

2 DESCRIPTION OF THE PROPOSED PROJECT AND ALTERNATIVE EVALUATED IN DETAIL

2.1 OVERVIEW

The Tahoe Cross-Country Lodge Replacement and Expansion Project (Project) has three (3) distinct elements: (1) to relocate, expand, and adaptively reconstruct the historic Schilling residence into a new building (the Schilling Lodge), (2) to construct associated improvements, including a driveway and parking lot, utilities, landscaping, and outdoor community areas, and (3) to relocate the functions and operations of the Tahoe Cross-Country Center (Tahoe XC) to a new location. The current location of the Tahoe XC is near the north shore of Lake Tahoe (see Figure 2-1) at the Highlands Park and Community Center (Existing Lodge), located approximately 0.65 mile from the proposed Project location on a site off Polaris Road.

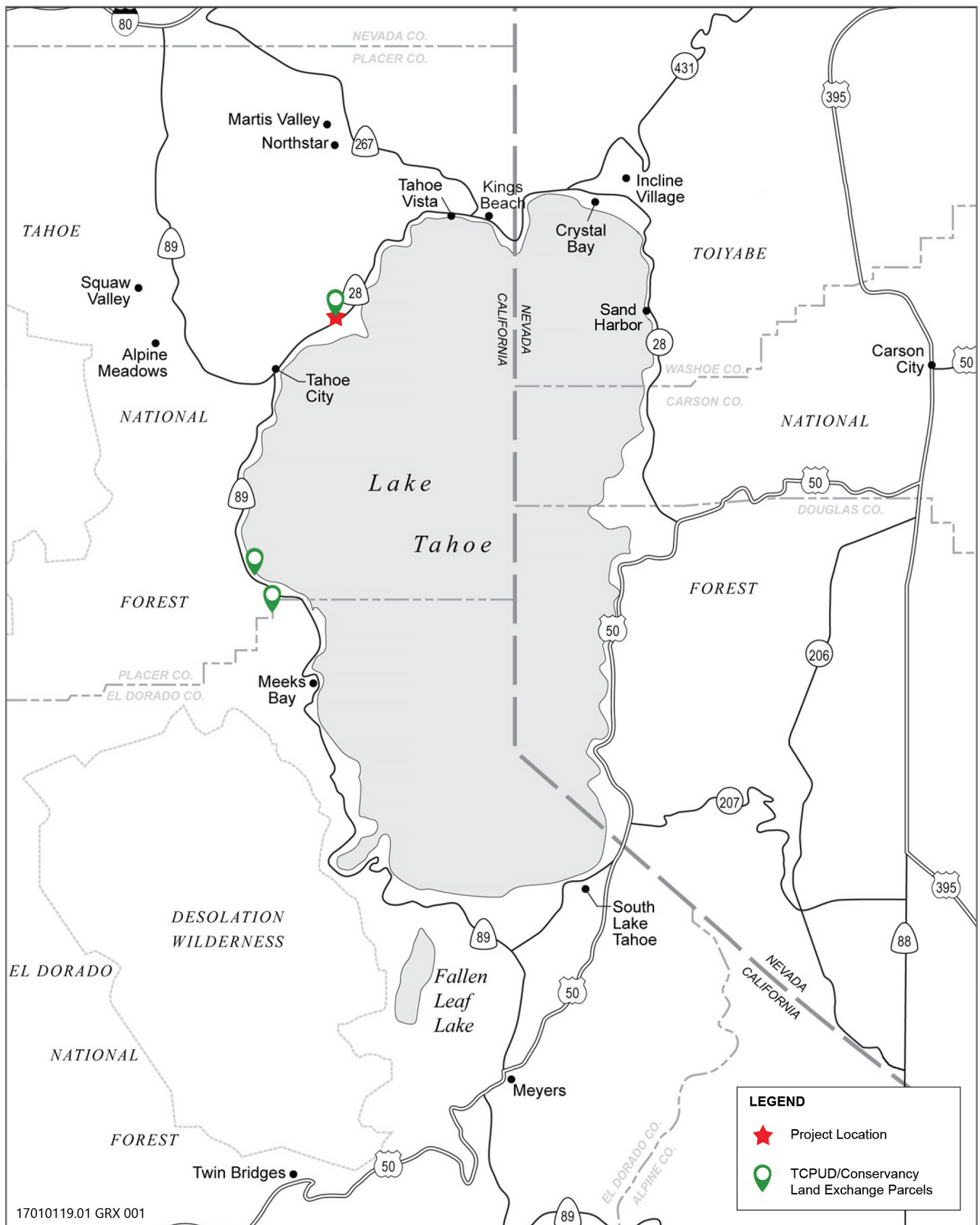
A key feature of the Project would involve the adaptive reuse of the historic two-story Schilling residence to become the new Schilling Lodge. The Schilling residence was donated to the Project applicant, the Tahoe Cross-Country Ski Education Association (TCCSEA), which initiated a comprehensive evaluation of the existing built facilities, the existing operations, and potential future needs. The Schilling residence was dismantled and is currently in cold storage, where it is protected from the elements, fire, theft and other damage. Reuse of the Schilling residence by TCCSEA provides an opportunity to preserve this historic structure, retain it for public use and historic interpretation, and allow for an enhanced and expanded Schilling Lodge that addresses internal space constraints, addresses current overcrowding, and consolidates a number of outbuildings used for storage into a single building. The Schilling Lodge would be a year-round recreation facility with adequate size and site amenities to serve existing and future anticipated public recreation and community use.

The Existing Lodge, which also serves as the Highlands Park and Community Center, is owned by the Tahoe City Public Utility District (TCPUD) and operated by the Project applicant and concessionaire, TCCSEA, under a concession agreement with TCPUD. The Project proposes to retain the Existing Lodge, under TCPUD ownership to be used as secondary community space and other allowable uses as needed by TCPUD.

Site D – Full Project (proposed Project) is the proposed project for purposes of CEQA, and is the Project described in this project description consistent with State CEQA Guidelines Section 15124. As the lead agency under CEQA, TCPUD elected to evaluate the proposed Project and one alternative at an equal level of detail in this EIR: Site D – Full Project (proposed Project) and Site A – Full Project alternative (Alternative A). While not required by CEQA, this approach was selected by the TCPUD Board to provide them with analysis of the proposed Project and Alternative A at an equal level of detail to allow them the flexibility to potentially approve a CEQA compliant project at either location. Possible reasons for this could include insurmountable difficulty in obtaining permitting for the proposed Project, failure to complete the land exchange with the Conservancy, unavoidable environmental impacts of the proposed Project, and/or strong community and political opposition. In the event that any of these conditions occur, Alternative A is analyzed at this level of detail so that the EIR provides sufficient analysis to enable TCPUD to approve that alternative, should that course of action be the ultimate decision of the TCPUD Board. To be clear, however, Alternative A is not the “proposed Project.”

The proposed Project and Alternative A are described below. Other alternatives are evaluated at a comparative level of detail in Chapter 4, “Alternatives.”

The purpose and intended uses of this EIR are described in Section 1.1 of Chapter 1, “Introduction.” A list of permits, authorizations, and agencies that are expected to use this EIR in their decision making are described in Section 1.3, “Required Permits and Approvals.”



Source: Image adapted by Ascent in 2018

Figure 2-1 Regional Location

2.2 LOCATION

The proposed Project and Alternative A are both located within the Highlands neighborhood northeast of Tahoe City in Placer County. Figure 2-2 shows the locations of the proposed Project and Alternative A and their approximate footprints (area of ground disturbance). Alternative A would occupy the location of the Existing Lodge located at 925 Country Club Drive. Alternative A is shown on Figure 2-2 to show the relative proximity to the proposed Project and Existing Lodge. As described above, Alternative A is the desired alternative in the event that the proposed Project is not approved or implemented for the reasons explained above.

As described later in this chapter under the header "TCPUD-Conservancy Land Exchange," in Section 2.5.1, "Project Characteristics," implementation of the proposed Project would require development of a portion of the Schilling Lodge and associated improvements on property currently owned by the California Tahoe Conservancy (Conservancy). The affected parcel is part of a separate and larger land exchange being contemplated by TCPUD and the Conservancy. Although Alternative A would also include a land exchange between TCPUD and the Conservancy, this alternative is not located on lands owned by the Conservancy. The properties being considered in the land exchange are referred to as the Highlands Properties, the Quail Properties, and the Tahoe Cedars Properties. The properties are located along the north and west shores of Lake Tahoe in Placer and El Dorado Counties (Figure 2-1).

2.3 EXISTING OPERATIONS AND FACILITIES

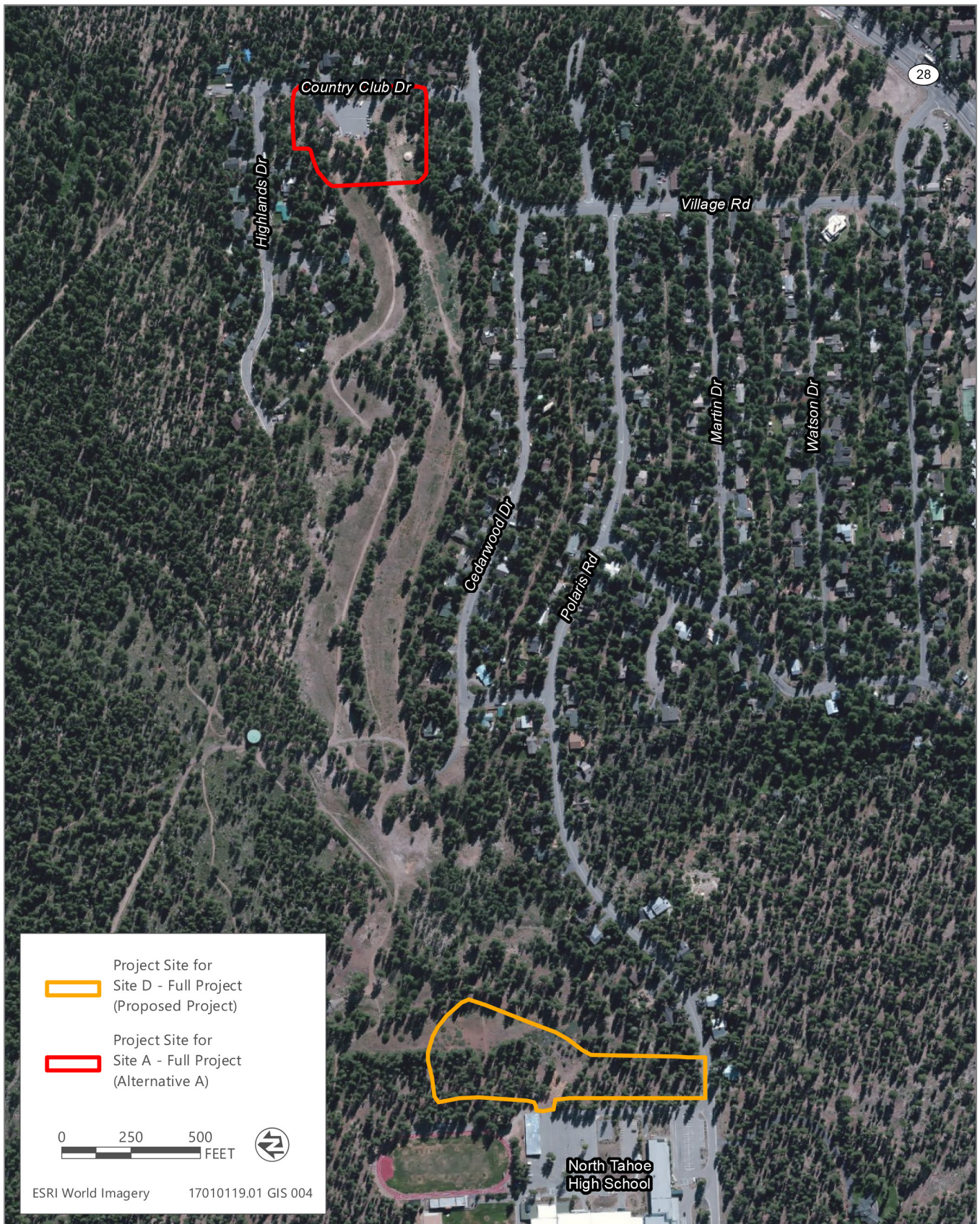
The Highlands Park and Community Center that serves as the Existing Lodge and trailhead for Tahoe XC connects to 65 kilometers (about 40 miles) of trails that extend through forests and meadows. TCCSEA is a nonprofit organization that has held a concession agreement with TCPUD since 1999 to provide primarily Nordic skiing opportunities in North Lake Tahoe. The cross-country ski trails are located on TCPUD, Conservancy, and California State Parks lands. TCCSEA has access to use Conservancy and California State Park lands through TCPUD-managed License and Operating Agreements, respectively.

During winter operations, the Existing Lodge amenities include space for ticketing, rentals, retail, waxing skis, a café, and storage. Existing exterior buildings include a yurt that is used for the Winter Discovery Center and seven small buildings or structures that provide storage for cross-country ski equipment.

Onsite parking is available for 46 vehicles, including two disabled parking spaces, in marked parking spaces. Offsite parking along Country Club Drive and Village Boulevard serves as overflow parking and occurs under winter permit from Placer County. This overflow parking accommodates approximately 40-50 spaces. Under current conditions, school buses that serve free skiing for schools and the Winter Discovery Center also find parking along neighborhood streets. Winter visitation to the Tahoe XC is dependent on snow conditions and varies yearly. During the 2017-2018 winter season, the Existing Lodge was open 61 days and had an average of 157 skiers per day, which included participants in the Strider Glider after school program and middle school and high school students.

During the spring, summer, and fall, TCCSEA provides bike rentals and other trailhead services at the Tahoe XC through the Existing Lodge. TCCSEA also operates the junior mountain bike program one day per week in six-week intervals. During 2018, there were 12 participants in each of the junior mountain bike program sessions. The Existing Lodge is also used for Boy Scouts of America meetings, Highlands Homeowners Association meetings, and special events, such as the Lake Tahoe Mountain Bike Race and the Burton Creek Trail Run.

TCCSEA provides a number of additional benefits to the community, including professionally operated access to public outdoor recreation spaces, youth and adult programs that encourage healthy outdoor lifestyles, and volunteer opportunities for trail maintenance each year. TCCSEA develops and offers community ski programs at the Existing Lodge for skiers of all ages. The Winter Discovery Center, currently housed in the onsite Yurt, accommodates the Sierra Watershed Education Partnership's winter programs, which includes snow science and winter safety education for local students.



Source: Adapted by Ascent Environmental in 2018

Figure 2-2 Proposed Project Site and Alternative A Site Locations

Each year, several winter and summer special athletic events are hosted at the Existing Lodge, including the Great Ski Race with the number of participants varying from year to year with approximately 330 finishers in 2017, Lake Tahoe Mountain Bike Race with approximately 100 participants, Burton Creek Trail Run with over 200 participants, and the Great Trail Race with over 100 participants. These numbers do not reflect the numbers of participants who did not finish, race organizers, or volunteers at each of these events.

The Existing Lodge is currently inadequate to meet existing and future year-round recreation and community uses associated with the Project because:

- ▶ The sizes of operating spaces are too small to serve the existing wintertime use and the predicted winter and summer use, including:
 - No offices or break areas for staff,
 - Limited storage for gear rental,
 - No material storage or repair space and poor ventilation for ski waxing and repair,
 - No storage space for retail use and limited space for displays and fitting rooms
 - Limited food storage and food preparation space, and
 - Lounge space is too small and is uninviting.
- ▶ There is limited recreation and equipment storage, the need for which is currently met by a number of small outdoor storage buildings and by leaving equipment outside (these buildings would be removed with the Project).
- ▶ The Existing Lodge is separated from beginner terrain by an intermediate hill and there is poor connectivity between the Existing Lodge and the existing trail network.
- ▶ Connections between the Existing Lodge and the trail network are at a lower elevation and are exposed, so they do not hold snow as long as other portions of the network. Melted snow serves as a barrier between the Existing Lodge and the trail network.
- ▶ The existing parking lot cannot meet the current wintertime need without overflow parking along adjacent neighborhood streets, which increases operational costs for snow removal, parking management, and permitting.

The sizes of the spaces used at the Existing Lodge are included in Table 2-1, along with the proposed space for these uses that would be included in the Schilling Lodge.

Table 2-1 Existing and Schilling Lodge Sizes

Lodge/Community Center Elements ¹	Existing Lodge (sq. ft.)	Schilling Lodge ² (sq. ft.)
Public Spaces		
Entry/Foyer	158	252
Ticketing/Rental	96	66
Café (service counter and kitchen)	171	308
Lounge/Mezzanine	730	1,087
Meeting Space (public use)	0	300
Retail	273	257
Restrooms	214	566
Mudroom	37	202
Lockers (public use)	0	349
Showers (public use)	0	109
Rentals	397	680
First Aid	0	115
Wax Rooms	58 ³	166

Table 2-1 Existing and Schilling Lodge Sizes

Lodge/Community Center Elements ¹	Existing Lodge (sq. ft.)	Schilling Lodge ² (sq. ft.)
Team Room (meeting space, lockers)	0	737
Staff Space (offices, meeting space, lockers, shower)	0 ⁴	576
Internal Circulation (stairs, elevators, hallways)	NA	1,955
Public Space Subtotal	2,134	7,725
Non-Public Spaces		
Outdoor Storage	838	NA
Garage	0	957
Mechanical/Electrical	0	207
Storage/Supplies	589 ⁵	1,265
Non-Public Space Subtotal	1,427	2,429
Total Size of the Lodge/Community Center	3,561⁶	10,154

Note: sq. ft. = square feet; NA = Not Applicable

¹ In addition to the spaces within the buildings and exterior storage, the Existing Lodge and Schilling Lodge include the 706-square-foot yurt structure used for the Winter Discovery Center.

² The layout and program elements of the Project would be the same for the proposed Project and Alternative A.

³ An additional 60-sq. ft. waxing bench is located outside.

⁴ In the Existing Lodge, these areas share space with the ticketing area.

⁵ This number also includes 360 sq. ft. of attic space above the retail and ticket area that is currently used for storage. This area has extremely low ceilings and is not otherwise functional space. The outdoor storage buildings total 838 sq. ft.

⁶ The Existing Lodge building combined with the areas containing the extra storage buildings and wax area encompasses a total of 3,621 sq. ft.

Source: Compiled by TCCSEA in 2018

2.4 PROJECT OBJECTIVES

TCPUD and TCCSEA are undertaking the proposed Project for a variety of reasons, many of which are interrelated. TCPUD's Project objectives are to:

- ▶ Expand recreational opportunities through construction of a new lodge at Highlands 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.

TCCSEA's Project objectives are to:

- ▶ Address operational deficiencies in the current facility and improve financial viability.
- ▶ Repurpose the historic Schilling residence 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 shared Project objectives are 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.

2.5 TAHOE CROSS-COUNTRY LODGE REPLACEMENT AND EXPANSION PROJECT

The Schilling Lodge would be larger than the Existing Lodge to accommodate the needs described above, as well as to expand opportunities for year-round use of the Tahoe XC. Additionally, a welcoming environment created by a new facility would enhance the current subsidized youth programs, environmental education opportunities, and well-maintained access to a high-quality trail network for residents and visitors. Ownership of the Schilling Lodge and associated improvements has not been determined, but could be owned by TCCSEA with a land lease from TCPUD.

2.5.1 Project Characteristics

The proposed Project would construct the Schilling Lodge through the adaptive reuse of the Schilling residence, with an added basement and gear rental space, and would improve parking, and create additional opportunities for year-round recreational and community use. The Project is located on lands designated and zoned as Recreation in the Placer County Tahoe Basin Area Plan (Area Plan) and TRPA Regional Plan (Placer County and TRPA 2017, TRPA 2018). With the proposed Project, the Existing Lodge would be retained by TCPUD as the Highlands Community Center in its current location to serve secondary needs of the community.

PROPOSED SCHILLING LODGE

The proposed Project would involve construction of the Schilling Lodge, which would adaptively reuse the historic Schilling residence. The Project would consolidate the uses and storage currently at the Existing Lodge into a single building, with many of the building components increasing in size (Table 2-1). Compared to the Existing Lodge and ancillary storage structures, the Project would increase the building footprint from the existing approximately 3,200 square feet (sq. ft.) to 5,457 sq. ft. (see Tables 3.9-4 and 3.9-5 in Section 3.9, "Geology, Soils, Land Capability, and Coverage").

Unlike the Existing Lodge, the Schilling Lodge would have space dedicated for public lockers, public showers, staff administrative functions, first aid, a team room, and a garage (see Figure 2-3). The Schilling Lodge would have space dedicated for public meetings; whereas, the Existing Lodge relies on the yurt for public meetings. The increase in space at the Schilling Lodge would be accommodated by the repurposed Schilling residence, an addition to the building, and a basement. A visual representation of the Schilling Lodge facility is shown in Figure 2-4 below.

ADAPTIVE REUSE OF THE SCHILLING RESIDENCE

The Schilling residence is a 1930s summer home that was built in the Resort Rustic architecture style on the west shore of Lake Tahoe (Ogilvy Consulting 2014). It exemplifies the architecture and lifestyle of early Tahoe development in the modern era. The Schilling residence was constructed using local and natural materials as a 4,465-sq. ft., two-story, wood-framed structure. The structure, purchased in 2010 by the Mozart family and donated to TCCSEA for public use, has been dismantled and is in storage in preparation for reconstruction as part of the proposed Project. Construction of the proposed Schilling Lodge would retain the character defining features that contribute to its historic character as identified in the *Schilling Residence Targeted Historic Structure Report* (Wiss, Janney, Elstner Associates 2015) and in compliance with the standards for the rehabilitation of historic structures included in *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (National Park Service 2017), which include standards for additions to historic buildings.



Tahoe Cross-Country Ski Lodge (front of building).



Tahoe Cross-Country Ski Lodge (back of building).

Source: Image provided by Olson-Olson Architects, LLP in 2018

Figure 2-4 Schilling Lodge Visual Rendering

The desire of the Project applicant to repurpose the historic structure and allow public enjoyment of the signature spaces provided the basis for the current proposed Project and size of the building. TCCSEA has operated the Tahoe XC for 20 years and has extensive experience in identifying and managing known operating deficiencies in the Existing Lodge. This experience informed early documentation of existing facility uses, size demands, and internal circulation patterns. Public input and community feedback were also considered in the design development for the Schilling Lodge.

Functional and circulation requirements of existing operations as well as implementation of *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (National Park Service 2017) have influenced the sizes and locations of the building elements shown in Table 2-1. For example, adaptively reusing bedrooms and bathrooms for office and restroom/shower space dictated some space arrangements required to implement historic structure guidelines. The dimensions and size of the former living room, dining room, and kitchen in the Schilling residence established the size of a new lounge, small meeting space, and café kitchen in the Schilling Lodge. Establishing the need for public access space on the main level drove design of the upstairs areas to accommodate primarily appropriate staff spaces in the proposed Schilling Lodge. The main level of the historic residence could not serve the size or open floor plan needs of the gear rental area, so these space needs dictated the size of the proposed addition. The proposed Project would expand the approximately 4,500-sq. ft. existing Schilling residence to approximately 10,150 sq. ft., including a new 3,030 sq. ft. basement, to meet the operational needs of TCCSEA. Additionally, construction of the Schilling Lodge would include interpretive features that meet the Secretary of Interior's standards for treatment of historic properties to provide educational information about Tahoe history.

INTERIOR SPACES

Basement

The Project includes a full 3,030 sq. ft. basement to consolidate storage spaces that currently exist in several storage sheds and miscellaneous outside areas. The basement would function as seasonal equipment storage for skis during the summer and bikes during the winter, as well as off-season retail items and maintenance items such as chainsaws, hand tools, and snow mobiles. The basement would also include garage space for two pieces of grooming equipment, and generally reduces maintenance costs associated with storing equipment outside.

Main Level

The Project utilizes the high design values of the historic Shilling residence as the main public area of the Schilling Lodge. This space would house the primary social spaces proposed, including a lounge, small meeting space and café kitchen in repurposed rooms such as the living room, dining room, and former kitchen. The main level would also support spaces such as restrooms, ticket counter and retail space. The proposed arrangement of these spaces, locating the ticket and café counters near each other, allows for reduced staff, improved internal circulation between use areas, and a more efficient operation compared to the current facility.

The Project proposes an addition to the historic lodge structure that would enhance key portions of the recreation operations. This would include a larger rental space for skis, sleds and snowshoes in the winter and mountain bikes in the summer. This larger space addresses the most critical shortage in the current facility and would accommodate both the equipment and the needed benches for fitting as well as allowing easier circulation through the area. Another feature of the addition includes lockers to allow gear and clothing storage both for day users and frequent or season pass holders. And finally, the addition provides space for gear repair, ski waxing with both individual and staff waxing stations, restrooms, and a first aid station. In the Existing Lodge, the rental space and ski waxing operation share space and there is no dedicated space for repair, fitting, or first aid.

Upper Level

The Project proposes the upper level of the historic building as staff and public space, repurposing bedrooms and bathrooms from the historic residence for these uses. Thus, the upper level would house dedicated staff space including two offices, a break room and meeting space, staff lockers, and a shower. The Existing Lodge does not have

space for any of these needs. A mezzanine on the upper level would be available for the public in smaller groups and is functionally and visually connected to the lounge area below. These upper level spaces exist within the roofline of the historic building, and would rely on dormer windows to provide light.

The upper level of the proposed addition would also house a team room, which would provide space for team use such as the high school ski team and ski and mountain bike development teams. This space is not intended for the general public access and currently is not provided at the Existing Lodge.

EXTERIOR SPACES

Outdoor patron spaces proposed as part of the Project include a 6,808-sq. ft. patio with picnic tables, a grill, and sink. The proposed outdoor spaces would accommodate the same formal and informal gatherings that occur at the Existing Lodge, but would offer higher quality furnishings and more functional space. The existing yurt, which is the classroom structure housing the Winter Discovery Center, would be moved to an Americans with Disabilities Act (ADA)-accessible location near the proposed Schilling Lodge.

PARKING

The Project proposes to accommodate parking needs on site for regular recreation use, special events, and community uses including needs for patrons, staff, and school groups. The Project includes more parking than is currently available at the Existing Lodge. For this reason, the Project is designed to reduce overflow parking onto neighborhood streets relative to existing conditions. Currently, TCCSEA maintains a Placer County permit authorizing street parking in the winter to accommodate 40-50 vehicles. The parking area at the Schilling Lodge would include a 100-space parking lot with spaces for disabled and bus parking (Table 2-2). The additional parking relative to existing conditions would reduce impacts to neighbors, reduce costs and user confusion associated with wintertime parking along roadways, and improve visitor safety and quality of experience. Additionally, the Project applicant is in the process of pursuing a shared-parking agreement with the Tahoe Truckee Unified School District to allow for shared parking during high-use events. Importantly, use of parking at the school by TCCSEA (particularly for events such as the Great Ski Race or the Great Trail Race) would occur outside of school hours. For North Tahoe High School and North Tahoe Middle School, shared parking could be used by spectators and buses in the Schilling Lodge parking lot during school-sponsored sporting events.

LIGHTING

Exterior lighting would include lights on the Schilling Lodge at locations needed for security such as entrances/exits, along the walkways, and in the parking lot. No lights along the entrance driveway are proposed. Building lights shall conform to lighting requirements of the Placer County Design Standards and Guidelines (Section 3.09 of the Area Plan Implementing Regulations), which include shield cutoffs and downward orientation to prevent light spillage off site. Low-level lighting along walkways would also be shielded and oriented to light only the walking surface. In the parking lot, lighting levels shall meet the minimum requirements to provide safety, while keeping the light standards as low as possible. Lighting shall be implemented in zones so that most of the parking lot lights could be turned off when no one is present. Lighting close to the building is needed to allow security lighting for staff that work during non-daylight hours.

Table 2-2 Site Development Features

Item	Description	Existing Conditions	Proposed Project (Site D)	Alternative A
Parking	Proposed parking would meet the typical need and avoid overflow street parking in the neighborhood	46 total spaces ¹ (approx. 16,820 sq. ft.)	100 total parking spaces ² (59,799 sq. ft.)	100 total parking spaces (49,446 sq. ft.)
		2 disabled parking spaces	4 disabled parking spaces	4 disabled parking spaces
		0	2 bus parking spaces	2 bus parking spaces
School Connector	Driveway and walkway to allow shared parking; locked gate during school hours for security purposes	NA	60 – 70 linear feet	NA
Patio	For external gathering with picnic tables and outdoor grill and sink	1,345 sq. ft.	6,808 sq. ft.	6,808 sq. ft.
Kinder Sled Storage	Protected external storage to prevent damage	Along building in parking lot	80 sq. ft.	80 sq. ft.
Walkways	ADA accessible	N/A	N/A	N/A
Bike Racks	New bike racks would be provided to allow for more secure bike parking	0	2 racks	2 racks
Yurt	Existing structure moved to a new site to meet ADA standards	706 sq. ft.	706 sq. ft.	706 sq. ft.
Trees to be Removed ³	The new facilities would require tree removal	Total	NA	183
		Trees > 30 inches dbh	NA	15
New Land Coverage	Includes asphalt, building, walkways/concrete, and miscellaneous utility needs.	76,455 sq. ft. for the Alternative A site 12,334 sq. ft. for the proposed Project site ⁴	81,593 sq. ft. ⁵	67,619 sq. ft. ⁶
Site Grading/Excavation	Site grading and excavation for the parking lot, driveway, and basement; excavated material to be hauled off site	NA	3,728 cu. yd. cut/ 1,785 cu. yd. fill	3,446 cu. yd./ 1,723 cu. yd. fill

Notes: cu. yd. = cubic yards; sq. ft. = square feet; dbh = diameter at breast height, NA = not applicable; N/A = not available

¹ During the parking surveys conducted for the Transportation Impact Analysis (see Appendix D), 51 cars were observed to be parked in the parking lot.

² Under the proposed Project, because the 46 parking spaces at the Highlands Community Center would be retained, the total amount of parking spaces that would be available at the Schilling Lodge and the Highlands Community Center would be 146 parking spaces.

³ Tree removal impacts are discussed in Section 3.3, "Biological Resources."

⁴ This amount of coverage for the Existing Conditions is the existing coverage and does not include any new coverage. Existing coverage includes compacted soil areas on trails and impervious surfaces as shown by the 2010 TRPA LiDAR data within the land capability districts and on the parcels in which construction for the proposed Project or Alternative A.

⁵ The Project components contributing to land coverage for the proposed Project are detailed in Table 3.9-4 in Section 3.9, "Geology, Soils, Land Capability, and Coverage."

⁶ The Project components contributing to land coverage for Alternative A are detailed in Table 3.9-5 in Section 3.9, "Geology, Soils, Land Capability, and Coverage."

Source: Compiled by TCCSEA in 2018

MANAGEMENT PLAN

A Management Plan for operating the Schilling Lodge has been drafted by TCCSEA (see Appendix B). This Management Plan provides the underlying estimates and assumptions for the proposed community, private, and special events as described in Table 2-3. The Management Plan includes policies to guide TCCSEA management decisions and operational details for the Schilling Lodge and associated recreation activities, as described below. The Management Plan's policies would be included in a future land lease or agreement with TCPUD following construction of the Project. This future lease or agreement would be publicly discussed and approved by the TCPUD Board prior to opening the Schilling Lodge for public use. The lease or agreement would necessarily comply with and adhere to the parameters of the Project analyzed in this EIR, all Special Use Permits issued by Placer County and/or TRPA, and any other applicable regulatory requirements. Recreation facilities, such as this one, are managed to meet the needs of recreation demands, specific events, or changing circumstances; thus, the Management Plan would be a living document to allow for adaptive management of the uses at the Schilling Lodge. Any edits to the Management Plan would be approved by TCPUD and would be required to comply with the lease or agreement TCCSEA would have with TCPUD for use of the Schilling Lodge.

Table 2-3 Number of Community, Private, and Special Events at the Proposed Schilling Lodge with Attendance

Events	Maximum Number of People	Number of Existing Events at the Highlands Community Center	Number of Events at the Proposed Lodge				
			Winter	Spring	Summer	Fall	Total ¹
Large Special Events							
Premier Events	500	2	1	0	1	0	2
Other Large Special Events	250 ²	4	2	1	2	2	7
Community Events							
Small Meetings	15	12 (1/month)	0	2/month	2/month	2/month	18
Community Gatherings	50-80	5	2/month	2/month	4/month	3/month	33
Private Events							
Small Meetings	15	0	0	1/month	1/month	1/month	9
Private Gatherings	50-80	0	3/month	3/month	4/month	4/month	34
Other Private Events	50	0	1	0	2	0	3

¹ Total number of events assumes the existing events would continue and the total number is inclusive of these events. Under the proposed Project, events at the Highlands Community Center could continue to include community meetings, recreation classes and special events and would comply with the current patron capacity of the building and parking lot. For the proposed Project, the number of community events at the Highlands Community Center and their occurrence throughout the year are identified in Table 2-5, below.

² Attendance at "Other Large Special Events" assumes that the capacity would be limited to the number of parking spots (100) and average occupancy for each vehicle.

Source: Compiled by TCPUD and TCCSEA in 2019

The Management Plan includes policies that address impacts associated with TCCSEA activities, including:

- ▶ providing a high quality community gathering space at the facility;
- ▶ the relationship of the facility with nearby trails;
- ▶ operation of the facility, including for daily and special event activities;
- ▶ reducing perceived adverse effects on the entire community and neighbors;
- ▶ supporting junior development teams and youth ski and bike programs;
- ▶ transportation and carpooling;

- ▶ providing accessory uses, as defined and allowed by TRPA Code Sections 90.2 and 201.3.1.E, at the facility that would include retail space and a café;
- ▶ facility management in compliance with the prohibitions on outdoor advertising or offsite promotion for these uses; and
- ▶ restricting alcoholic beverage sales at the café.

SPECIAL EVENTS

As described in the Management Plan, a limited maximum number of public and private special events would be allowed at the Schilling Lodge. Special events staged from the Lodge would offer broad access to public recreation resources, help develop and foster community interactions, and help create a sustainable business model for continued public cross-country skiing operations and year round trailhead access. Existing uses that would continue with no fees include school district sporting events, Boy Scout meetings, and fundraising events for other non-profits. Fees for other user groups would generally follow similar fees established by public recreation providers in the region. The facilities could be used by small local community and non-profit organizations and larger organizations and/or events. For analysis purposes, TCPUD, in consultation with the Project applicant, estimated the type, number, and size of community, private, and special events that could occur at the Schilling Lodge and are shown in Table 2-3. The type, number, and size of events included in Table 2-3 and Table 2-5 represent the maximum number and size of events that would be allowed at the Schilling Lodge and Highlands Community Center. All event applications would be reviewed by TCCSEA for size and duration, time of year and conflicts with other planned events, presence of alcohol, and promotion of carpooling or use of shuttles to determine if the event complies with the policies of the Management Plan and consistency with the types of events that are allowed at the Schilling Lodge.

Under the proposed Project, community events and gatherings (e.g., community meetings, fitness classes) could occur at the Highlands Community Center under TCPUD's management similar to those that occur at other TCPUD community facilities (Table 2-5).

Premier Events and Large Special Events

As described above, the Existing Lodge is the location of several premier and large athletic events. The Schilling Lodge would become the new location for continuation of these large special events, including additional larger events that would generally be limited to two or three per season and not more than seven large events per year.

The Management Plan describes Large Special Events as having up to 250 people in attendance (e.g., participants, organizers, volunteers, spectators). Up to two premier events would occur at the site each year, including the Great Ski Race, which can have up to about 500 people in attendance. As part of the TCCSEA Management Plan, TCCSEA does not intend to host weddings. However, TCPUD and/or TCCSEA could decide, at a future date, that weddings are appropriate to either supplement revenue or for other reasons. For the purposes of this EIR, private weddings are considered a Large Special Event and were included in the Large Special Events analysis and would not be considered an addition to those events. As with any of the proposed Large Special Events, separate approvals may be required, such as special provisions within a Placer County Conditional Use Permit and/or a lease agreement with the TCPUD. The proposed Project identifies parking for these events to occur within the parking lot for the Schilling Lodge and could include overflow parking at the school under specific agreement and during non-school hours. Carpooling incentives would be included in the planning for each special event. Event planning would also consider the non-event user's access to public recreational lands that would occur during the event and make provisions to avoid substantial overflow parking into the surrounding neighborhood. Any outdoor amplified noise at the Schilling Lodge would comply with Placer County noise standards regarding outdoor amplified noise. No outdoor amplified noise would occur at the Existing Lodge as part of the proposed Project.

Community Events and Activities

Smaller group activities could occur either inside the building or in the nearby outdoor spaces that serve to foster community interactions (e.g., community potluck, non-profit fundraiser, Boy Scout pinewood derby). Up to two small

meetings could occur per month in the spring, summer, and fall (up to 18 per year) with an estimated 15 people in attendance at each meeting. Currently, 12 of these types of small meetings already occur at the Existing Lodge. Up to 33 larger community gatherings could occur per year with an estimated 50–80 people in attendance. Currently, five of these types of community gatherings already occur. These activities would not be expected to generate parking needs in excess of onsite availability. Community events or activities at the Schilling Lodge would comply with Placer County noise standards regarding outdoor amplified noise. No outdoor amplified noise would occur at the Existing Lodge as part of the proposed Project.

Private Events

The Schilling Lodge facilities could be rented for private meetings (up to 9 per year during the spring, summer, and fall), such as business meetings, and private gatherings (up to 34 per year), which could help financially support overall operations of the facility. Private gatherings could include rehearsal dinners, family reunions, celebrations of life, or employee parties. Private meetings could have up to 15 people in attendance and private gatherings could have up to 50–80 people in attendance. Parking demand shall not exceed what can be provided onsite, carpooling would be encouraged as part of the rental agreement. Private events at the Schilling Lodge would comply with Placer County noise standards regarding outdoor amplified noise. Up to three other private events that could occur each year at the Schilling Lodge include running, skiing, and biking day camps. These other private events could accommodate up to 50 attendees.

EMPLOYEES

The peak season for Tahoe XC and lodge staff would occur during the winter as the maintenance and coaching needs for winter activities result in greater staffing needs. During the summer season, TCCSEA intends to operate the café and retail shop during normal working hours, yet expects the total operations to be lower than during the winter and therefore, expects needing fewer staff. Implementation of the Project would result in a small increase in the number of employees (see Table 2-4) relative to existing conditions in both summer and winter.

Table 2-4 Estimated Number of Lodge Employees

Employees	Winter				Summer			
	Mid-Week		Peak Weekend		Mid-Week		Peak Weekend	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Groomers (4:00 – 10:00 p.m.; winter only)	2	2	2	2	NA	NA	NA	NA
Lodge staff (including lesson instructors; 8:30 a.m. – 5:00 p.m.)	7	7	10	12	1	3	1	4
Total Employees	9	9	12	14	1	3	1	4
Volunteers Coaches (Strider Gliders/devo teams; 3:00 – 5:00 p.m.)	14	14	0	0	3	3	0	0
Total Employees and Volunteers	23	23	12	14	4	6	1	4

Notes: NA = not applicable

Source: Compiled by TCCSEA in 2018

TCCSEA intends to participate as a sponsor in very few special events. Special event proponents would bring their own employees or volunteers, which would be considered part of the total attendees at these events shown in Table 2-3.

Minimal staffing would be needed at the Existing Lodge for TCPUD to maintain public access to the Highlands Community Center as needed.

TCPUD-CONSERVANCY LAND EXCHANGE

Implementation of the proposed Project would require development of a portion of the Schilling Lodge on property currently owned by the Conservancy (Assessor Parcel Number [APN] 093-160-064). The affected parcel is part of a separate and larger potential land exchange being contemplated by TCPUD and the Conservancy, the purpose of which is to consolidate ownership and increase land management efficiencies for the agencies. These types of land exchanges, for consolidation and management efficiencies, have been completed by both agencies in the past.

Creating land management efficiencies through this land exchange is important to each agency for several reasons: (1) it consolidates the Highlands properties into TCPUD ownership for TCPUD's management of the concession for a Nordic ski center and trailhead access; (2) it provides TCPUD flexibility to maintain TCPUD-owned, and currently established, water utility infrastructure on the Tahoe Cedars properties; and (3) it enables the Conservancy to contemplate passive recreation opportunities on the Quail properties consistent with existing uses. Therefore, the land exchange is planned to occur regardless of the outcome of the Project. For example, although implementation of Alternative A would not include development on property currently owned by the Conservancy, this land exchange could occur under Alternative A or similarly under any other action alternative. Additionally, the consideration of this land exchange, by TCPUD and the Conservancy, to execute a large, multi-parcel land exchange has been on-going for many years, and would typically be an exempt activity under CEQA provisions (California Code of Regulations Section 15325). The land exchange would also qualify for a statutory exemption from CEQA as an activity involving the land sale, acquisition, or transfer or acceptance of funding for the same by a public agency if it is for the purpose of certain conservation actions, such as for the preservation of open space or lands for park purposes (California Public Resources Code Section 21080.28). However, as development of the proposed Project progressed, land tenancy rights become necessary to proceed, and for this reason, the potential land exchange is a necessary part of this Project description. The properties being considered in the land exchange are referred to as the Highlands Properties, the Quail Properties, and the Tahoe Cedars Properties. The properties are located along the north and west shores of Lake Tahoe in Placer and El Dorado Counties (Figure 2-1).

The land exchange would result in the Conservancy gaining land that it would manage for recreational, habitat, and open space values. The Quail Properties (currently owned by TCPUD) consist of 106.7 acres of land used for passive recreation and include quality wildlife habitat, open space, and designated sensitive areas. The Highlands Properties and Tahoe Cedars Properties (currently owned by the Conservancy) consist of 58.15 acres of land used for active and passive recreation and do not include designated sensitive areas. Conservancy lands are managed to protect and enhance wildlife habitat, recreational value, and open space. Because the land exchange would result in a net increase of lands owned by the Conservancy, the exchange would result in net wildlife habitat, recreation, and open space benefits.

The Highlands Properties, currently owned by the Conservancy, comprise three parcels, totaling about 15.3 acres. Figure 2-5 shows the location of the Highlands Properties parcels relative to the proposed Project at Site D and the Alternative A site. The first parcel, APN 093-160-058, is located at the westerly terminus of Cedarwood Drive and is approximately 3 acres. The remaining two parcels, APNs 093-160-064 and -028, are located north of Polaris Road and east of North Tahoe High School and North Tahoe School. APN 093-190-064 is about 12 acres and APN 093-190-028 is about 0.3 acre. The Highlands Properties are adjacent to the TCPUD 45-acre Highlands Park and Community Center property. The proposed Project would be constructed on 5.2 acres, including a portion of APN 093-160-064. While the land exchange would support implementation of the proposed Project, it would also create single ownership of the underlying property associated with the existing TCPUD integrated trail system operated by TCCSEA. It would also provide direct connection between the trail system and the school, which would create optimal land management efficiencies for TCPUD irrespective of the final location and/or approval of the proposed Schilling Lodge.

The Quail Properties, owned by TCPUD, are located in Homewood and include seven parcels (APNs 097-050-025, -026, -028, -029, -030, -093, and -095), totaling approximately 107 acres (Figure 2-6). The individual parcels range in size from about 4 to 36 acres. The parcels are accessible from Lagoon Road and Grouse Drive. The Quail Properties are desirable to the Conservancy in that they represent a passive recreation area, quality wildlife habitat, open space, and include designated sensitive lands. The Quail Properties would be maintained and used in the same fashion as they are under existing conditions; no change in use or maintenance activities or policies would occur.

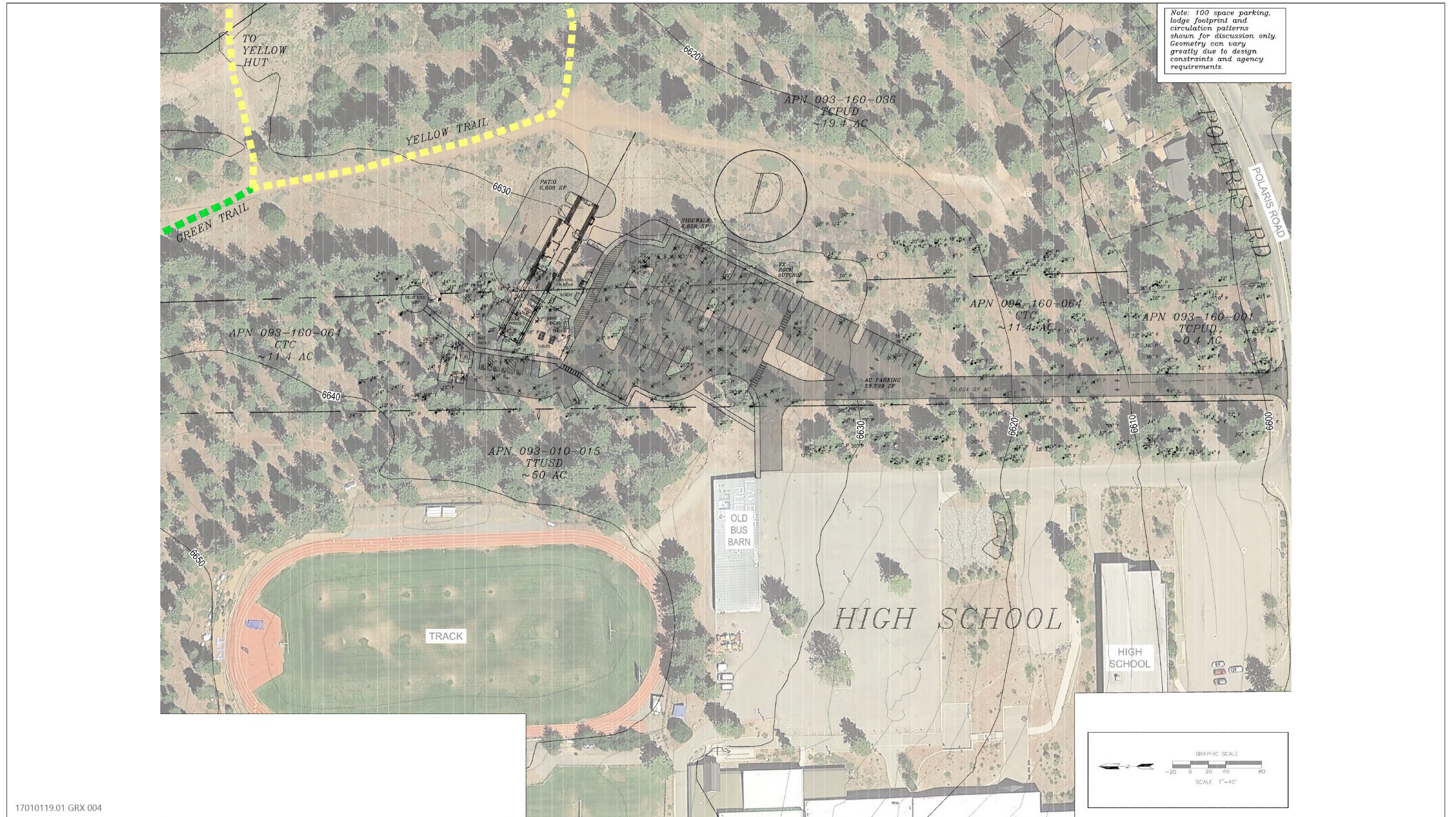


Figure 2-5 Schilling Lodge Site Plan – Proposed Project



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Source: Image provided by TCPUD in 2018

Figure 2-6 TCPUD/Conservancy Land Exchange Parcels – Quail Properties

The Tahoe Cedars Properties, owned by the Conservancy, are located in Tahoma and include two parcels (APNs 014-304-06 and 014-021-07), totaling approximately 43 acres (Figure 2-7). APN 014-304-06 is a 0.3-acre residential lot located at 7250 Chinkapin Road. APN 014-021-07 is adjacent to and west of parcel 014-304-06 and includes about 43 acres situated in the McKinney Lake area. These parcels provide access to existing TCPUD water lines and water storage tanks in the Tahoe Cedars Water System; access is currently provided to TCPUD through a special-use permit with the Conservancy. The Tahoe Cedar Properties would be maintained and used in the same fashion as they are under existing conditions; no change in use or maintenance activities or policies would occur.

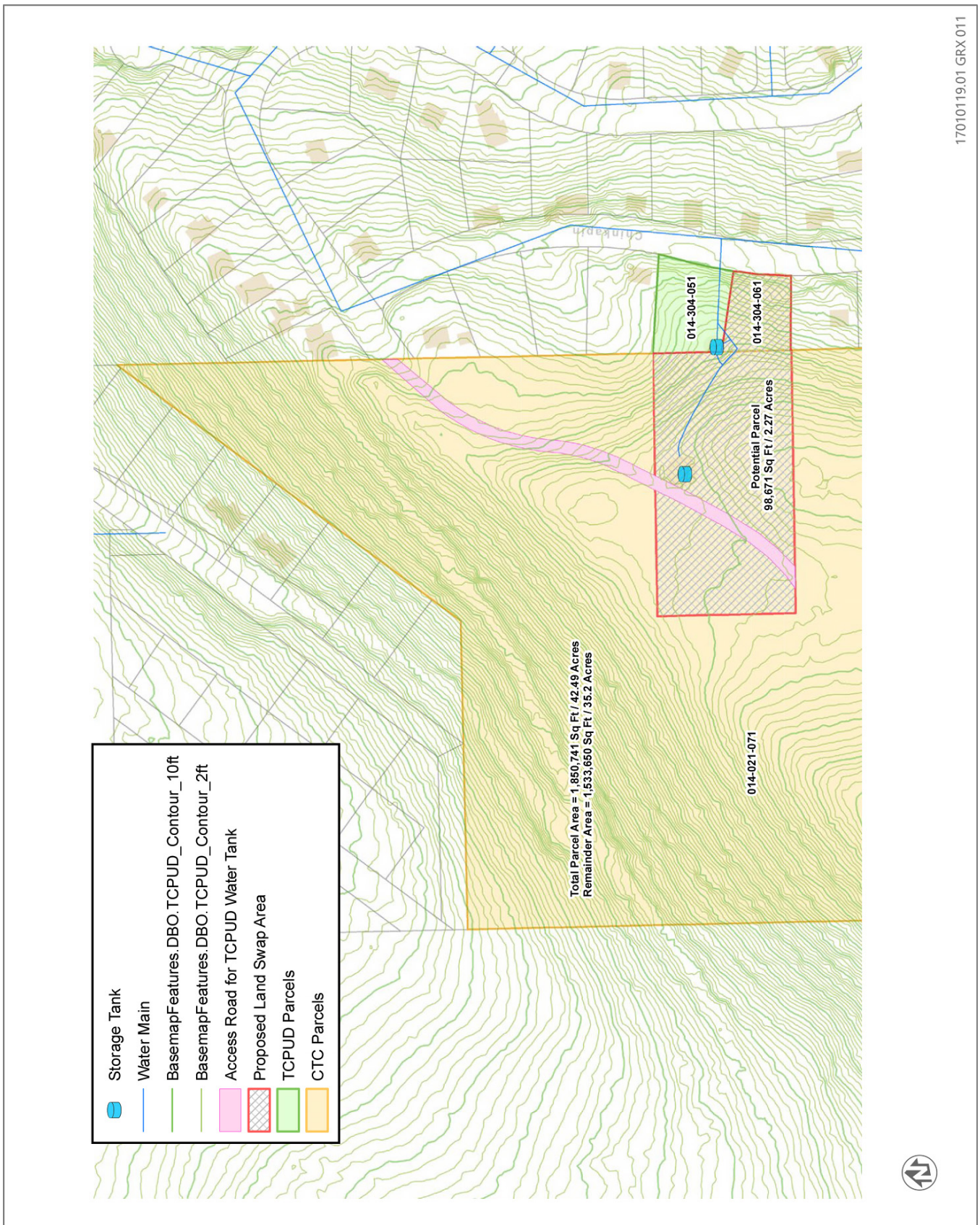
As currently proposed, TCPUD would relinquish all or portions of ownership of its Quail Properties in exchange for the Conservancy's Highlands Properties and portions of the Tahoe Cedar Properties. The land exchange is not dependent on the outcome of the proposed Project in that it creates land management efficiencies, as described above, regardless of the Schilling Lodge. It is anticipated that any formal action related to the land exchange would occur following completion of the environmental review and consideration of approval of the Tahoe Cross-Country Lodge Replacement and Expansion Project by the TCPUD Board of Directors. The action would be completed through an inter-governmental land exchange and would be subject to final approval by the Conservancy Board and TCPUD Board of Directors.

Reservations in the title of all parcels affected by the proposed Project would allow the Project to be constructed as evaluated in this EIR. Therefore, the land exchange (or some portion thereof) is necessary for the proposed Project, or any Project alternative that would be located on Conservancy-owned land, to move forward if approved (i.e., the proposed Project is dependent on the outcome of the land exchange). The land exchange is not necessary for implementation of Alternative A but could still occur with that alternative. Aside from the physical improvements associated with the proposed Project on APN 093-160-064, the land exchange constitutes a change in ownership, not a change in use. There are no other physical improvements proposed and no potential for adverse physical impacts to the Tahoe Cedars properties or Quail properties as a result of the land exchange by itself. Land exchanges, such as the one contemplated by TCPUD and the Conservancy, are normally exempt from CEQA when they are executed alone and not part of another project. However, a portion of the Highlands Properties serves as the location for the proposed Project; therefore, this EIR serves as the environmental clearance needed to proceed with the land exchange. While the evaluation of potential impacts herein constitutes the environmental review for the land exchange as a whole, the analysis focuses on the environmental effects associated with the proposed Project on APN 093-160-064, the only location where physical improvements would occur.

2.5.2 Placer County Tahoe Basin Area Plan Mitigation Measures

The Area Plan is a joint TRPA/Placer County plan, adopted in 2016 by the Placer County Board of Supervisors and in 2017 by the TRPA Governing Board. The plan incorporates TRPA goals and regulations but also includes additional land use regulations to implement and achieve the environmental improvement and redevelopment goals of the Lake Tahoe Regional Plan and the TRPA/Tahoe Metropolitan Planning Organization Regional Transportation Plan/Sustainable Communities Strategy while also addressing local goals. A full scope environmental impact report/environmental impact statement (EIR/EIS) was prepared for the Area Plan, and because the Tahoe Cross-Country Lodge Replacement and Expansion Project is located within the Area Plan boundaries, it is required to comply with its policies and implementing regulations. The Project is also required to implement mitigation measures that were developed as part of the EIR/EIS to avoid, minimize, or mitigate potentially significant and significant environmental effects. Applicable mitigation measures identified in the Area Plan EIR/EIS that would be implemented as part of the Project are limited to the following to address issues related to transportation, air quality, and greenhouse gas emissions:

- ▶ Mitigation Measure 10-1c: Payment of Traffic Mitigation Fees to Placer County.
- ▶ Mitigation Measure 10-1d: Expand Requirements for Transportation Demand Management Plans
- ▶ Mitigation Measure 11-2a: Reduce Short-Term Construction-Generated Emissions of ROG, NO_x, and PM₁₀.
- ▶ Mitigation Measure 11-5: Reduce Short-Term Construction-Generated TAC Emissions.



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Figure 2-7 TCPUD/Conservancy Land Exchange Parcels – Tahoe Cedar Properties

- ▶ Mitigation Measure 12-1: Implement All Feasible Greenhouse Gas Reduction Measures to Achieve No Net Increase in Emissions.

The details of these mitigation measures are described in the applicable resource sections, which include Section 3.5, "Transportation;" Section 3.6, "Air Quality;" and Section 3.7, "Greenhouse Gas Emissions and Climate Change."

2.5.3 Construction Schedule and Activities

Groundbreaking for the proposed Project is anticipated to begin in spring 2021 with completion of the Project anticipated by spring 2023. Site utilities and the parking lot would be completed by October 2021. Completion of the Schilling Lodge and all associated improvements such as installing furniture, art, artifacts, donor plaque, and equipment would occur in May 2023, with an opening planned for June 2023. Any necessary site revegetation and trail connections needed to connect the Schilling Lodge to existing trails would be completed during summer 2023. In the early Project planning stages, Project construction was anticipated to potentially occur over up to four construction seasons; however, it is possible that Project construction could occur in as few as two years.

Construction activities would include installation of all required best management practices to offset the potential for soil erosion during construction and operations. Construction activities would be continuous, except during winter months when ground-disturbing activities would cease in accordance with TRPA and Lahontan Regional Water Quality Control Board regulations. Construction staging would be accomplished on the Project site or with approval from Tahoe Truckee School District, on the adjacent parking lot for North Tahoe High School and North Tahoe School when school is not in session. Staging would occur on previously disturbed areas, and would be secured to prevent unauthorized access.

Noise-generating construction activity, including the use of heavy-duty equipment, would take place during daytime hours exempt from noise standards by both TRPA (i.e., 8:00 a.m. to 6:30 p.m., daily) and Placer County (i.e., 6:00 a.m. to 8:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m. Saturday and Sunday). As TRPA regulations are more restrictive, these would apply to the Project. On occasion, there may be a need for longer work hours to meet specific constructability challenges that cannot otherwise be accomplished in the 9.5-hour daily work period exempt from TRPA noise standards. Such work would be coordinated with and require authorization by TRPA and Placer County as well as emergency service providers and any local residents that could be affected by construction activities outside of the established construction-noise-exempt hours.

Construction equipment would be expected to include standard equipment such as haul trucks, backhoes, water trucks, and forklifts. Heavy equipment would primarily be used during the site preparation phase of construction for site clearing and grading activities. Once the initial site clearing and grading is completed, most construction vehicles would consist of lighter weight equipment (rubber tire excavators instead of more traditional track driven moving units) would be used whenever possible. No special construction techniques (e.g., pile driving) are anticipated to be required.

Project construction would involve material haul trips to the Tahoe Truckee Sierra Disposal Facility in Truckee, about 14 miles northwest of the proposed Project site. Site clearing activities would require disposal of between 3,446 cu. yd. of material for Alternative A and 3,728 cu. yd. of material for the proposed Project.

PRECONSTRUCTION SURVEYS FOR NESTING BIRDS

Native nesting birds are protected under California Fish and Game Code Sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act. To minimize and avoid potential construction-related loss of active bird nests and comply with these regulations, TCPUD and/or its construction contractor would implement the following resource protection measure as part of the project.

- ▶ **Conduct Preconstruction Survey for Nesting Birds and Implement Protective Measures.** A qualified biologist will conduct pre-construction surveys for nesting birds during the nesting season and implement protection measures, if needed. For project-related removal of trees and other vegetation suitable for nesting during the bird nesting season (generally March 1 through August 31, depending on species, weather, and snowpack), and

for other substantial ground disturbance that may disturb or cause failure of nests in adjacent areas, a qualified biologist will conduct focused surveys for active nests of native bird species before and within 14 days of initiating the disturbance activity. Additionally, if project activities are suspended for more than 2 weeks, subsequent (i.e., repeat) surveys for nesting birds will be conducted. Generally, the survey area will include potential nesting habitat within 500 feet of the proposed disturbance areas.

If no active nests are found, no further action will be required. If an active bird nest is located, the biologist will document the nest location and notify TCPUD of the finding. Modifications to the project design to avoid removal of occupied habitat while still achieving project objectives will be evaluated, and implemented to the extent feasible. If avoidance is not feasible or conflicts with project objectives, construction or other disturbance activity will initially be prohibited within a minimum of 500 feet of a raptor nest and 250 feet of a non-raptor nest to minimize disturbance until the nest is no longer active. A qualified biologist will monitor the nest during project activities, to determine whether the exclusionary buffer is appropriately sized to minimize impacts to the nest during the start of disturbance activities. The qualified biologist will have the authority to stop work if project activities cause the nesting birds to vocalize, make defensive flights, displace from a brooding position, or fly off the nest. The buffer may be increased or decreased depending on the birds' level of tolerance to the disturbance. The results of the monitoring efforts and the professional judgement of the qualified biologist will be used to determine whether the exclusionary buffer can be modified or if other performance-based modifications are necessary. Other protective actions may include visible screens between the nest and project activities. The exclusionary buffer and/or other performance-based modifications will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

2.6 UNIQUE FEATURES OF THE PROPOSED PROJECT AND ALTERNATIVE A

This EIR evaluates the proposed Project (Site D – Full Project) and Alternative A (Site A – Full Project) at an equal level of detail. As described under Section 2.1, "Overview," the TCPUD Board chose to prepare an EIR that analyzes the proposed Project and Alternative A at an equal level of detail to ensure that the analysis of Alternative A sufficiently meets the requirements of CEQA in the event that there is insurmountable difficulty in obtaining permits for the proposed Project, failure to complete the land exchange with the Conservancy, unavoidable environmental impacts of the proposed Project, and/or strong community and political opposition that reduces the feasibility of approving or implementing the proposed Project. Alternative A is not the proposed Project or part of the proposed Project.

Chapter 4, "Alternatives," discusses three additional alternatives, including the No Project Alternative, and analyzes them in comparison to the proposed Project as required by State CEQA Guidelines Section 15126.6(d). The characteristics of the adaptive reuse of the Schilling residence and Schilling Lodge operations associated with the proposed Project and the Alternative A would be the same and are described above under Section 2.4, "Tahoe Cross-Country Lodge Replacement and Expansion Project." The primary differences between the proposed Project and Alternative A are further discussed below.

2.6.1 Proposed Project (Site D - Full Project)

The proposed Project site is 5.2 acres of land off of Polaris Road, adjacent to North Tahoe High School at an elevation of 6,636 feet above mean sea level (msl). The proposed Project would site the Schilling Lodge and parking lot 370 feet from the nearest resident (see Figure 2-2). The location of this site would also place the lodge adjacent to beginner terrain, which would improve access for beginning skiers. This site is located in the North Tahoe High School Subdistrict and zoned for recreation in the Area Plan; the proposed Project site also has a land use designation of Recreation in the Area Plan and the TRPA Regional Plan Placer County and TRPA 2017, TRPA 2018.

Implementation of the proposed Project would include construction of a 10,154 sq. ft. building (Schilling Lodge) that adaptively reuses the Schilling residence and includes a building addition and a basement. The building would include ticket sales, retail, meeting room, café, rental, storage, staff area, first aid, lockers, family area, team room,

snowmobile carport, and community/outdoor space. One hundred vehicle parking spaces, including four disabled parking spaces and two bus parking spaces are also included. To accommodate development of the access driveway, parking spaces, and the Schilling Lodge, 183 trees would be removed as part of the proposed Project including up to 15 trees over 30 inch dbh, as identified in Table 2-2. Access to the proposed Project site would be from a new driveway on Polaris Road (Figure 2-8). The Project could provide a shared-parking opportunity with North Tahoe High School and North Tahoe Middle School consistent with Policy T-P-13 of the Area Plan, which states that Placer County shall encourage shared-parking facilities to more efficiently utilize parking lots. In this case, a connection between the high school property and the proposed Project site would be constructed and would include a gate that would be locked for safety during school hours and when not needed. Implementation of a shared-parking agreement with the North Tahoe High School and North Tahoe Middle School would achieve the goal of Policy T-P-13 as a result of the use of existing parking at the school outside of school hours to meet parking demand of the proposed Project without constructing a larger onsite parking lot.

HIGHLANDS COMMUNITY CENTER

Implementation of the proposed Project would retain the Existing Lodge (i.e., Highlands Community Center) under TCPUD ownership. The Existing Lodge would be managed and maintained by TCPUD as the Highlands Community Center, and would be accessible to the community in the way that other TCPUD-owned or operated community facilities, such as the Fairway Community Center, Rideout Community Center, or Tahoe City Golf Course Clubhouse, are available. As described in Table 2-5, up to two small recreation classes could occur per month (up to 24 per year) with an estimated 10-15 people in attendance at each class. Currently, these types of classes do not occur at the Existing Lodge, but under a TCPUD-owned facility this type of use may be requested. Up to four community gatherings could occur per year with an estimated 15-30 people in attendance. Currently, five of these types of community gatherings already occur. These activities would not be expected to generate parking needs in excess of onsite availability. Community classes or gatherings at the Existing Lodge would comply with Placer County noise standards; however, no outdoor amplified noise would occur at the Existing Lodge as part of the proposed Project.

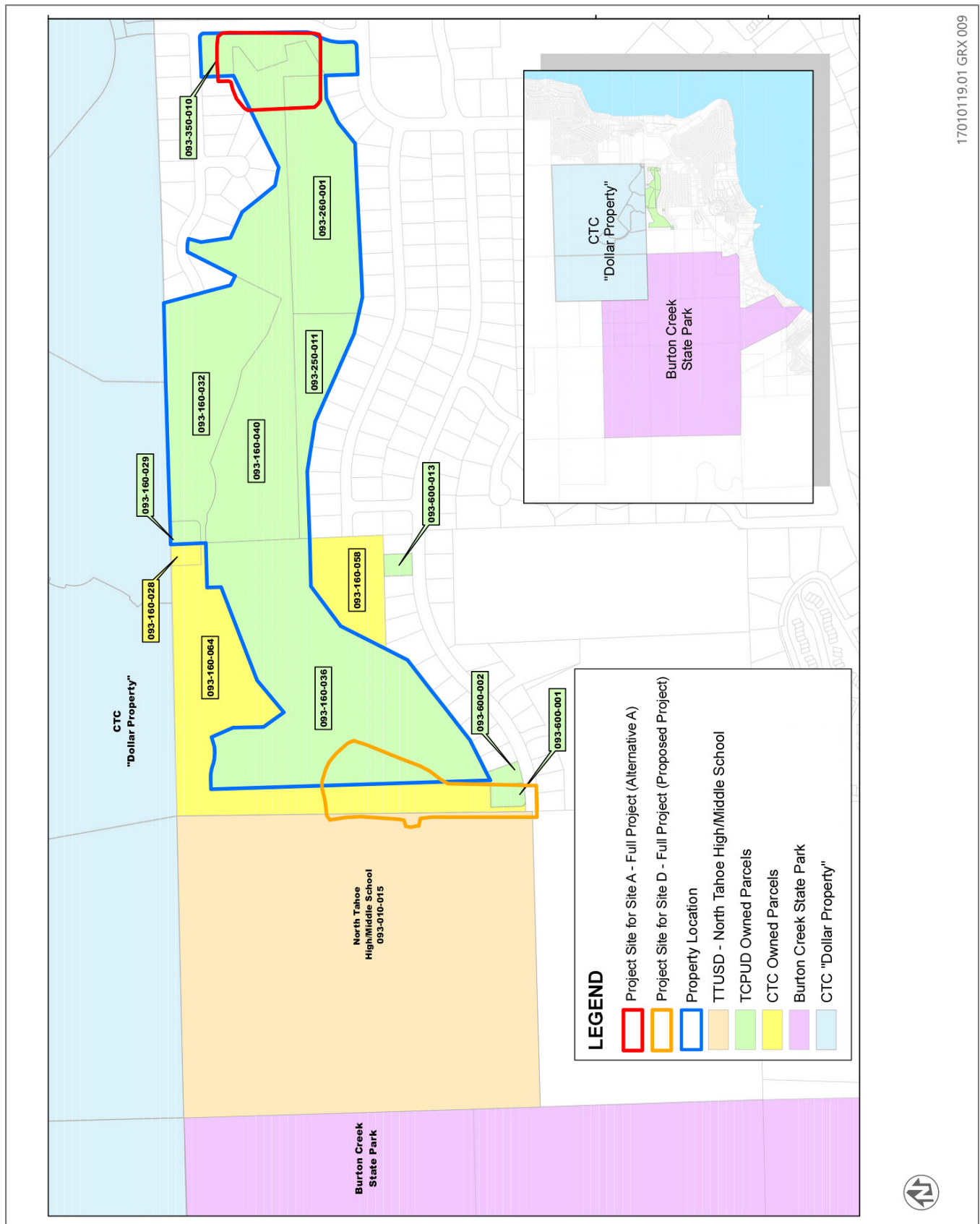
Table 2-5 Number of Community Events at the Existing Lodge with Proposed Project

Events	Maximum Number of People	Number of Events at the Highlands Community Center	Number of Events at Existing Lodge				
			Winter	Spring	Summer	Fall	Total ¹
Community Events¹							
Recreation/Special Classes	10-15	24 (2/month)	2/month	2/month	2/month	2/month	24
Community Gatherings	15-30	4	1/season	1/season	1/season	1/season	4

¹ Under the proposed Project, events at the Existing Lodge (Highlands Community Center) could continue to include community meetings, recreation classes, and special events and would comply with the current patron capacity of the building and parking lot.

Source: Compiled by TCPUD and TCCSEA in 2019

Where feasible and possible, requests for use of the Existing Lodge community space would be directed to TCCSEA for primary consideration to access and use the Schilling Lodge. In instances where the Schilling Lodge is not available, the Highlands Community Center could be made available to the community, but only under the number and type of requests as described in Table 2-5. These uses could include community meetings, recreation classes, special events, multi-purpose room, fundraisers, and would comply with the current patron capacity of the building and parking lot. While community use of the Highlands Community Center would be considered secondary to the Schilling Lodge, other specific future TCPUD uses that would be a change from proposed and existing uses are unknown at this time and are therefore not considered part of this Project. Over time, TCPUD would assess improvement needs, such as rehabilitation or upgrades, but would continue to use the Highlands Community Center in a manner consistent with TCPUD public facilities. Cross-country skiers, hikers, trail runners, and mountain bikers could continue to park at the Highlands Community Center and access nearby trails from that location. TCPUD would staff the Highlands Community Center only as needed.



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Source: Image provided by TCPUD in 2018; adapted by Ascent Environmental in 2019

2.6.2 Figure 2-8 TCPUD/Conservancy Land Exchange Parcels - Highlands Properties Alternative A (Site A - Full Project)

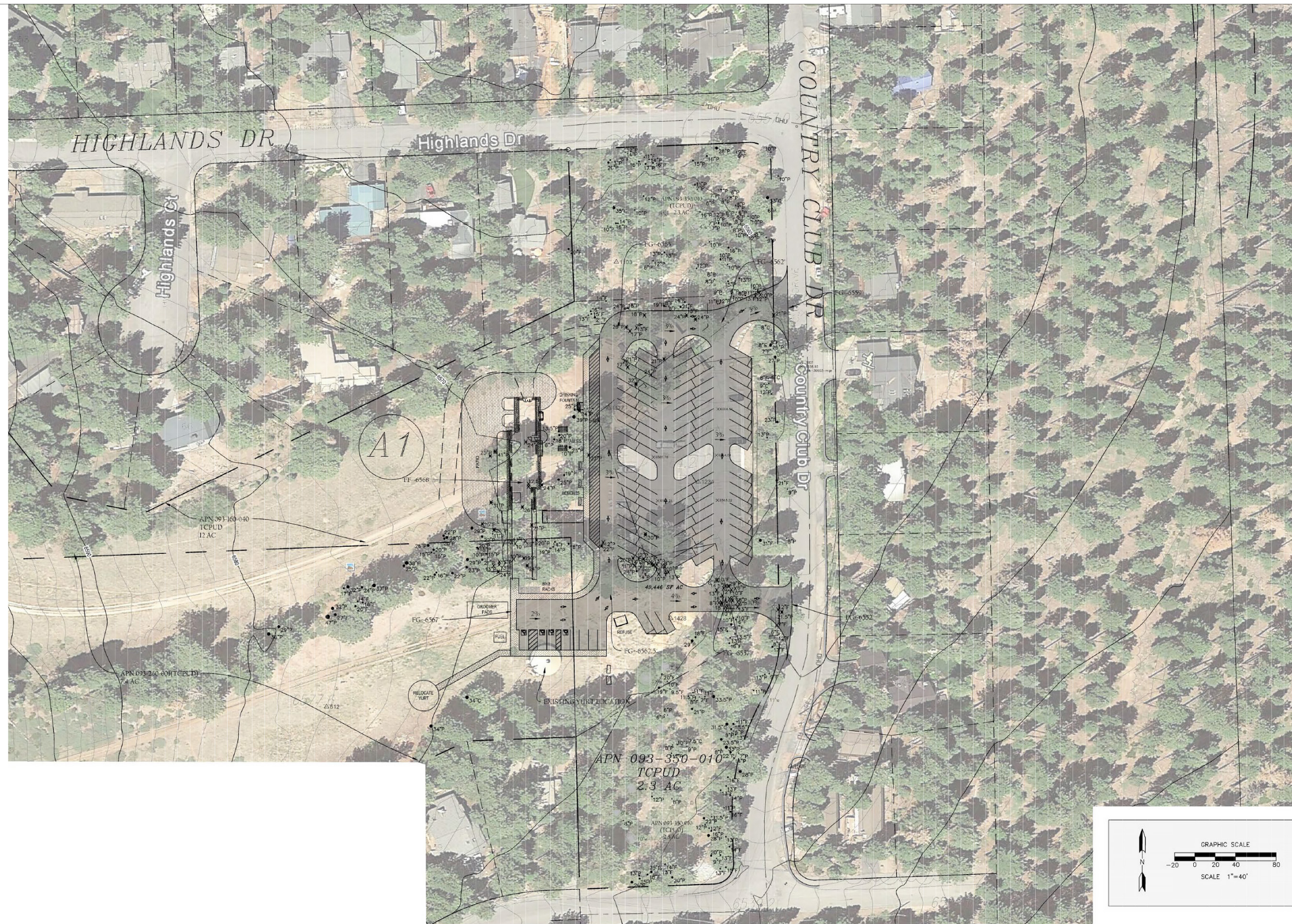
For the reasons described above under Section 2.1, "Overview," and under Section 2.6, "Unique Features of the Proposed Project and Alternative A," the TCPUD Board chose to prepare an EIR that analyzes the proposed Project and Alternative A at an equal level of detail. However, Alternative A is not the proposed Project or part of the proposed Project.

Alternative A would site the Schilling Lodge at the Existing Lodge location on Country Club Drive at an elevation of 6,560 feet msl. The Alternative A site encompasses 3.6 acres (Figure 2-9). Like the proposed Project, the Alternative A site is also located in the North Tahoe High School Subdistrict and zoned for recreation in the Area Plan and has a land use designation of Recreation in the Area Plan and the TRPA Regional Plan. The location of the Schilling Lodge under Alternative A would be located approximately 120 feet southeast of the nearest residence. Because it would use the Existing Lodge site, implementation of this alternative would provide an opportunity to minimize ground disturbance on an undeveloped site.

This alternative includes the adaptive reuse of the Schilling residence, plus construction of additional building space and a basement of the same size and layout as the proposed Project, and would accommodate the same uses described above and in Section 2.4, "Tahoe Cross-Country Lodge Replacement and Expansion Project." This alternative would include the same amount of parking spaces as identified for the proposed Project, and access to the site would be provided from Country Club Drive, consistent with existing conditions. To accommodate development of the expanded parking area and the Schilling Lodge, implementation of Alternative A would remove 79 trees including up to 7 trees over 30 inches dbh, as identified in Table 2-2.

HIGHLANDS COMMUNITY CENTER

To construct Alternative A, the Existing Lodge (i.e., Highlands Community Center) would be demolished.



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Source: Image provided by Tieslau Civil Engineering, Inc. in 2018

Figure 2-9 Schilling Lodge Site Plan – Alternative A

