

# Notice of Availability

## Tahoe Cross-Country Lodge Replacement and Expansion Project

### Draft Environmental Impact Report (EIR)

California State Clearinghouse No. 2018062045

Pursuant to California Environmental Quality Act (CEQA) requirements, Tahoe City Public Utility District (TCPUD) is the lead agency for preparation of an EIR for the Tahoe Cross-Country Lodge Replacement and Expansion Project (Project).

**Public Review and Comment Period:** The Draft EIR is available for public review beginning on June 5, 2020. Comments should be submitted on or before July 24, 2020. Written comments may be sent by postal or electronic mail to:

Tahoe City Public Utility District  
Kim Boyd, Senior Management Analyst  
PO Box 5249, Tahoe City, CA 96145  
Email: [kboyd@tcpud.org](mailto:kboyd@tcpud.org) (Subject Line: Tahoe XC Draft EIR)

**Copies of the Draft EIR:** Download the document from: <https://www.tcpud.org/capital-improvement-projects/tahoe-cross-country-lodge-replacement-and-expansion>.

Because the TCPUD offices are closed to public access due to the COVID-19 pandemic emergency, one paper copy of the document will be left outside the Administrative office at 221 Fairway Drive in Tahoe City, California during business hours Monday-Friday between 9:00 a.m. and 4:00 p.m.

**Project Location:** The Project is located along the northwest shore of Lake Tahoe northeast of Tahoe City in Placer County. The Existing Lodge is located at 925 Country Club Drive in the Highlands Community. The proposed Project (Site D – Full Project) would involve replacing, expanding, and relocating the lodge to a site off Polaris Road adjacent to the North Tahoe Middle School and North Tahoe High School.

**Project Overview:** The Existing 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 proposed Project 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. In addition, the types of activities at the lodge could be expanded to better serve additional recreational opportunities and community needs. Implementation of the Project 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.

Implementation of the proposed Project would require development of the Schilling Lodge and associated improvements on a portion of 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, the environmental impacts of which are considered in the Draft EIR.

For the proposed Project and the Site A – Full Project alternative (Alternative A), the Draft EIR identifies significant or potentially significant environmental impacts in the areas of Biological Resources;

Archaeological, Historical, and Tribal Cultural Resources; Transportation and Circulation; Greenhouse Gas Emissions and Climate Change; and Noise. The Draft EIR also identifies a potentially significant impact related to Utilities for Alternative A.

**Public Meeting:** An opportunity to provide oral comments on the project and Draft EIR is scheduled as follows:

**Friday, July 17, 2020**

Time certain at 9:00 a.m. or thereafter

Please refer to the meeting agenda during the week prior to the meeting for updated information on participation details at the following link: <https://www.tcpud.org/your-district/board-directors/boardcommittee-agendas-and-minutes>. TCPUD staff and consultants will present at the meeting and record any oral comments on the Draft EIR that are received. In preparing the Final EIR for the Tahoe Cross-Country Lodge Replacement and Expansion Project, TCPUD will address comments that raise environmental issues or concerns regarding the adequacy, accuracy, or completeness of the Draft EIR.