comments solicited at today's meeting and/or in writing by 5:00 pm, July 24th
 - By mail: P.O. Box 5249, Tahoe City, CA 96145
 - By email: kboyd@tcpud.org
 - One hard copy of the draft EIR available at the TCPUD Administrative Office
 - Electronic copy available at:
www.tcpud.org/capital-improvement-projects/tahoe-cross-country-lodge-replacement-and-expansion
- Final EIR
 - Written responses to comments on Draft EIR raising environmental issues
 - EIR text edits based on comments or staff-initiated clarifications
 - Certification by TCPUD Board



Summary of Comments Received to Date

34 Comment Letters Received (7/16/2020)

Comments received are a mixture of general support, general opposition, critiques or questions about process, and specific questions or concerns regarding environmental resource impacts.

Environmental resource comments:

- Traffic/parking
- Safety/evacuation
- Hazardous materials
- Air Quality
- Wildlife

Other comments:

- Ownership/Funding
- Alcohol
- Historical Preservation
- Proximity to School
- Community Interest



EIR SCHEDULE

Anticipated Date

Draft EIR Public Review

June 5 – July 24, 2020

Today's Public Meeting

July 17, 2020

Final EIR Issued

Fall 2020

TCPUD Board Meeting to Consider EIR Certification/
Decision on Project

Winter 2020/2021



What Else Happens?

- Financing/Funding Plan
- Ownership Decisions
- Lease/Operating Negotiations
- Property Rights Acquisition
- Permitting & Design
- Construction



Board Questions



Public Comments

- Time Limit:
 - 3 minutes (individual)
 - 5 minutes (organization/agency)
- One oral comment per person/organization/agency
- Raise your hand in Zoom or Dial *9 on your phone
- You will be called on for your turn to speak



Board Questions



Thank you for your input!

