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Errata

Consent Calendar Item No. 1

**Tahoe City Public Utility District and Tahoe Cross Country Ski Education Association,
Recreation Cross Country Ski Lodge Modification**

The attached document is in addition to the staff report for the Consent Calendar item referenced above.

**Tahoe Cross-Country Lodge Replacement and Expansion Project
TRPA Recreation Project Application
Polaris Road, Tahoe City, California
Placer County APNs: 093-600-001, 093-160-036 & 093-160-064
TRPA File Number ERSP2018-0878**

INITIAL ENVIRONMENTAL CHECKLIST (IEC) RESPONSES

IEE Expanded Responses

This document provides expanded responses to the enclosed TRPA Initial Environmental Checklist (IEC) utilizing information from the Final Environmental Impact Report (FEIR) certified by Tahoe City Public Utility District (TCPUD) in February of 2021.

Project Description

The project applicant, the Tahoe Cross-Country Ski Education Association (TCCSEA), is proposing the Tahoe Cross-Country Lodge Replacement and Expansion Project (Project), which repurposes a deconstructed residence known as the Schilling Residence for use as a year-round recreation facility, with adequate size and site amenities to serve existing and future anticipated public recreation use. With implementation of the Project, the Highlands Park and Community Center (Community Center) would no longer serve as the lodge for the cross-country ski area; instead, the relocated and reconstructed Schilling Residence would serve that purpose. The Community Center would be retained in its current located and operated by the Tahoe City Public Utility District (TCPUD).

Adaptive reuse of the Schilling Residence by TCCSEA provides an opportunity to preserve the structure, retain it for public use and historic interpretation, and allow for an enhanced and expanded lodge that consolidates outbuildings currently used for storage into a single building. The historic structure would be adaptively reused in compliance with *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).

1. LAND

Will the proposal result in:

a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?

- o No

The proposed project would result in an increase in land coverage relative to existing conditions. However, the proposed project would be required to comply with TRPA land coverage regulations as a condition of permit approval. Therefore, the implementation of the proposed project would have a less-than-significant impact relative to compaction and land coverage.

b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?

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- o No

Implementation of the proposed Project could expose soils to adverse effects from soil erosion during construction activities related to construction of the Schilling Lodge. Grading and earthmoving activities would be required to obtain grading and excavation permits and approvals in accordance with TRPA Code Chapter 33 and the Placer County grading ordinance. Adherence to existing, standard regulations and permit requirements would maintain the potential for substantial soil erosion or loss of topsoil for the proposed project at a less-than-significant level.

d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?

- o *No, With Mitigation*

Grading in excess of 5 feet is proposal and a separate TRPA soils/hydrologic approved excavation to 14 feet 4 inches.

e. The continuation of or increase in wind or water erosion of soils, either on or off the site?

- o No

Implementation of the proposed Project could expose soils to adverse effects from soil erosion during construction activities related to construction of the Schilling Lodge. Adherence to existing, standard regulations and permit requirements would maintain the potential for substantial soil erosion or loss of topsoil for the proposed Project at a less-than-significant level.

f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?

- o No

The proposed Project site does not contain stream or water bodies and are not in the 100-year flood hazard zone for any stream or water body. Therefore, issues related to water currents, stream volumes, or flood hazards are not evaluated further.

g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?

- o No

The proposed Project is located in a seismically active area and could experience strong shaking in the event of a nearby earthquake. However, the rehabilitation and reuse of the historic Schilling residence would comply with the seismic design and retrofit requirements of the CBC. These measures would reduce the potential threat to life and property from

strong seismic ground shaking resulting from implementation of the proposed Project to a less-than-significant level.

2. AIR QUALITY

Will the proposal result in:

a. Substantial air pollutant emissions?

- o No

The proposed Project would result in short-term construction-related emissions of ROG, NOX, and PM10; however, levels of emissions would be lower than PCAPCD's significance criteria of emission for these pollutants. Thus, construction-generated emission of criteria pollutant and ozone precursors would be less than significant from the proposed Project.

b. Deterioration of ambient (existing) air quality?

- o No

Implementation of the proposed Project would not result in long-term operational emissions of ROG, NOX, and PM10 that exceed applicable significance criteria or substantially contribute to concentrations that would result in, or contribute to, an exceedance of the NAAQS or CAAQS. Therefore, long-term operational related emissions of criteria pollutants and precursors would be less than significant.

c. The creation of objectionable odors?

- o No

The proposed Project would not introduce sources of objectionable odors (i.e., wastewater treatment plants, sanitary landfills, composting facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting operations, rendering plants, and food-packaging plants). None of these odorous land uses are within proximity to the proposed Project site. Thus, impacts related to odor are not discussed further.

3. WATER QUALITY

Will the proposal result in:

a. Changes in currents, or the course or direction of water movements?

- o No

The proposed Project site does not contain stream or water bodies and are not in the 100-year flood hazard zone for any stream or water body. Therefore, issues related to water currents, stream volumes, or flood hazards are not evaluated further.

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b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?

- o No

The proposed Project would include new development, which would create increased impervious surfaces and increased runoff. However, the Project would be required to meet stormwater BMP standards and to demonstrate through subsequent drainage planning that the proposed Project would be able to capture and treat stormwater during peak flows, as required by TRPA and Placer County regulations. For these reasons, the potential for the proposed project to create substantial adverse effects on stormwater runoff volumes and existing drainage systems would be less-than-significant.

c. Alterations to the course or flow of 100-yearflood waters?

- o No

There are no mapped 100-year floodplains within the area containing the proposed Project site.

d. Change in the amount of surface water in any water body?

- o No

The proposed Project site does not contain stream or water bodies and are not in the 100-year flood hazard zone for any stream or water body. Therefore, issues related to water currents, stream volumes, or flood hazards are not evaluated further.

e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

- o No

The proposed Project will create Project specific construction-related disturbance, which would have the potential to degrade water quality. However, existing TRPA, Lahontan RWQCB, and Placer County regulations and standard permit conditions would substantially reduce the risk of construction-related stormwater quality impacts by controlling construction site contaminants (such as sediment-laden runoff and construction chemicals), and by proper management of hazardous materials onsite. Because stringent regulatory protections are in place, construction activities from the implementation of the proposed Project will have a less- than-significant impact on water quality.

The proposed Project would result in the development of the Schilling Lodge on forested lands designated for recreation. Similarly, However, TRPA and Lahontan RWQCB regulations require the installation and maintenance of water quality BMPs, which would reduce the potential water quality effects the proposed development. Also, TRPA Code provisions would require fertilizer management and snow storage BMPs to prevent potential adverse effects from these activities. Because these stringent protections are in

place, the potential for operation of the facilities associated with the proposed Project and Alternative A to degrade water quality would be a less-than-significant impact.

f. Alteration of the direction or rate of flow of ground water?

- o No

The proposed Project would create Project specific construction-related disturbance, which would have the potential to degrade water quality. However, existing TRPA, Lahontan RWQCB, and Placer County regulations and standard permit conditions would substantially reduce the risk of construction-related stormwater quality impacts by controlling construction site contaminants (such as sediment-laden runoff and construction chemicals), and by proper management of hazardous materials onsite. Because stringent regulatory protections are in place, construction activities from the implementation of the proposed Project would have a less- than-significant impact on water quality.

The proposed Project would result in the development of the Schilling Lodge on forested lands designated for recreation. However, TRPA and Lahontan RWQCB regulations require the installation and maintenance of water quality BMPs, which would reduce the potential water quality effects the proposed development. Also, TRPA Code provisions would require fertilizer management and snow storage BMPs to prevent potential adverse effects from these activities. Because these stringent protections are in place, the potential for operation of the facilities associated with the proposed Project to degrade water quality would be a less-than-significant impact.

g. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

- o No

The proposed Project would create Project specific construction-related disturbance, which would have the potential to degrade water quality. However, existing TRPA, Lahontan RWQCB, and Placer County regulations and standard permit conditions would substantially reduce the risk of construction-related stormwater quality impacts by controlling construction site contaminants (such as sediment-laden runoff and construction chemicals), and by proper management of hazardous materials onsite. Because stringent regulatory protections are in place, construction activities from the implementation of the proposed Project and Alternative A would have a less- than-significant impact on water quality.

The proposed Project would result in the development of the Schilling Lodge on forested lands designated for recreation. The proposed Project has the potential to generate pollutants that could be carried in stormwater runoff to surface waters. However, TRPA and Lahontan RWQCB regulations require the installation and maintenance of water quality BMPs, which would reduce the potential water quality effects the proposed development. Also, TRPA Code provisions would require fertilizer management and snow storage BMPs to prevent potential adverse effects from these activities. Because these stringent protections are in place, the potential for operation of the facilities associated with the proposed Project to degrade water quality would be a less-than-significant impact.

j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?

- o No

The proposed Project would create Project specific construction-related disturbance, which would have the potential to degrade water quality. However, existing TRPA, Lahontan RWQCB, and Placer County regulations and standard permit conditions would substantially reduce the risk of construction-related stormwater quality impacts by controlling construction site contaminants (such as sediment-laden runoff and construction chemicals), and by proper management of hazardous materials onsite. Because stringent regulatory protections are in place, construction activities from the implementation of the proposed Project would have a less- than-significant impact on water quality.

The proposed Project would result in the development of the Schilling Lodge on forested lands designated for recreation. The proposed Project has the potential to generate pollutants that could be carried in stormwater runoff to surface waters. However, TRPA and Lahontan RWQCB regulations require the installation and maintenance of water quality BMPs, which would reduce the potential water quality effects the proposed development. Also, TRPA Code provisions would require fertilizer management and snow storage BMPs to prevent potential adverse effects from these activities. Because these stringent protections are in place, the potential for operation of the facilities associated with the proposed Project to degrade water quality would be a less-than-significant impact.

4. VEGETATION

Will the proposal result in:

d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants)?

- o No

e. Reduction of the numbers of any unique, rare or endangered species of plants?

- o No

g. Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?

- o No

5. WILDLIFE

Will the proposal result in:

b. Reduction of the number of any unique, rare or endangered species of animals?

- o No

For special-status animals, although implementation of the proposed Project could disturb individuals and a small amount of potential habitat locally, the magnitude and intensity of potential adverse effects would be minor and are not expected to affect the species' distribution, active breeding sites, breeding productivity, viability, or regional populations.

6. NOISE

Will the proposal result in:

a. Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Plan Area Statement, Community Plan or Master Plan?

- o *No, With Mitigation*

*To ensure noise levels don't exceed daytime noise standards, outdoor speakers shall be tuned at combined noise levels not to exceed 70 dBA Leq.

b. Exposure of people to severe noise levels?

- o No

The proposed Project would result in traffic, and associated noise, increases along local roads and SR 28, with the greatest increase occurring during the summer months of the year. However, traffic noise increases would not result in an increase that exceeds applicable Area Plan noise standards (i.e., 55 dBA CNEL) and no increase in noise would occur on SR 28. Therefore, the proposed Project would have a less-than-significant impact from long-term increases in traffic noise.

c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?

- o *No, With Mitigation*

The proposed Project would be similar to what occurs in the project vicinity now. long-term increases in noise associated with outdoor recreational and sporting events at the Schilling Lodge. The increases in noise would not exceed applicable Area Plan noise standards (i.e., 55 dBA CNEL). Use of amplified sound would be required to comply with TCPUD rules and regulations and Placer County noise ordinance for operating hours; however, the use of amplified sound at the Schilling Lodge could result in exposure of sensitive receptors to noise levels that exceed the Placer County daytime (7:00 a.m. to 10:00 p.m.) noise standard of 50 dBA Leq for amplified sound sources. This impact would be significant for the proposed Project.

Additional requirements for speakers to meet performance standards (i.e., 71 dBA Leq for the proposed Project would ensure that noise levels would attenuate to below Placer

County noise standards at receiving land uses. Impacts would be reduced to less than significant.

f. Exposure of existing structures to levels of ground vibration that could result in structural damage?

- o No

The proposed Project would result in temporary construction-related vibration. However, sensitive receptors and structures are located beyond distances that could result in disturbance or structural damage. Further, construction activities would be limited to the less sensitive times of the day. Therefore, existing nearby sensitive receptors would not be substantially affected by construction vibration and the proposed Project would have a less-than-significant impact from temporary increases in vibration.

7. LIGHT AND GLARE

Will the proposal:

a. Include new or modified sources of exterior lighting?

- o No

The proposed Project and the Alternative A would include new sources of exterior lighting, with the minimum amount of lighting necessary for safety and security purposes at entrances/exits, along the walkways, and in the parking lot.

b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?

- o No

No lights along the entrance driveway are proposed. Building lights will 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, keeping the light levels as low as possible with downward orientation.

D. Create new sources of glare through the siting of the improvements or through the use of reflective materials?

- o No

The exterior building materials used for the Schilling Lodge would consist of wood siding and wood shake roof, consistent with the materials used in the historic Schilling residence. These materials would not create new sources of glare.

8. LAND USE

Will the proposal:

a. Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?

- o No

The proposed Project site is located within the North Tahoe High School Subdistrict of the Area Plan and are zoned and designated for Recreation under the Lake Tahoe Regional Plan and Tahoe Basin Area Plan.

10. RISK OF UPSET

Will the proposal:

a. Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?

- o No

Hazards and hazardous materials are regulated by a number of federal, state, and local agencies, including the federal Occupational Safety and Health Administration (OSHA), U.S. Department of Transportation (USDOT), Cal/OSHA, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board, California Highway Patrol (CHP), California Department of Transportation (Caltrans), and Placer County Environmental Health (PCEH). Project construction and operation would also be required to implement and comply with these federal, state, and local regulatory requirements and manufacturer's instructions related to hazardous materials to reduce the potential for exposure of the public or environment to hazards resulting from routine use, storage, or transport of hazardous materials or from accidental release or upset.

b. Involve possible interference with an emergency evacuation plan?

- o No

The construction activities and staging areas would be located within the proposed Project site would not be substantial (e.g., would not require substantial numbers large earthmovers or excavators); thus, impairment of emergency routes, traffic delays, or potentially preventing access to calls for service or delays in evacuation would be minimal. Because of the short-term nature of the construction activities and access to in the Highlands Community neighborhood would be maintained during construction, construction activities would not interfere with use of the North Tahoe High School or North Tahoe Middle School as a potential emergency operations center and would not interfere with use of SR 28 as an evacuation route.

11. POPULATION

Will the proposal:

a. Alter the location, distribution, density, or growth rate of the human population planned for the Region?

- o No

Implementation of the Project could result in several new staff at the lodge. However, the amount of employment generated by the proposed Project would be minimal, and would not result in substantial unplanned population growth such that construction of additional housing would be required.

b. Include or result in the temporary or permanent displacement of residents?

- o No

The Project is located on public land that contains recreation facilities and, thus, implementation of either the proposed Project or Alternative A would not temporarily or permanently displace any people or housing. For these reasons, the proposed Project would not result in direct or indirect population growth or alter the location, distribution, density, or growth rate of the human population planned for the Tahoe Region.

13. TRANSPORTATION/CIRRCULATION

Will the proposal result in:

a. Generation of 100 or more new Daily Vehicle Trip Ends (DVTE)?

- o No

A Technical Memorandum from LSC Transportation Consultants, Inc. dated 5/8/2023, which tiers off the traffic analysis in the EIR, concluded approximately 110 one-way vehicle trips would be generated to the proposed site, with a net reduction of approximately 60 one-way vehicle trips at the existing facility location.

b. Changes to existing parking facilities, or demand for new parking?

- o No

Implementation of the proposed Project would result in the potential for a maximum of seven peak winter days during which residential street parking may need to be utilized. Additionally, residential overflow parking may be required on as many as nine additional days per year during which large special events or premier events would be held. However, provisions to minimize the use of residential parking, such as carpooling, would be incorporated into event planning and implemented. Given that overflow residential

parking already occurs during large events at the Highlands Community Center, and that the existing parking lot cannot accommodate existing demand on peak skier days, which already total more than seven per year, implementation of the proposed Project would result in an improvement to existing conditions in the neighborhood as a whole, and therefore result in a beneficial impact related to parking.

c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?

- o *No, With Mitigation*

The Placer County Minor Use Permit requires the project to coordinate with Placer County staff for participate in a Neighborhood Traffic Management Program to identify the appropriate traffic calming measures that could be incorporated into the development to minimize vehicles impacts on roadways.

f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

- o *No*

All Project-related transportation infrastructure (i.e., Project driveway) connecting to existing Placer County roadways would be constructed in accordance with applicable Placer County design and safety standards. Additionally, the Project design and improvement plans are subject to the Placer County design review and plan check processes, respectively. Thus, the Placer County design review and plan check procedures would ensure that that the Project design would comply with the Placer County design and safety standards. Therefore, this impact would be less than significant for the proposed Project.

14. PUBLIC SERVICES

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?

a. Fire protection?

- o *No*

The proposed Project would relocate Tahoe XC to a site approximately 0.8 mile by road southwest of its current location. Alternative A would be located at the Existing Lodge site. The nearest fire station is the NTFPD Station #51 located at 222 Fairway Drive, Tahoe City, California. The distance between the fire station and the Existing Lodge 3.5 miles and the distance between the fire station and the proposed Project site is 3.4 miles...For this reason, there would essentially be no change in emergency response times compared to existing conditions.

b. Police protection?

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- o No

The nearest Placer County Sheriff station is located at 2501 N Lake Boulevard, Tahoe City, California, which is 1.2 miles from the Existing Lodge and would be 1.1 miles from the proposed Project site. For this reason, there would essentially be no change in emergency response times compared to existing conditions.

c. Schools?

- o No

The proposed Project does not include new housing or other Project elements that would increase the permanent resident population in Tahoe City and the surrounding area, resulting in an increased demand for school or library facilities. No impact would occur related to these services for the proposed Project.

e. Maintenance of public facilities, including roads?

- o No

Project construction activities would be short-term, estimated to be completed in four years, and would not be anticipated to generate substantial construction traffic that could result in the need for maintenance of roads. Additionally, the proposed Project would not result in a substantial increase in visitation at the Schilling Lodge such that the associated increase in traffic on nearby roads would not result in the need for an increase in the maintenance of roads. This impact would be less than significant for the proposed Project.

15. ENERGY

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

- o No

Implementation of the proposed Project would increase electricity and natural gas consumption at the proposed Project site relative to existing conditions; however, the proposed Project would be constructed in compliance with the 2019 California Energy Code, which achieves substantial reductions in overall energy use in nonresidential land uses relative to buildings constructed in compliance with previous versions of the code. Construction energy consumption associated with the proposed Project and Alternative A would be temporary and would not require additional capacity or increased peak or base period demands for electricity or other forms of energy. For these reasons, the impact related to wasteful, inefficient, or unnecessary consumption of energy during construction or operation of the proposed Project would be less than significant.

b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

- o No

Implementation of the proposed Project would increase electricity and natural gas consumption at the proposed Project site relative to existing conditions; however, the proposed Project would be constructed in compliance with the 2019 California Energy Code, which achieves substantial reductions in overall energy use in nonresidential land uses relative to buildings constructed in compliance with previous versions of the code. Construction energy consumption associated with the proposed Project would be temporary and would not require additional capacity or increased peak or base period demands for electricity or other forms of energy. For these reasons, the impact related to wasteful, inefficient, or unnecessary consumption of energy during construction or operation of either the proposed Project would be less than significant.

16. UTILITIES

Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:

a. Power or natural gas?

- o No

Implementation of the Project, would increase electricity and natural gas consumption at each site relative to existing conditions. Liberty Utilities and Southwest Gas have indicated there would be adequate supplies and facilities to serve the electricity and natural gas needs of the proposed Project and Alternative A. For these reasons, the impact related to construction of new or expanded electricity or natural gas facilities would be less than significant.

c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

- o No

The estimated annual water demand for the proposed Project would be 111,694 gallons. With implementation of the proposed Project, there would also be some water demand associated with continuing operations at the Existing Lodge. TCPUD has indicated there would be adequate water supply and conveyance infrastructure to serve the Project. Because TCPUD has sufficient water supply to meet water demand for the proposed Project and water conveyance infrastructure would be adequate, this impact would be less than significant for the proposed Project.

d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

- o No

TCPUD has indicated there would be sufficient capacity in their wastewater collection system to convey wastewater flows from the proposed Project and there is sufficient

capacity to serve the proposed Project. For these reasons, the proposed Project would have a less-than-significant impact on wastewater collection, conveyance, and treatment.

19. RECREATION

Does the proposal:

a. Create additional demand for recreation facilities?

- o Yes

The proposed Project A would increase the number of events that would use the trails in the surrounding area. The Project proposes a total of nine large special events, an increase of three large special events compared to existing conditions. There is no expansion of the cross country ski area.

b. Create additional recreation capacity?

- o No

The proposed Project would not affect the fair-share distribution of recreation capacity in the Tahoe Basin because they would continue to provide public access to the cross-country ski area and surrounding trails. Additionally, a larger lodge would be available for public use and for an increase in the types of events year-round. This would be a beneficial impact of the Project.

c. Have the potential to create conflicts between recreation uses, either existing or proposed?

- o No

Access to the public lands surrounding Tahoe XC, including Burton Creek State Park and Conservancy and USFS lands and waterways within those lands, would be retained at the proposed Project site. The location of the proposed Project is not in close proximity to Lake Tahoe or any other lake, and therefore, Project would have no impact on public access to any lake, waterway, or public lands.

20. ARCHEOLOGICAL/HISTORICAL

a. Will the proposal result in an alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?

- o No, With Mitigation

The project proposes the adaptive reuse of a documented and salvaged building that was previously determined to be an eligible resource. The proposed project has been designed in accordance with the Secretary of Interior standards.