



United States  
Department of  
Agriculture

# Final Environmental Impact Statement

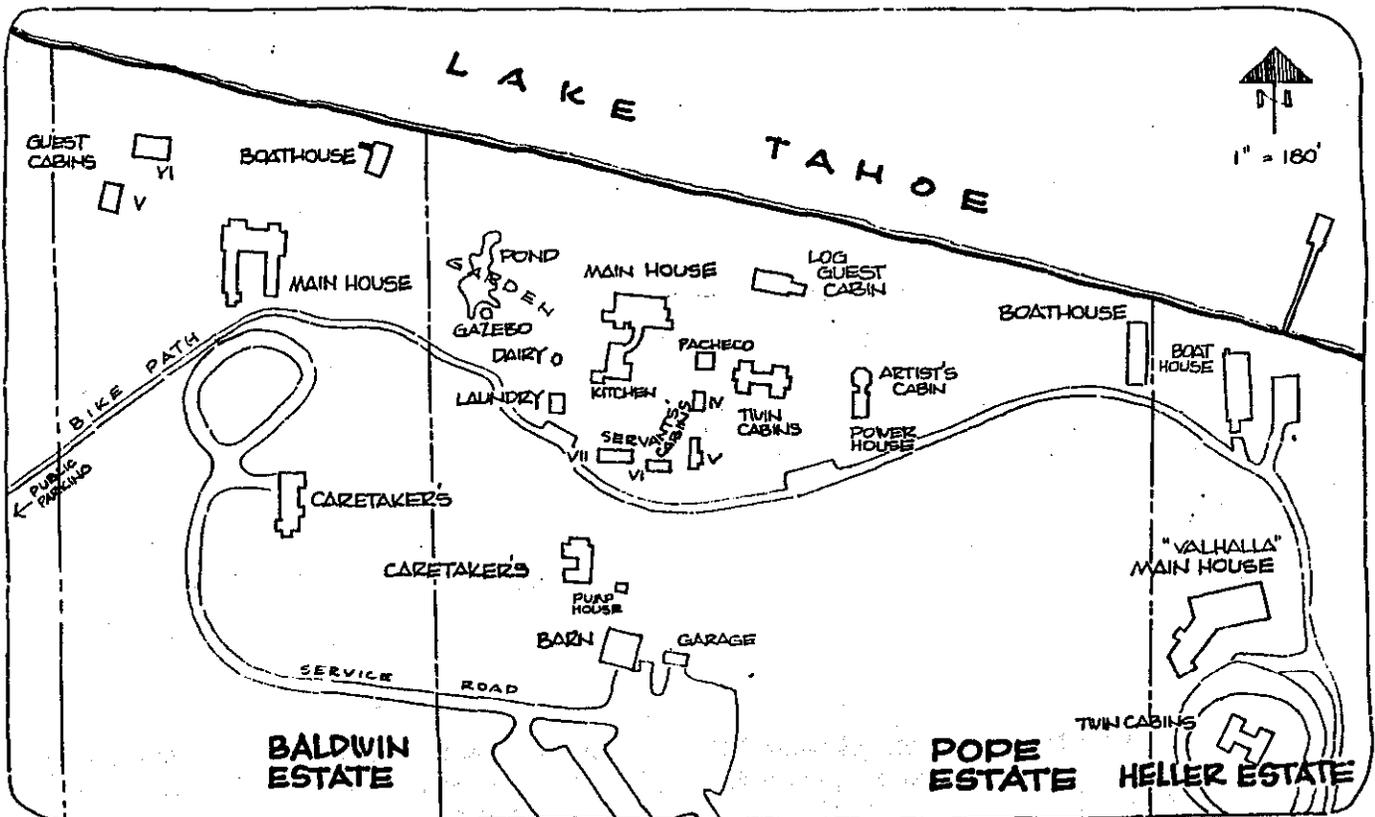
Forest Service

Pacific  
Southwest  
Region



## Tallac Historic Site Master Plan

Lake Tahoe Basin Management Unit



THE TALLAC HISTORIC SITE • U.S. FOREST SERVICE • LAKE TAHOE BASIN

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# RECORD OF DECISION USDA-Forest Service

## Final Environmental Impact Statement Lake Tahoe Basin Management Unit Tallac Historic Site Master Plan

El Dorado County, California

### The Decision

It is my decision to implement the Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR) alternative for the Tallac Historic Site Master Plan. Under this alternative, the *1989 Tallac Historic Site Master Plan* directions will be updated to provide current direction for the historic site including the conversion of the Valhalla boathouse to a small community theatre. Restrooms would be included within the Valhalla boathouse. The Valhalla Main House could be used as a support facility for the community theatre. Mitigation measures and monitoring requirements for the implementation of this alternative are found in Chapter II.E & F and Appendix F of the FEIS.

The Tallac Historic Site, Estates portion, is located on a 74 acre parcel of National Forest system land on the southwest shores of Lake Tahoe. The area is west of Camp Richardson, east of the Kiva Picnic Area, and north of State Highway 89. The Site was placed on the National Register of Historic Places in 1987 because it was determined to have historic significance. The *Lake Tahoe Basin Management Unit Land and Resource Management Plan (1988)* established the Site as a Special Interest Area emphasizing preservation and interpretation of its historic and natural resources for public enjoyment.

### Summary of the Major Provisions of the Decision

To ensure the preservation of historic values and ambiance, and the protection of the historic and architectural qualities of the grounds and structures, any alterations to the Tallac Historic Site will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as Sections 106 and 110 of the National Historic Preservation Act.

The nine buildings proposed for removal in the 1980 Environmental Analysis and Record of Decision will be retained. These are the: Baldwin Estate Guest Cabin V, Baldwin Estate Guest Cabin VI, the Baldwin Estate Boathouse VII, the Pope Estate Cooler Shed XV, the Pope Estate Powerhouse XI, the Pope Estate Artist's Cabin XII, the Pope Estate Honeymoon Guest Cabin XIII, the Valhalla Estate Twin Guest Cabins IV, and the Valhalla Estate Boathouse III.

Recreation capacity for the Site will be managed to maintain 525 PAOT (Persons At One Time) limits. Some large special events will be permitted on site.

The Valhalla Boathouse will be converted for use as a small community theatre. Approved uses of the Valhalla Boathouse are: theatrical productions, plays, dance performances, concerts and musical

productions, puppet shows, viewing of non-commercial films, lectures, meetings, and seminars. Weddings, ceremonies, social events such as parties and reunions, religious services, political activities, etc. are not allowed and should be scheduled at the adjacent Valhalla Main House. The serving of beverages and prepared snacks limited to patrons attending the listed, approved events is allowed; use of the Boathouse as a cafe or food/beverage service facility is not permitted.

The interior of the Valhalla Main House is designated as the space for any and all support functions related to the approved uses of the Valhalla Boathouse. These support functions include dressing/changing rooms, prop storage, stage set storage, and staff/performer restrooms. Due to visual and historic impacts, use of outside, exterior spaces for these support functions is not permitted.

In accordance with the findings of the Biological Evaluation for the EIS, use of the boathouse as a community theatre is prohibited from October 15 to March 15 until completion of a study to determine winter disturbance potential to bald eagles. This study was instigated in 1992 and should be completed by 1995. Upon completion of the study, the non-use period will be re-evaluated.

Special Use Permit requirements for the use of the Valhalla Boathouse as a community theatre will stipulate that at least 2 days per week and 2 weekends per month be set aside for use by community groups and organizations other than the permittee. These dates will be made available for reservation at least 18 months in advance and will not be filled for other uses prior to 60 days before the date. These groups and organizations will adhere to the fee schedule established by the permittee.

Parking will be increased by 13 spaces. 43 additional spaces will be made available in the administrative parking lot near the Pope Barn *at such time current administrative uses are relocated*. The total public parking, then, would be 88 spaces. Should the boathouse theatre project become operational prior to the availability of the administrative parking area, either the capacity of the theatre will be reduced or alternative forms of transportation required.

Alternative forms of transportation will be required for ANY activity or event which exceeds available parking at the Site.

Agency policies and regulations requires the Forest Service to determine whether sufficient competitive interest exists to issue a prospectus for a Special Use Permit and to issue a prospectus whenever taxpayer investment exceeds \$100,000. Because taxpayer investment in the Valhalla Boathouse theatre conversion project will exceed \$100,000 when completed, the Forest Service is required to issue a prospectus and solicit bids for the use of buildings and grounds under Special Use Permit when the current Permit with the Tahoe Tallac Association expires (12/97). The intent of the prospectus is to obtain the best qualified permittee as well as an equitable return to the United States. Fees for the Permit will be based on appropriate Forest Service Manual regulations and policies at the time for Granger-Thye authorizations. The current permit period will be used to provide use information for future fee purposes.

## **Reasons for Decision and other Alternatives Considered**

The Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR) alternative was chosen because it best meets the purpose and need of the FEIS, i.e. implementation of the 1989 Tallac Historic Site Master Plan, and the management direction described in the *LTBMU Land and Resource Management Plan*. Compared to the other alternatives that also implemented the 1989 Tallac Historic Site Master Plan, this alternative allows for theatre conversion but minimizes alterations to the historic fabric, character, and ambiance of the exterior of the Valhalla boathouse, the Heller Estate, and the Tallac Historic Site as a whole. The provision

allowing restrooms inside the Valhalla boathouse is convenient to persons attending events at the Valhalla boathouse.

The No Action alternative was not selected because it did not meet the purpose and need of this analysis, i.e. implementation of the 1989 Tallac Historic Site Master Plan. No further adaptive uses of facilities or site development would occur.

The Historic Preservation and Interpretation (HPI) alternative was not selected because it did not meet the purpose and need of this analysis, i.e. implementation of the 1989 Tallac Historic Site Master Plan, nor does it follow the direction described in the *LTBMU Land and Resource Management Plan*, i.e. provide for community and cultural arts activities at the site.

The Update Master Plan - Boathouse Theatre (UMP-BT) alternative, identical to the selected alternative with the exception of the provision for restrooms within the Valhalla boathouse, was not chosen because the convenience of restrooms within the boathouse outweighed their availability at the Valhalla Main House.

The Update Master Plan - Boathouse Theatre with Addition (UMP-BTA) alternative was not chosen because the significant adverse impacts upon the heritage resources of both the interior and exterior of the Valhalla Boathouse, the Heller Estate National Register property, and the Tallac Historic Site as a whole were considered unacceptable.

The Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR) alternative was not chosen because the significant adverse impacts upon the heritage resources of both the interior and exterior of the Valhalla Boathouse, the Heller Estate National Register property, and the Tallac Historic Site as a whole were considered unacceptable.

The Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternative was not selected because the significant adverse impacts upon the heritage resources of both the interior and exterior of the Valhalla Boathouse, the Heller Estate National Register property, and the Tallac Historic Site as a whole were considered unacceptable.

## **Issues and Public Participation**

The Lake Tahoe Basin Management Unit conducted an active involvement program. Federal, State, and local agencies have been informed and consulted throughout the planning effort. Forest users have had an opportunity to participate.

The issues which determined the scope of the analysis were: changes that have occurred on Tallac Historic Site from those envisioned in the 1980 Environmental Analysis, retention of nine buildings proposed for removal in the 1980 Environmental Analysis, effects of adapting the Valhalla boathouse into a community playhouse theatre, managing parking necessary for public use at the site, recreation capacity and use, balancing use and preserving historic values, and affordability of theatre events and rental fees.

A Notice of Intent (NOI) to prepare an EIS for the plan was published in the Federal Register on November 2, 1992. A Notice of Availability of the DEIS and proposed Plan was published in the Federal Register on May 21, 1993. The comment period lasted through July 5, 1993.

## **Applicable Laws, Regulations, and Policy and the Findings Required by These Laws**

The Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR) alternative is consistent with the *Lake Tahoe Basin Management Unit Land and Resource Management Plan*, as required by the National Forest Management Act.

In compliance with Sections 106 and 110 of the National Historic Preservation Act, a three party Memorandum of Agreement has been executed between the Forest Service, California State Historic Preservation Officer, and the Advisory Council on Historic Preservation for implementation of the Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR) alternative.

## **Environmentally Preferred Alternative**

The No Action (NA) alternative is the environmentally preferred alternative which is considered in detail in the FEIS. No further adaptive uses of facilities or site development, and the associated environmental consequences affecting the resources of the site, would occur.

## **Implementation**

Project implementation may proceed as soon as fifty days following publication of a legal notice of this decision in the Tahoe Daily Tribune, if no appeals are received, which is five business days after the close of the appeal filing period. If appeals are received, project implementation may be delayed pursuant to the appeal regulations.

## **Administrative Review or Appeal Opportunities**

This decision is subject to appeal pursuant to Forest Service regulations 36 CFR 215 and 36 CFR 251. To initiate an appeal under 36 CFR 215, a copy of your written Notice of Appeal must be filed with the Appeal Deciding Officer, the Regional Forester, USDA Forest Service, 630 Sansome Street, San Francisco, CA 94111 on or before \_\_\_\_\_, 1994, which is at least 45 days from the date a legal notice of this decision appears in the Tahoe Daily Tribune. Notices of Appeal must meet the specific content requirements of 36 CFR 215.14. Publication of this legal notice will coincide with the date of publication of this EIS's Notice of Availability in the Federal Register.

The regulations found at 36 CFR 251 provide an appeals process specifically for those who hold or apply for authorizations (permits) to occupy and use National Forest System lands. To initiate an appeal under these regulations, a copy of your written Notice of Appeal must be filed with the Reviewing Officer, the Regional Forester, USDA Forest Service, 630 Sansome Street, San Francisco, CA 94111; and another copy sent simultaneously to my office, on or before \_\_\_\_\_, which is 45 days from the date this decision was made. As a minimum, your notice of appeal *must*: include your name, address, and telephone number; identify this decision being appealed (include the title of this document, its date and the name and title of the Forest Officer who signed it); specify that portion of the decision that you object to and why you object; identify the specific changes in the decision that you seek. Your appeal may be dismissed if the preceding information is not included in your Notice of Appeal.

For further information regarding the appeals process, contact the Planning Department, Lake Tahoe Basin Management Unit, 870 Emerald Bay Road, South Lake Tahoe, CA 96150; or call (916) 573-2600.

**Contact Person**

Questions related to this decision may be addressed to Jackie Faike, Lake Tahoe Basin Management Unit, 870 Emerald Bay Road, South Lake Tahoe, CA 96150; Phone: (916) 573-2600.



**ROBERT E. HARRIS**  
Forest Supervisor

**JUL 14 1994**  
Date

**Final Environmental Impact Statement**  
**on the**  
**TALLAC HISTORIC SITE MASTER PLAN**  
**El Dorado County, California**  
**Lake Tahoe Basin Management Unit**

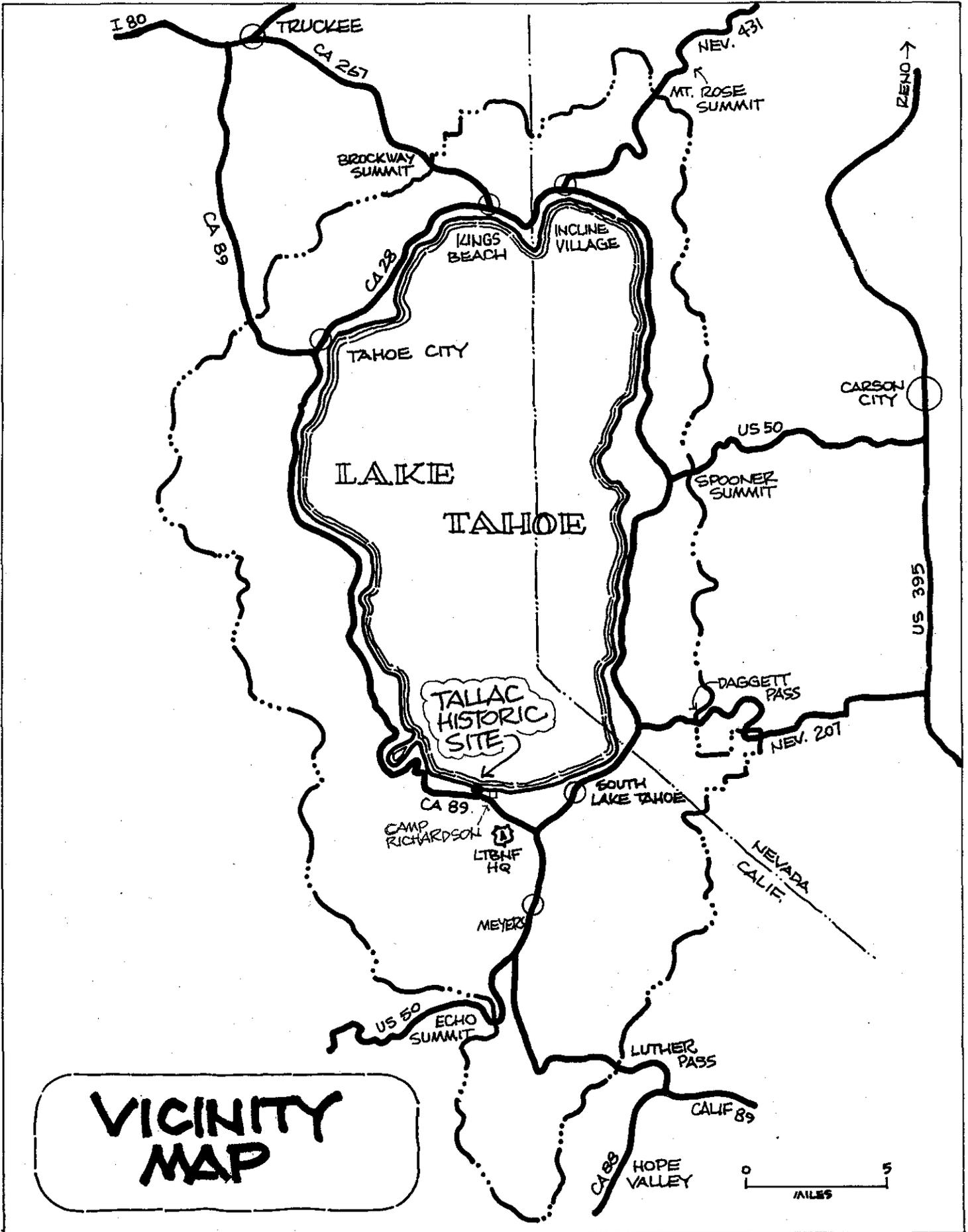
**Responsible Agency:** USDA Forest Service

**Responsible Official:** Robert E. Harris  
Forest Supervisor  
Lake Tahoe Basin Management Unit

**Information Contact:** Jackie Faike  
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**Abstract:** This document is a Final Environmental Impact Statement (FEIS). It documents the analysis of 7 alternatives which were developed for possible selection to update the management directions contained in the 1989 Tallac Historic Master Plan. The Tallac Historic Site is located in El Dorado County, California. The alternatives considered are: No Action (NA); Historic Preservation and Interpretation (HPI); Update Master Plan - Boathouse Theatre (UMP-BT); Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), the preferred alternative; Update Master Plan - Boathouse Theatre with Addition (UMP-BTA); Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR); and Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA).

T/P



**VICINITY  
MAP**

LAKE TAHOE BASIN MANAGEMENT UNIT

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# Summary

The following is a summary of the final environmental impact statement (FEIS) for the Tallac Historic Site Master Plan on the Lake Tahoe Basin Management Unit (LTBMU), Pacific Southwest Region.

## PROPOSED ACTION

The USDA Forest Service proposes to update and implement *The 1989 Tallac Historic Site Master Plan* including the proposal for conversion of the Valhalla boathouse to a small community theatre. The Tallac Historic Site, Estates Portion, is located on a 74 acre parcel of National Forest system land on the southwest shores of Lake Tahoe in the County of El Dorado. The area is west of Camp Richardson, east of the Kiva Picnic Area, and north of State Highway 89.

## PURPOSE AND NEED

The purpose of the Tallac Historic Site Master Plan FEIS is to disclose the environmental consequences of updating some of the management directions documented in the *1989 Tallac Historic Site Master Plan*. These are:

- 1) Retention of nine buildings proposed for removal in the 1980 Environmental Analysis.
- 2) Conversion of the Valhalla boathouse to a community playhouse theatre, including various sizes and configurations of a theatre annex.
- 3) Augmentation to the existing parking; i.e., intensity, distribution, amount and alternatives to parking.
- 4) Recreation capacity and use.
- 5) Proposals for managing large events.
- 6) Document the impacts of the proposed changes to the historical significance of the site.
- 7) Vegetation management on the site.

The Tallac Historic Site is comprised of three adjoining estates which are: the Heller Estate, generally referred to as "Valhalla", Pope Estate, and Baldwin Estate, sometimes referred to as "McGonagle". The Estates were in private ownership until the early 1970's. By 1971, the Forest Service had acquired and was managing nearly all the land between Taylor Creek and the Upper Truckee Marsh. The Site was placed on the National Register of Historic Places in 1987 because it was determined to have historic significance. The LTBMU Forest Plan established the Site as a Special Interest Area emphasizing preservation and interpretation of its historic and natural resources for public enjoyment.

The *1989 Tallac Historic Site Master Plan* documents a discussion of the Tallac Historic Site and the foundation for historic significance. After thirteen years of experience on the site, however, the Forest Supervisor determined it is appropriate to review the current uses and the intensity of operations on the Tallac Historic

Site and the directions in the 1989 Tallac Historic Site Master Plan within the context of the goals and management direction set forth in the LTBMU Forest Plan.

## DECISION TO BE MADE

The decision to be made by the LTBMU Forest Supervisor in the Record of Decision (ROD) following this analysis is whether to implement the No Action alternative or any of six action alternatives developed to update the management directions contained in the 1989 Tallac Historic Site Master Plan.

## ISSUES TO BE CONSIDERED

A consolidated list of issues was developed from public comments submitted through scoping, meetings, letters, drop in visits, and phone calls, as well as concerns of the Forest Service Interdisciplinary Team. The primary subject areas of the identified issues and concerns are:

- 1) Changes that have occurred on site from those envisioned in the 1980 Environmental Analysis.
- 2) Retention of nine buildings proposed for removal in the 1980 Environmental Analysis.
- 3) Effects of adapting the Valhalla boathouse to a community playhouse theatre, including the proposed addition of a theatre annex.
- 4) Managing parking necessary for public use at the site.
- 5) Recreation capacity and use.
- 6) Balancing use and preserving historic values.
- 7) Affordability of theatre events and rental fees.

## ALTERNATIVES CONSIDERED

**No Action (NA)** This alternative would manage the Tallac Historic Site in its current (1994) condition. Current direction would continue to meet Section 106 requirements and the Secretary of the Interior's Standards for the Treatment of Historic Properties (1992). In addition to being an alternative that was considered and studied in detail, it also serves as the baseline against which all other action alternatives are compared in this EIS.

**Historic Preservation and Interpretation (HPI)** This alternative would focus on historic preservation and interpretation of the site and buildings to their period of significance. The visitors would participate in a "Sutter's Fort" type of living history experience. This is the environmentally preferred alternative.

**Update Master Plan - Boathouse Theatre (UMP-BT)** This alternative would update the 1989 Master Plan directions including the conversion of the Valhalla Boathouse to a small community theatre (approximately 210 seat capacity). The Valhalla Main House would be used as a support facility for the community theatre.

**Update Master Plan - Boathouse Theatre With Restrooms (UMP-BTRR)**  
**PREFERRED ALTERNATIVE** This alternative would update the 1989 Master Plan directions including the conversion of the Valhalla Boathouse to a small community theatre (approximately 200 seat capacity). Restrooms would be included within

the boathouse. The Valhalla Main House would be used as a support facility for the community theatre.

**Update Master Plan - Boathouse Theatre With Addition (UMP-BTA)** This alternative would update the 1989 Master Plan directions including the conversion of the Valhalla Boathouse to a small community theatre (approximately 210 seat capacity). A new 1300 square foot addition will be constructed for dressing rooms and storage. The Valhalla Main House would be used as a support facility.

**Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR)** This alternative would update the 1989 Master Plan directions including the conversion of the Valhalla Boathouse to a small community theatre (approximately 200 seat capacity). A new 1300 square foot addition will be constructed for dressing rooms and storage. Restrooms would be included within the boathouse.

**Update Master Plan - Boathouse Theatre With Larger Annex (UMP-BTLA)** The 1989 Master Plan would be updated to provide current direction for the historic site including the conversion of the Valhalla Boathouse to a small community theatre (approximately 216 seat capacity). A new 2400 square foot annex will be constructed for dressing rooms, lobby, storage, and restrooms.

## COMPARISON OF ALTERNATIVES

The following table, S-1, compares and highlights the major differences among alternatives. This table displays the areas or resources where effects are expected to occur, and where different levels of effects can be distinguished between alternatives.

TABLE S-1 ALTERNATIVE COMPARISON TABLE

ALTERNATIVES	1) CHANGE MASTER PLAN	2) NINE BUILDING RETENTION	3) BOAT-HOUSE THEATRE PROVISION	4) ADDTL BLDG USE CHANGES	5) THEATRE ANNEX/ ADDITION	6) AUGMENT PARKING	7) LARGE EVENT MGT	8) LANDSCAPE MGT PLAN
NA	NO	YES	NO	NO	NO	NO	YES	NO
HPI	PART 1/	YES	NO	YES	NO	YES	YES	YES
UMP BT	YES	YES	YES 2/	YES	NO	YES 3/	YES	YES
UMP BTRR	YES 4/	YES	YES 5/	YES	NO	YES 6/	YES	YES
UMP BTA	YES 7/	YES	YES 8/	YES	YES 9/	YES 10/	YES	YES
UMP BTARR	YES 11/	YES	YES 12/	YES	YES 13/	YES 14/	YES	YES
UMP BTLA	YES	YES	YES 15/	YES	YES 16/	YES 17/	YES	YES

1/ HPI (Historic Preservation and Interpretation Alternative) - Implement Master Plan - Historical interpretive uses will take precedence over other management direction should conflicts arise.

2/ UMP BT (Update Master Plan - Boathouse Theatre) - Theatre Provision - Valhalla Boathouse would be converted into a small community theatre.

3/ UMP BT (Update Master Plan - Boathouse Theatre) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

4/ UMP BTRR (Update Master Plan - Boathouse Theatre with Restrooms) - Implement Master Plan - Restrooms and support facilities would be included within the Valhalla Boathouse.

5/ UMP BTRR (Update Master Plan - Boathouse Theatre with Restrooms) - Theatre Provision - Valhalla Boathouse would be converted to a small community theatre with restrooms.

6/ UMP BTRR (Update Master Plan - Boathouse Theatre with Restrooms) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

7/ UMP BTA (Update Master Plan - Boathouse Theatre with Addition) - Implement Master Plan - Valhalla Main House could be used as a support facility for restrooms.

8/ UMP BTA (Update Master Plan - Boathouse Theatre with Addition) - Theatre Provision - Valhalla Boathouse would be converted to a small community theatre with a new 1300 square foot addition.

9/ UMP BTA (Update Master Plan - Boathouse Theatre with Addition) - Annex Addition - A 1300 square foot addition would be added to boathouse theatre. Restrooms would be available in the Valhalla Main House.

10/ UMP BTA (Update Master Plan - Boathouse Theatre with Addition) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

11/ UMP BTARR (Update Master Plan - Boathouse Theatre with Addition and Restrooms) - Implement Master Plan - Restrooms would be included within the Valhalla Boathouse.

12/ UMP BTARR (Update Master Plan - Boathouse Theatre with Addition and Restrooms) - Theatre Provision - Valhalla Boathouse would be converted to a small community theatre with a new 1300 square foot addition.

13/ UMP BTARR (Update Master Plan - Boathouse Theatre with Addition and Restrooms) - Annex Addition - A 1300 square foot addition would be added to boathouse theatre. Restrooms would be available in the Valhalla Main House.

14/ UMP BTARR (Update Master Plan - Boathouse Theatre with Addition and Restrooms) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

15/ UMP BTLA (Update Master Plan - Boathouse Theatre with Larger Annex) - Theatre Provision - Vaihalla Boathouse would be converted to a small community theatre with a new 2200 square foot annex.

16/ UMP BTLA (Update Master Plan - Boathouse Theatre with Larger Annex) - Annex Addition - A new 2,200 square foot annex would be added to the boathouse theatre.

17/ UMP BTLA (Update Master Plan - Boathouse Theatre with Larger Annex) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

## CHAPTER I

### PURPOSE OF AND NEED FOR ACTION

#### A. Proposed Action

The USDA Forest Service proposes to update and implement the *1989 Tallac Historic Site Master Plan* including the proposal for conversion of the Valhalla boathouse to a small community theatre. The Tallac Historic Site, Estates portion, is located on a 74 acre parcel of National Forest System land on the southwest shores of Lake Tahoe in the County of El Dorado. The area is west of Camp Richardson, east of the Kiva Picnic Area, and north of State Highway 89.

#### B. Purpose and Need

The purpose or scope of this analysis is to disclose the environmental consequences of updating and implementing some of the management directions documented in the *1989 Tallac Historic Site Master Plan*. These are:

- 1) Retention of nine buildings proposed for removal in the *1980 Environmental Analysis and Record of Decision For Alternative Plans for Public Use of McGonagle, Pope and Heller Estates*.
- 2) Conversion of the Valhalla boathouse to a community playhouse theatre, including various sizes and configurations of a theatre annex.
- 3) Augmentation to the existing parking; i.e., intensity, distribution, amount and alternatives to parking.
- 4) Recreation capacity and use.
- 5) Proposals for managing large events.
- 6) Document the impacts of the proposed changes to the historical significance of the site.
- 7) Vegetation management on the site.

The *1989 Tallac Historic Site Master Plan*, hereafter referred to as the *1989 Master Plan*, documents a discussion of the Tallac Historic Site and the foundation for historic significance. After thirteen years of experience on the site, however, the Forest Supervisor determined it is appropriate to review the current uses and intensity of operations on the Tallac Historic Site and the directions in the 1989 Master Plan within the context of the goals and management direction set forth in the Forest Plan.

This Final Environmental Impact Statement documents the analysis of the existing situation, management concerns and opportunities on the site, as well as issues and concerns related to the implementation of the 1989 Master Plan. The abbreviation "FEIS" will be used to identify this document and distinguish it from the environmental document titled: *1980 Environmental Analysis and Record of Decision For Alternative Plans for Public Use of McGonagle, Pope and Heller Estates, U.S. Forest Service, Lake Tahoe Basin Management Unit (LTBMU)*; hereafter referred to as the *1980 Environmental Analysis*. This 1980 Environmental Analysis was the framework for the management direction contained in the 1989 Tallac Master Plan.

## C. Management Direction

### 1. National Register Site

The Tallac Historic Site is comprised of three adjoining estates which are: the Heller Estate, generally referred to as "Valhalla", Pope Estate, and Baldwin Estate, sometimes referred to as "McGonagle". The Estates were in private ownership until the early 1970's when maintenance and taxes became so burdensome that owning large estates no longer became desirable. By 1971, nearly all the land between Tallac Creek and the Upper Truckee Marsh had been acquired and was being managed by the Forest Service. The Site was placed on the National Register of Historic Places in 1987. The Tallac Historic Site was determined to have historic significance; therefore any rehabilitation of the site shall be performed in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

### 2. LTBMU Forest Plan Direction

The *LTBMU Forest Plan (1988)* established the Tallac Historic Site as a Special Interest Area. The Tallac Historic Site is located within the Fallen Leaf Management Area of the Forest Plan. The resource management emphasis for this area (page IV-87) states:

"Management emphasis will be upon enhancing recreational opportunities and cultural resource values. New sites will be constructed and existing ones will be maintained. This direction is essentially a continuation of current management direction except that recreation may be expanded through site construction."

The Forest Plan direction (page IV-88) further states:

"Implement the plan for the Tallac Historic Site approved in 1980, to provide for public use and enjoyment, while preserving the historically significant aspects of the estates. Where it doesn't conflict with public access the structures and grounds will be made available for a variety of adaptive uses to help generate restoration and maintenance funds. Valhalla's main house will be used as a community resource, managed by the Tahoe Tallac Association, to accommodate non-profit cultural and educational events, ceremonies, performances, meetings or exhibits appropriate to its scale and harmonious with the ambient atmosphere desired for the complex. Encourage the Tahoe Tallac Association to evaluate the feasibility of converting the boathouse into a small community theatre. Begin restoring and refurnishing the Pope main house and kitchen to portray an interpretive example of a 1920's summer resort at Lake Tahoe in such a manner that it may also be used for a variety of adaptive uses. The outbuildings may be used for interpretation, public demonstration and exhibition, storage, office space, bathrooms, or barracks. The Baldwin/McGonagle Estate main house will contain the Tallac Museum, collections curation, and office and work space for interpretive and museum specialists. The outbuildings will be used for educational, interpretive, historical, residential, facilities maintenance or storage purposes."

The Forest Plan, Appendix G, anticipated 295 Persons At One Time (PAOT) capacity for day use at the Tallac Historic Site.

### 3. Summary of the 1980 Environmental Analysis (1980 EA)

In 1980, four alternative plans for use of the Estates were analyzed by the USDA Forest Service, LTBMU. The four alternatives represented combinations of preservation and use of the buildings with appropriate roads, bike paths and parking concepts. Alternative IV was identified as the preferred alternative because it embodied the interests of the public, of historic preservation, and of fiscal

responsibility (1980 Environmental Analysis, p.2). Alternative IV was eventually selected as the plan for preservation and use of the site.

The general vision of the Estates site, discussed in the 1980 EA, was to provide a public recreation space on the shore of Lake Tahoe which would have an atmosphere of tranquility, resonate with the history of the site, offer site related visitor services, be an educational and interpretive complex, be a community resource for cultural and civic events, emphasize non-motorized access, maintain a feeling of timelessness which sets the area apart from much of the South Shore, provide Lake Tahoe Basin Management Unit (LTBMU) with office and conference space and provide housing for Forest Service employees. Management strategies and solutions for implementation of the vision were to remain flexible in terms of patterns of use, monetary commitments and management.

The original strategies for the achievement of the vision were projected as follows:

- a) Public recreation and access to the shoreline were to be maintained by eliminating obstructions along the shore zone. The atmosphere of tranquility was to be maintained by limiting automotive intrusion and by limiting activities to those appropriate for the site and setting. Separation of the Tallac Site from the resort activities of Camp Richardson was to be maintained through existing barriers. The parking facilities were to be as far from the shore-zone as possible. The design of interior road systems were to facilitate public transit. To minimize its impact, the proposed parking lot was to be located away from the lake and the estates buildings and placed in pods between the trees and natural vegetation.
- b) Each of the three estates comprising the whole complex was to have a different emphasis. *McGonagle* (Baldwin) would be the center for educational, historic and interpretive uses; *Pope* would be managed to a much lower density, preserved only on the exterior; *Valhalla* would become a community resource, accommodating various non-profit organizations and events.
- c) Nine of the twenty-eight structures comprising the three estates were slated for removal because they did not appear to merit the necessary time and money required for restoration. Minor improvements to the Kiva East Parking Area were proposed, as well as a half-mile bike path extension. Access from the site to a ferry proposed to carry bicyclists and walkers from the Estates to Emerald Bay was considered.
- d) The 1980 site capacity analysis projected the need for allocation of 294 PAOTS to the site.

#### 4. Summary of the 1989 Master Plan

In 1989, the Forest Service and the Tahoe Tallac Association together developed a master plan for the Estates - the 1989 Master Plan. The essence of this plan is outlined below:

**a) The nine structures slated for removal in the 1980 EA are retained.**

Since the adoption of findings in the 1980 EA, the Site has been listed on the National Register of Historic Places. The nine structures originally slated for removal are contributors to the National Register Status and are to be retained. The retention and restoration of these nine structures is expected to augment the opportunities at the site. The nine structures and their proposed uses are:

- 1) **Anita Gibson Cabin: Guest Cabin V** would be used as a children's art workshop and Artist in Action demonstrations.

- 2) **Dextra Baldwin Cabin: Guest Cabin VI** would be a photography exhibit area.
- 3) **Baldwin Boathouse: Building VII** would be used by the Forest Service for storage of extra large, minimum-valued artifacts or for passive interpretation.
- 4) **Pope Cooler Shed: Building XV** would be used as a passive interpretive exhibit.
- 5) **Pope Powerhouse: Building XI** would be used as a passive interpretive exhibit.
- 6) **Pope Artist's Cabin: Cabin XII** would be used for trade craft demonstrations.
- 7) **Pope Honeymoon Cabin: Cabin XIII** would be used for folk art exhibits, traditional craft demonstrations and interpretive purposes.
- 8) **Valhalla Twin Cabins: Building IV** would be used for permittee administration, cultural arts merchandising and interpretive purposes.
- 9) **Valhalla Boathouse: Building III** to be converted, if feasible, for use as a small community theater.

**b) Future site and structure uses are proposed.**

With the exception of the nine structures slated for removal, the proposed utilization of all twenty-eight structures outlined in the 1989 Master Plan is consistent with 1980 EA and with current use. **A summary of all features/structures located at the Tallac Historic Site and their proposed uses is found in the "Matrix of Site Uses for the Tallac Historic Site", Appendix E.** The features are listed by estate, with a comparison of proposed structure modifications and use per the 1980 Environmental Analysis, the actual current use, and the use proposed in the 1989 Master Plan. The matrix was the basis for scoping this EIS.

**c) The present use of some structures may change.**

The 1989 Master Plan proposes changes in use of structures at the Tallac Historic Site from current use:

- 1) **The Pope Main House.** Vatican Lodge is currently used for limited guided tours by the Forest Service during the summer and Living History interpretation.

The 1989 Master Plan proposes that the structure be rehabilitated and/or restored with appropriate furnishings for interpretive purposes. After rehabilitation, the building could be used for special events except during high public use periods. These events would be one-time-only which would emphasize fundraisers associated with restoration. The building would be open to public touring on a limited basis and would always be subject to Forest Service supervision and controls.

- 2) **The Pope Estate Boathouse, Barn and Garage.** These structures are currently being used for non-site related administrative purposes.

The interiors of these buildings would be rehabilitated to accommodate public access to historical transportation exhibits. The Boathouse would display a vintage boat and associated interpretive features which will be consistent with the era presented by the entire Estates. The barn and garage buildings would have vintage automobiles, horse trappings, tack, carriages, and other displays consistent with historical uses of the site.

3) **The Baldwin Estate Straw Barn.** The Baldwin Estate Straw Barn was constructed prior to the estate's nomination to the National Register of Historic Places. Because the structure is an inappropriate, recent addition which detracts from the historic setting of the estate and site as a whole, it is slated for removal at such time administrative uses can be relocated.

#### **D. Decision To Be Made**

The decision to be made by the LTBMU Forest Supervisor in the Record of Decision (ROD) following this environmental impact statement is whether to implement the No Action alternative or any of six action alternatives developed to update the management directions contained in the *1989 Tallac Historic Site Master Plan*.

Following the ROD and prior to implementation of any of the alternatives, required authorizations, permits, and agreements must be completed with the other Federal, State, and local agencies including the Tahoe Regional Planning Agency and Lahontan Regional Water Quality Control Board.

#### **E. Issues to be Considered**

A consolidated list of issues was developed from public comments submitted through scoping, meetings, letters, drop in visits, and phone calls, as well as concerns of the Forest Service Interdisciplinary Team.

The primary subject areas of the identified issues and concerns are:

- 1) Changes that have occurred on site from those envisioned in the 1980 Environmental Analysis.

Discussion: Supplemental information will explain that changes have occurred at the site over the past thirteen years that were not envisioned at the time that plan was prepared in 1980. Some of these changes have affected the desired characteristics of the area. Considering present use, and assuming continued change, the site will be more heavily occupied by people than originally planned or thought desirable. The potential for loss of, or detracting from, the desired atmosphere of tranquility would be thereby increased.

- 2) Retention of nine buildings proposed for removal in the 1980 Environmental Analysis.

- 3) Effects of adapting the Valhalla boathouse to a community playhouse theatre, including the proposed addition of a theatre annex.

Discussion: This document explains that this revision to the 1989 Master Plan has potentially greater environmental impact than the other eight additional buildings proposed for retention. Adaptive reuse of the boathouse and the addition of a theatre annex will have an effect upon both the physical environment and upon the social and historic characteristics of the site. As a result of the identified potential impacts, alternatives are proposed for consideration.

There is a concern by some community groups and organizations that they would not have equal opportunity to use the proposed theatre.

The effects of adding an additional structure on the Lake Tahoe shoreline (infill) need analysis. For example, the visual impacts from all vantage points must be addressed.

## 4) Managing parking necessary for public use at the site.

Discussion: Although improvements to Kiva east parking and the construction of 33 spaces at Valhalla were made as proposed in the 1980 Environmental Analysis, many events at Valhalla have exceeded the capacity of the parking area. Current management direction for the site requires that shuttles and/or alternative parking arrangements be made when parking is expected to exceed available capacity.

In addition, there is insufficient parking available for the proposed theatre project.

## 5) Recreation capacity and use.

Discussion: This issue includes a concern that the amount of use at the site has exceeded the use envisioned in the 1980 Environmental Analysis, which has a design capacity of 294 PAOT's.

## 6) Balancing use and preserving historic values.

Discussion: Ongoing public use needs to be balanced to preserve the historic characteristics; i.e. structures, grounds, and ambiance, of the site. Also, there is a need to establish direction for what types of commercial and non-profit uses are acceptable and compatible with the historic characteristics and ambiance of the site.

## 7) Affordability of theatre events and rental fees.

Discussion: There is a concern that the overall costs associated with performances at the boathouse theatre (operations and maintenance, production costs, etc.) will make admission fees unaffordable to the local community. Another concern is that the rental fee structure for use of Valhalla Main House and the boathouse theatre be affordable to accommodate local community and non-profit group use.

The following issues were brought up but dismissed due to the following discussion:

## 8) Managing large special events.

Discussion: There is a concern that the number and frequency of large special events impact the historic integrity, ambiance, and capacity of the site.

Management direction for large special events is addressed in the Tallac Historic Site Management Plan (Appendix A). Special Events are limited to two daytime and/or one evening event(s) per month to maintain the integrity of the site environment including heritage resource and biological concerns. Special Events are encouraged to take place during low public use periods. No simultaneous Special Events will be scheduled on the Site. Shuttles and/or alternate parking arrangements are required when parking is expected to exceed available capacity.

## 9) Landscape management on the site.

Discussion: The effects of landscaping, erosion control, and site improvements (i.e. fencing, walkways, etc.) could impact the site and shoreline (infill). A landscape management plan will be developed for the site. The goal of this plan is to return the grounds to the period of historic significance (1900) by replacing vegetation and appropriate historic features that have been lost over time.

10) **Balancing community and public access to the site.**

**Discussion:** There is a perception that community groups and organizations do not have equal opportunity to schedule use for the Valhalla Main House. Currently, the Tahoe Tallac Association (TTA) establishes and administers the schedule of events through a special use permit with the Forest Service. The TTA maintains a booking policy that outlines fees and establishes procedures for reservations. A copy of the booking policy is on file at the LTBMU.

In theory, the Special Use Permittee, the Tahoe Tallac Association, is a "public organization" with its primary objective aimed at community projects. It is the responsibility of the Association to ensure that the broadest segment of the population has equal access to the theatre. It is the responsibility of the Forest Service to monitor their operations and policies to ensure that these obligations are being met.

Special Use Permit requirements for the future use of the Valhalla Boathouse as a theatre will stipulate that a certain number of days per year, including weekends during the summer months, be set aside for community groups and organizations.

11) **Adequate income to operate and maintain theatre structures and generate restoration income.**

**Discussion:** There is a concern that due to performance expenses, the use of the theatre will not generate enough income to cover annual costs of operations and maintenance of the building, let alone generate restoration funds for the site. The current Special Use Permit for the site held by the TTA requires that 20% of the TTA gross income be used for maintenance and restoration activities at the Tallac Historic Site. Similar requirements will be established for use of the Valhalla Boathouse for theatre purposes.

## CHAPTER II

### ALTERNATIVES INCLUDING THE PROPOSED ACTION

Through a series of scoping sessions, public meetings, field visits, and literature searches, a number of alternatives were developed and analyzed by the Tallac Interdisciplinary Team (IDT). The IDT formulated alternatives to the management directions for the 1989 Tallac Historic Site Master Plan to meet the Forest Plan's objectives. The alternatives reflect pertinent issues, conditions, and needs.

When the IDT formulated and analyzed these alternatives, they considered all relevant issues raised by the public during the 1980 Tallac Environmental Analysis and the 1992 DEIS scoping and response processes. Each alternative was assigned a different combination of management directions and proposed building renovation or rehabilitation features to meet that alternative's specific theme. All alternatives were analyzed by the IDT to determine their environmental consequences. These analyses provided the basis for the comparative evaluation of each alternative. The comparison of each alternative's environmental consequences are displayed in Chapter III.

#### A. Limitations to the Range of Alternatives

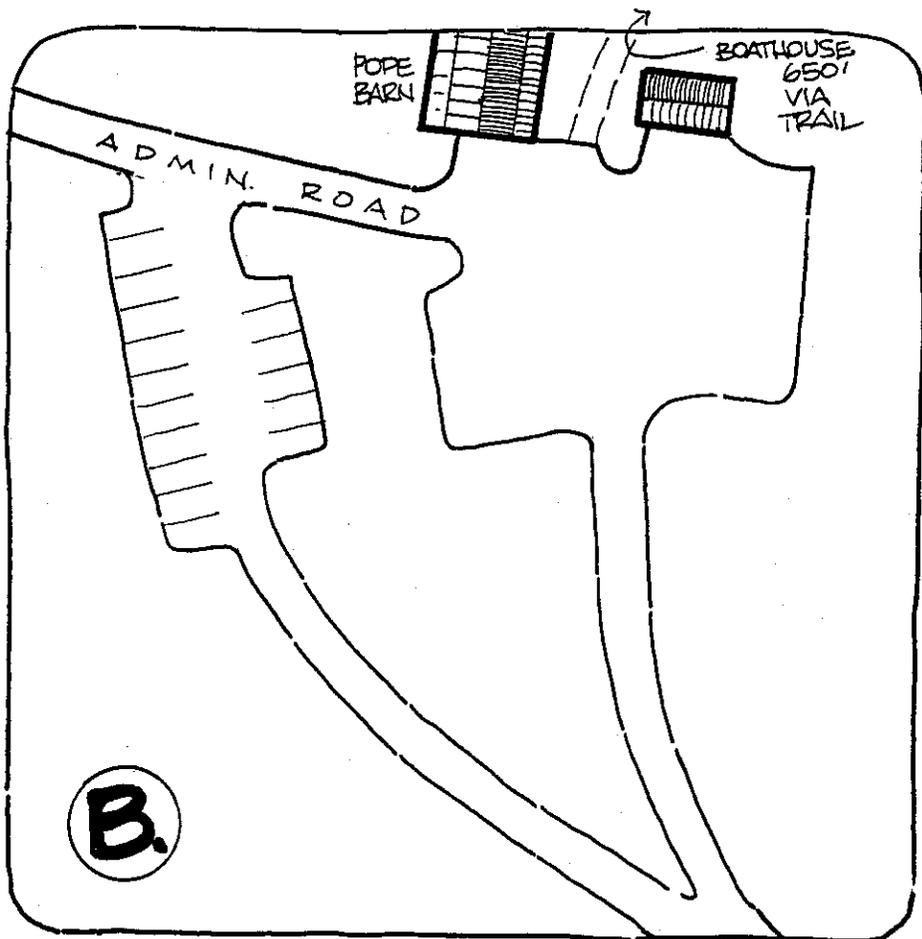
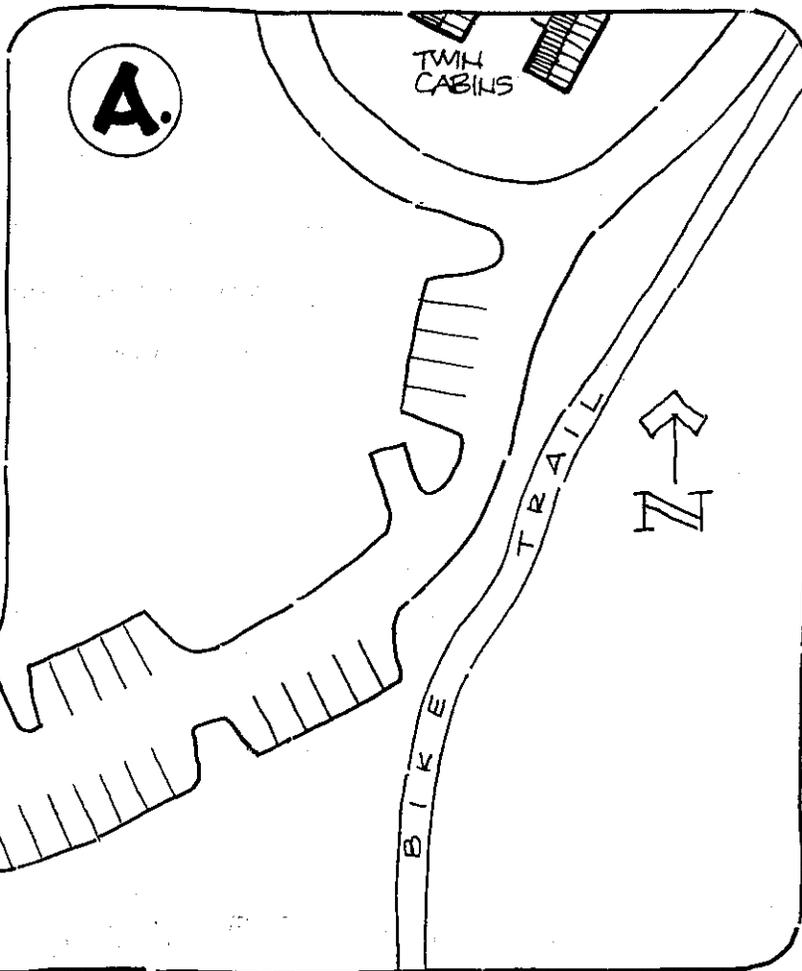
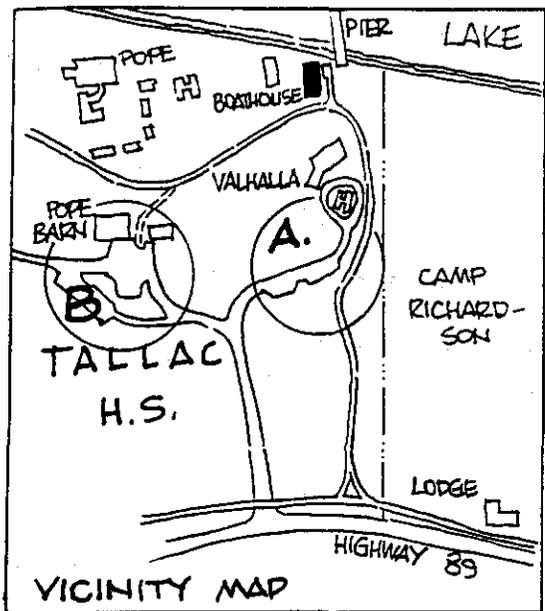
The management direction in the LTBMU Forest Plan states that the Tahoe Tallac Association will be encouraged to evaluate the feasibility of converting the Valhalla boathouse into a small community theatre. This direction is further detailed in the 1989 Master Plan management directions.

#### B. Assumptions

Several assumptions were made during the planning process which apply to all alternatives considered in detail.

- \* All alternatives must meet the goals and directions contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties (SISTHP), as well as Section 106 and 110 of the National Historic Preservation Act.
- \* The administrative parking area will be unavailable for public use until Forest Service uses are relocated.
- \* Should the boathouse theatre project become operational prior to the availability of the administrative parking area, either the capacity of the theatre will be reduced or alternate forms of transportation required.
- \* All alternatives must provide visitors with a first-hand historic and cultural experience which conveys the original use and purpose of the site. "First-hand historic and cultural experience" is defined as the opulent lifestyle and culture that was present at Lake Tahoe during the 1900 to 1920 era.
- \* All alternatives will provide directions in the Master Plan for preserving the interior and exterior fabric, and related support items such as furniture, eating utensils, cook facilities, etc.

- \* Simultaneous large special events will not be permitted on the Tallac Historic Site.
- \* Special events will be limited to two daytime and/or one evening event(s) per month.
- \* All existing site developments such as roads, trails, parking areas and bike paths would remain.



**TALLAC HISTORIC SITE MASTER PLAN**

ALTERNATIVE **NA**

**NO ACTION**

0 25 50 75 100  
SCALE - FEET

## C. Alternatives Considered In Detail

### No Action (NA)

Theme: Status Quo (refer to alternative map)

This alternative would manage the Tallac Historic Site in its present (1994) condition. Current direction would continue to meet Section 106 requirements and the Secretary of the Interior's Standards for Treatment of Historic Properties (1992). In addition to being an alternative that was considered and studied in detail, it also serves as the baseline against which all other action alternatives are compared in this EIS.

### Proposed Changes to the 1989 Master Plan (and 1980 EA)

#### Overview:

This alternative manages the Tallac Historic Site in its present (1994) condition. It recognizes that changes have occurred on the site since 1980; these changes are incorporated into the "status quo" alternative and are included in the "Key Elements" discussion following this section.

There would be no further adaptive uses of facilities or site development as described in the 1989 Master Plan except stabilization. The existing site development consisting of the bike trails, access roads to the parking areas, and the existing facilities would remain. Public activities currently being implemented would remain. These include the Baldwin Museum, special events, self-guided interpretive exhibits, guided tours and living history. Current activities authorized under special use permit would continue.

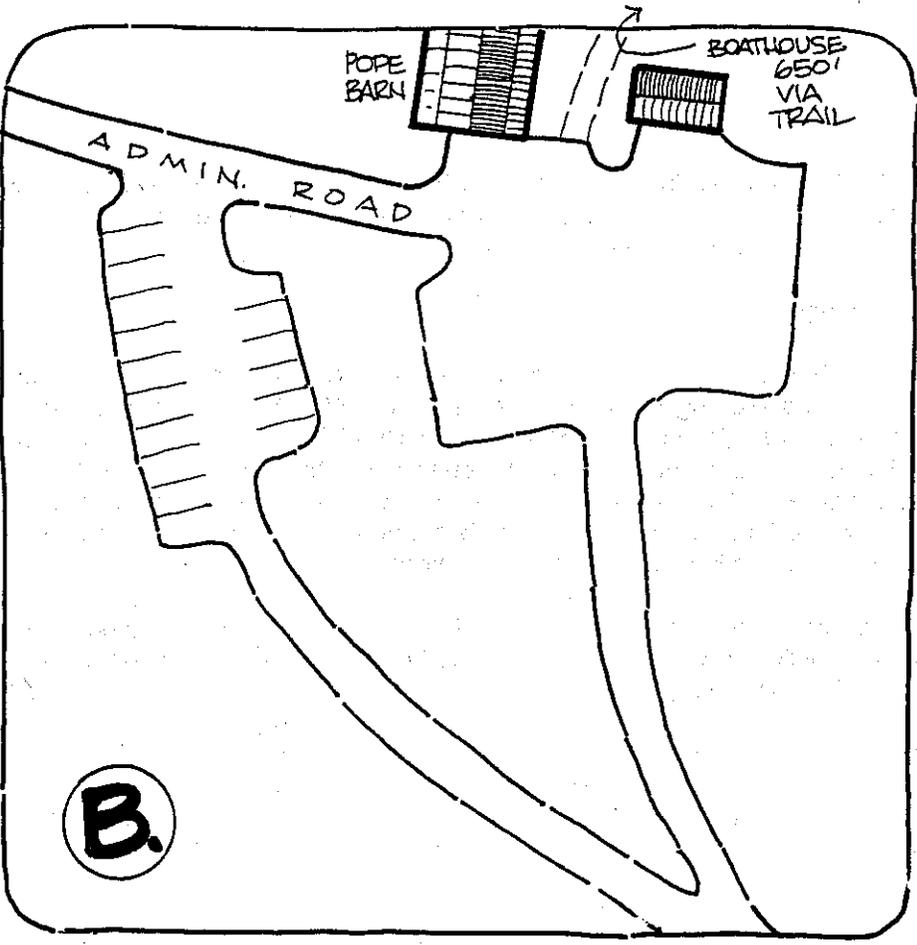
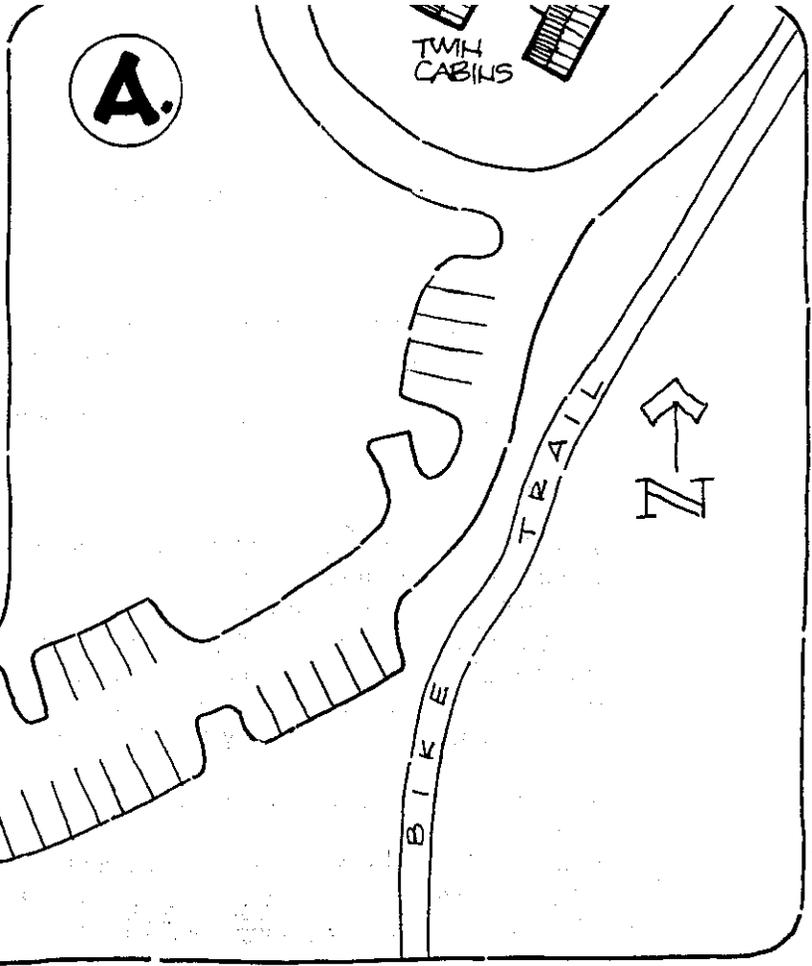
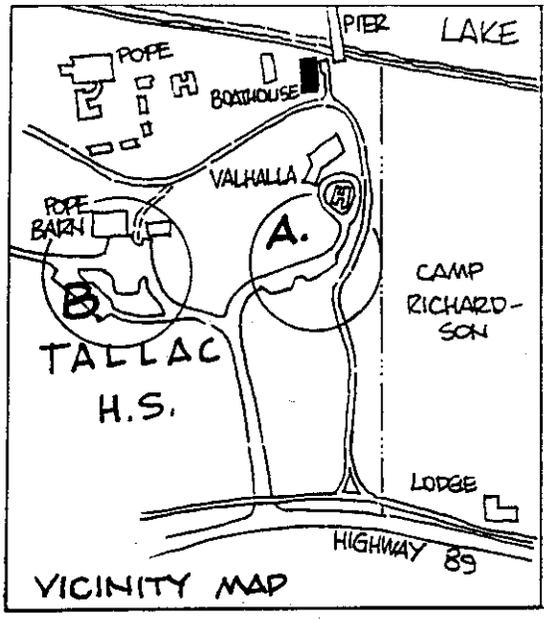
#### Key Elements:

##### a) Nine building retention:

- 1) Anita Gibson Cabin: Guest Cabin V would be used as a children's art workshop and Artist in Action demonstrations.
- 2) Dextra Baldwin Cabin: Guest Cabin VI would be a photography exhibit area.
- 3) Baldwin Boathouse: Building VII would be used by the Forest Service for storage of extra large, minimum-valued artifacts or for passive interpretation.
- 4) Pope Cooler Shed: Building XV would be used as a passive interpretive exhibit.
- 5) Pope Powerhouse: Building XI would be used as a passive interpretive exhibit.
- 6) Pope Artist's Cabin: Cabin XII would be used for trade craft demonstrations.
- 7) Pope Honeymoon Cabin: Cabin XIII would be used for folk art exhibits, traditional craft demonstrations and interpretive purposes.
- 8) Valhalla Twin Cabins: Building IV would be used for permittee administration, cultural arts merchandising and interpretive purposes.
- 9) Valhalla Boathouse: Building III would be renovated to accurately reflect the period of significance.

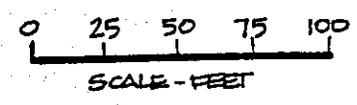
These facilities will be stabilized to adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties (SISTHP) and Forest Service health and safety requirements.

- b) **Additional Building use changes:** The Pope Main House and Pope Estate Boathouse, Barn and Garage would be maintained in their current (1994) condition. These facilities will be stabilized to adhere to the SISTHP's and Forest Service health and safety requirements. The Baldwin Estate Straw Barn would be maintained in its current condition and use.
- c) **Annex:** There would be no annex because there would be no conversion of the Valhalla boathouse into a small community theatre.
- d) **Parking:** The existing 32 space parking lot would remain which is reserved for the Valhalla Main House events. No additional parking spaces would be constructed. Parking would continue to be insufficient for the Main House capacity by roughly 18 spaces. Shuttle busses would be provided to mitigate the evening traffic.
- e) **Large special event management:** Some large special events would be permitted on site.
- f) **Landscape management:** No landscape management except for erosion control measures and vegetative stabilization would be implemented on the site. Trees that die and become unsafe to visitors would be removed.



# TALLAC HISTORIC SITE MASTER PLAN

ALTERNATIVE HDI  
HISTORIC PRESERVATION AND INTERPRETATION



VALHALLA PARKING

## Historic Preservation and Interpretation (HPI)

Theme: (refer to alternative map)

This alternative would focus on historic preservation and interpretation of the site and buildings to their period of significance. The visitors would participate in a "Sutter's Fort" type of living history experience.

Proposed Changes to the 1989 Master Plan (and 1980 EA):

### Overview:

The 1989 Master Plan would be changed to provide current management direction for the historic site appropriate to the "Sutters Fort" type of living history experience. This Master Plan would provide direction for accurate interpretation of the natural and cultural history of the site relevant to the circa 1900 period of significance for a summer estate at Lake Tahoe. Appropriate period living history activities may include trade or craft demonstrations, historical reenactments, historical games, theme events such as the current Great Gatsby festival, costumed personnel in "period character" on grounds and in buildings. These activities would rely heavily on volunteers to accomplish the activity or event.

All restoration would meet the SISTHP's.

This Master Plan would include management direction for returning the grounds to their period of significance ( circa 1900) condition by replacing vegetation that has been lost over time. The existing roads, trails, bike paths, buildings and parking lot would remain.

This proposed direction assumes a large financial commitment by the Forest Service.

### Key Elements:

#### a) Nine building retention:

The Anita Gibson Cabin, Dextra Baldwin Cabin, Baldwin Boathouse, Pope Cooler Shed, Pope Powerhouse, Pope Artist's Cabin, Pope Honeymoon Cabin, Valhalla Twin Cabins and Valhalla Boathouse would be restored and used for interpretive exhibits.

#### b) Additional Building use changes.

- 1) The Pope Main House. Vatican Lodge would be open for limited guided tours by the Forest Service during the summer and Living History interpretation. The 1989 Master Plan proposes that the structure be rehabilitated and/or restored with appropriate furnishings for interpretive purposes. After rehabilitation, the building could be used for special events except during high public use periods. These events would be one-time-only which would emphasize fundraisers associated with restoration. The building would be open to public touring on a limited basis and would always be subject to Forest Service supervision and controls.
- 2) The Pope Estate Boathouse, Barn and Garage. The interiors of these buildings would be rehabilitated to accommodate public access to historical transportation exhibits. The Boathouse would display a vintage boat and associated interpretative features which would be consistent with the era presented by the entire Estates. The barn and garage buildings would have vintage automobiles, horse trappings, tack, carriages, and other displays consistent with historical uses of the site. The relocation of the Forest Service administrative use now operating from the Pope Estate garage is expected to occur as soon as 1996. The implementation plan for relocation is set forth in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan, 1990*.

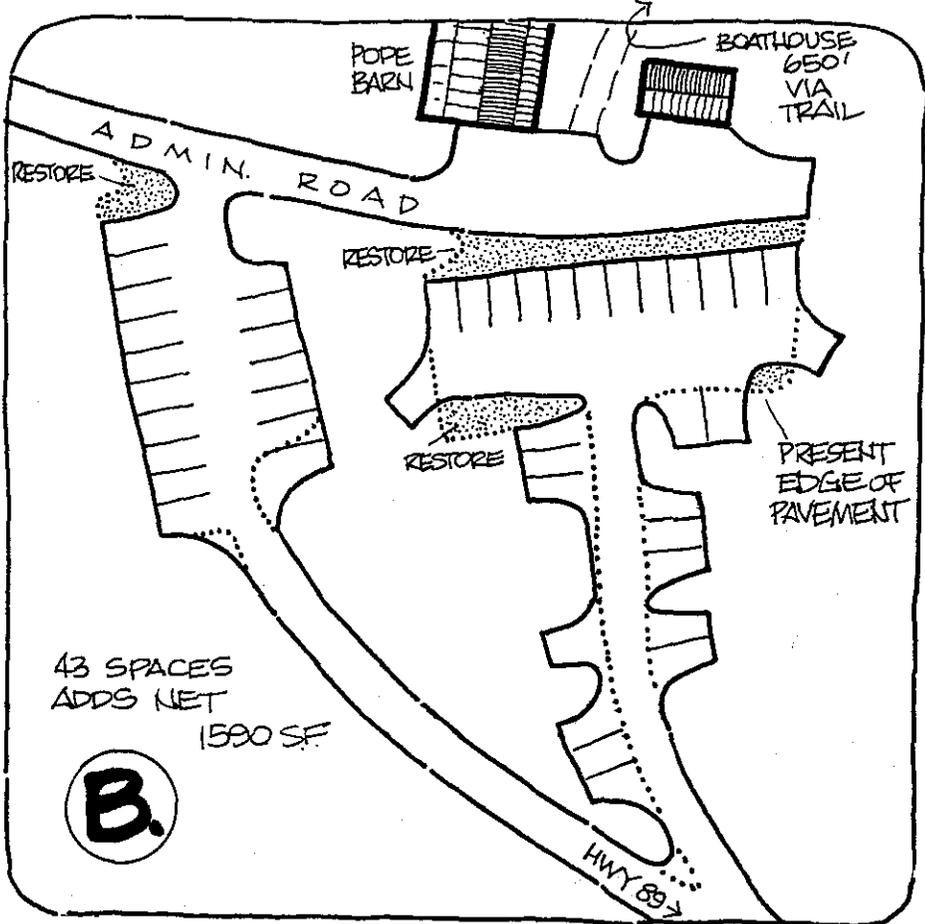
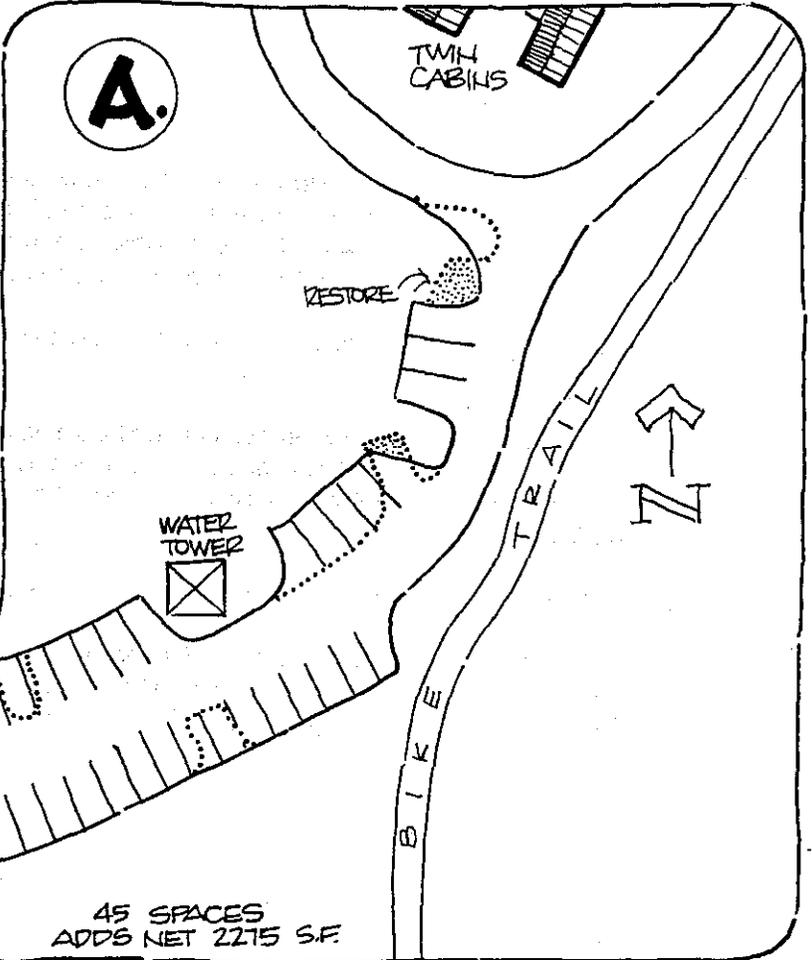
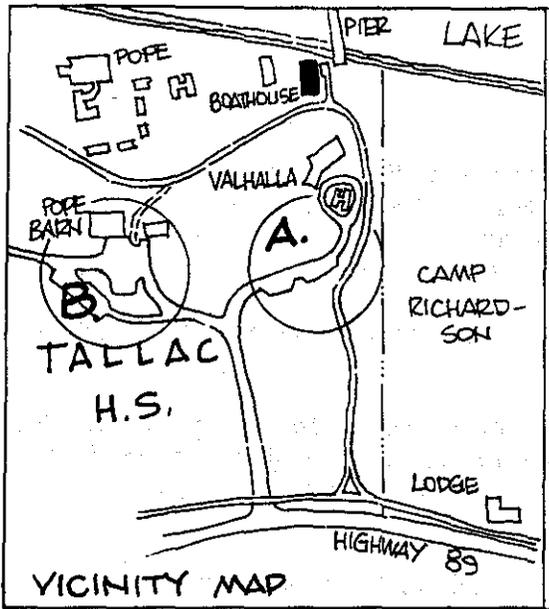
3) The Baldwin Estate Straw Barn. The Baldwin Estate Straw Barn was constructed prior to the estate's nomination to the National Register of Historic Places. Because the structure is an inappropriate, recent addition which detracts from the historic setting of the estate and site as a whole, it is slated for removal at such time administrative uses can be relocated.

c) Annex: No annex would be constructed because the Valhalla Boathouse would not be converted into a theatre.

d) Parking: The existing 32 space parking lot would remain which is reserved for the Valhalla Main House events. No additional parking spaces would be constructed. Parking would continue to be insufficient for the Main House capacity by roughly 18 spaces. Shuttle busses would be provided to mitigate the evening traffic.

e) Large special event management: Some large special events would be permitted.

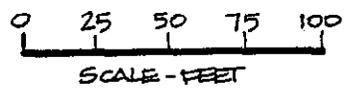
f) Landscape management: A landscape management plan would be developed. The goal of this landscape management plan would be to return the grounds to their period of significance (circa 1900); i.e., improve the landscape by replacing vegetation that has been lost over time.



# TALLAC HISTORIC SITE MASTER PLAN

ALTERNATIVE UMP-BT

UPDATE MASTER PLAN - BOATHOUSE THEATER



**THEATER PARKING**

## Update Master Plan - Boathouse Theatre (UMP-BT)

Theme:(refer to alternative map)

This alternative would update the 1989 Master Plan directions including the conversion of the Valhalla boathouse to a small community theatre (approximately 210 seat capacity). The Valhalla Main House would be used as a support facility for the community theatre.

Proposed Changes to the 1989 Master Plan (and 1980 EA):

### Overview

The 1989 Master Plan would be updated to provide current direction for the historic site including the conversion of the Valhalla boathouse into a small community theatre (about 210 seat capacity). The Valhalla Main House could be used as a support facility during functions at the small community theatre (restrooms, wardrobe storage, dressing facilities, etc.). The updated 1989 Master Plan would provide direction necessary to accurately interpret the natural and cultural history of the site. The restoration and rehabilitation of the site and the conversion of the boathouse into a small community theatre would be consistent with the interpretive goals which are to retain the ambiance of the site and the structures for interpretive purposes. The current public access deficiencies would be mitigated by augmentation of the existing parking and providing shuttle busses.

Any alterations to the existing historic structures will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and, if applicable, the State Historic Building Code.

### Key Elements:

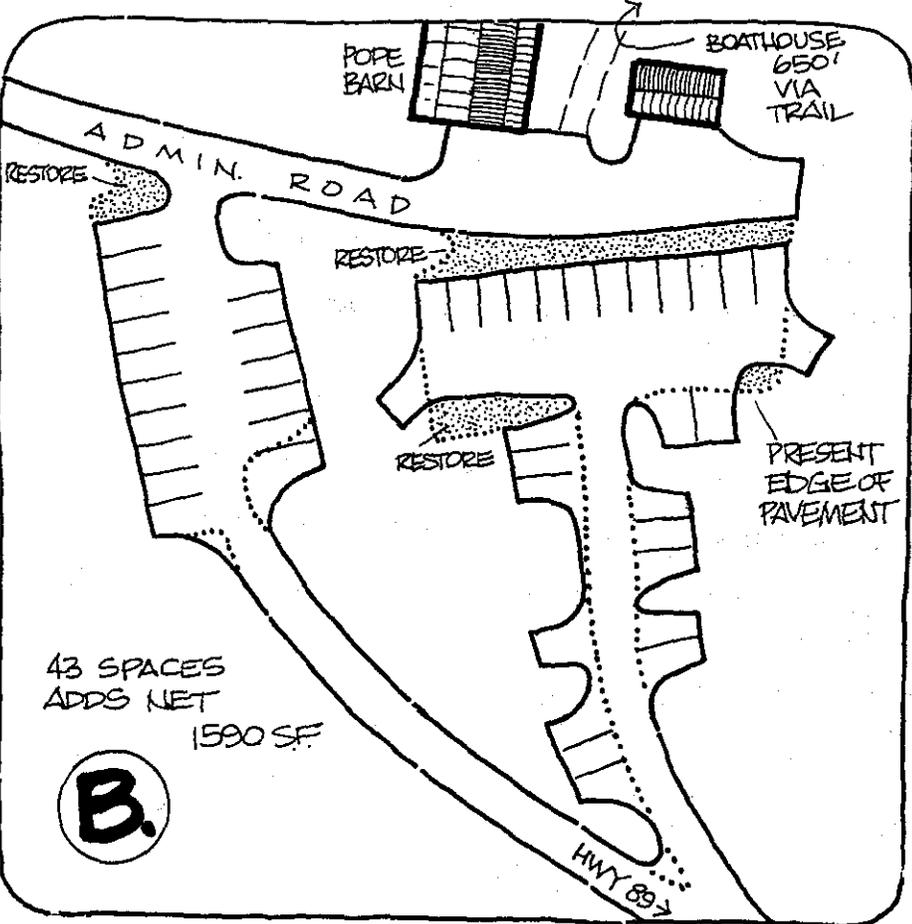
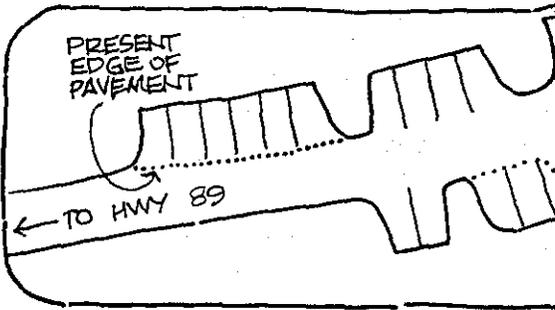
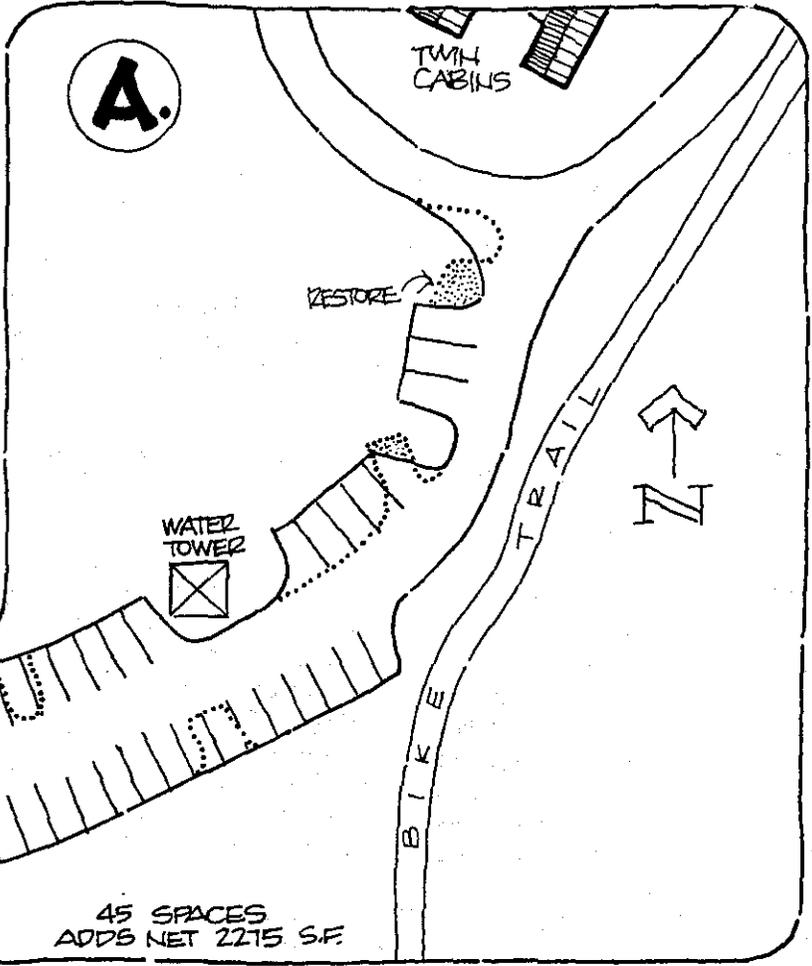
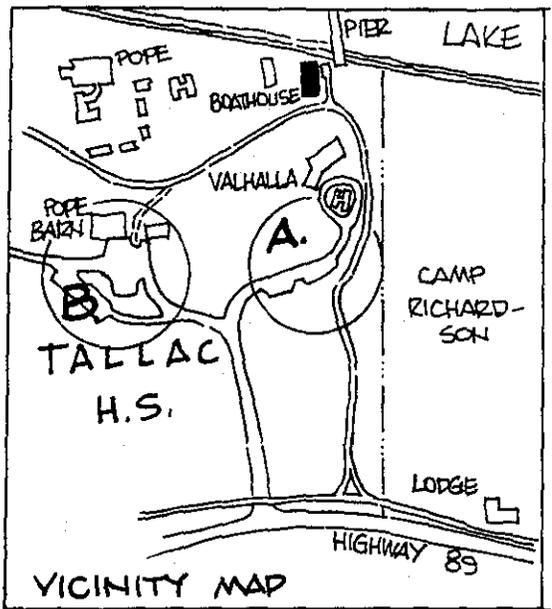
#### a) Nine building retention or restoration:

- 1) Anita Gibson Cabin: Guest Cabin V would be used as a children's art workshop and Artist in Action demonstrations.
- 2) Dextra Baldwin Cabin: Guest Cabin VI would be a photography exhibit area.
- 3) Baldwin Boathouse: Building VII would be used by the Forest Service for storage of extra large, minimum-valued artifacts or for passive interpretation.
- 4) Pope Cooler Shed: Building XV would be used as a passive interpretive exhibit.
- 5) Pope Powerhouse: Building XI would be used as a passive interpretive exhibit.
- 6) Pope Artist's Cabin: Cabin XII would be used for trade craft demonstrations.
- 7) Pope Honeymoon Cabin: Cabin XIII would be used for folk art exhibits, traditional craft demonstrations and interpretive purposes.
- 8) Valhalla Twin Cabins: Building IV would be used for permittee administration, cultural arts merchandising and interpretive purposes.
- 9) Valhalla Boathouse: Building III would be converted for use as a small community theatre without an annex. American Disability Act (ADA) requirements for access to the theatre stage would be

provided by a lift inside the boathouse structure. The entry would be on the east side and would consist of a patio approximately 20'x20' comprised of rustic stones set in concrete similar to the Valhalla Main House steps or the Baldwin Main House entry. A compacted gravel path would connect the stage door with the patio.

b) Additional Building use changes.

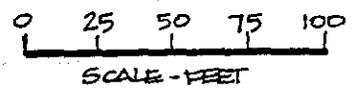
- 1) The Pope Main House. "Vatican Lodge" would be open for limited guided tours by the Forest Service and Living History interpretation during the summer. The 1989 Master Plan proposes that the structure be rehabilitated and/or restored with appropriate furnishings for interpretive purposes. After rehabilitation, the building could be used for special events except during high public use periods. These events would be one-time-only which would emphasize fundraisers associated with restoration. The building would be open to public touring on a limited basis and would always be subject to supervision and controls.
  - 2) The Pope Estate Boathouse, Barn and Garage. The interiors of these buildings would be rehabilitated to accommodate public access to historical transportation exhibits. The Boathouse would display a vintage boat and associated interpretative features which would be consistent with the era presented by the entire Estates. The barn and garage buildings would have vintage automobiles, horse trappings, tack, carriages, and other displays consistent with historical uses of the site. The relocation of the Forest Service administrative use now operating from the Pope Estate garage is expected to occur as soon as 1996. The implementation plan for relocation is set forth in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan, 1990*.
  - 3) The Baldwin Estate Straw Barn. The Baldwin Estate Straw Barn was constructed prior to the estate's nomination to the National Register of Historic Places. Because the structure is an inappropriate, recent addition which detracts from the historic setting of the estate and site as a whole, it is slated for removal at such time administrative uses can be relocated.
  - 4) The Valhalla Main House. The Valhalla Main House would be used as a support facility for the community theatre. Similarly, other support activities for the immediate event (makeup, dressing areas, etc) may occur here.
- c) Annex: No annex would be added to the converted Valhalla Boathouse.
- d) Parking augmentation: Provide a total of 88 parking spaces. Augment the existing 32 parking spaces by adding 13 parking spaces. In addition, 43 spaces would be made available in the administrative parking lot near the Pope Barn at such time current uses are relocated. Shuttle busses would be provided to mitigate the evening traffic. (Should the boathouse theatre become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to available parking or alternative forms of transportation required.)
- e) Large special event management: Some large special events would be permitted.
- f) Landscape management: A landscape management plan would be developed. The goal of this landscape management plan would be to return the grounds to the period of significance (1900) by replacing vegetation that has been lost over time.



# TALLAC HISTORIC SITE MASTER PLAN

ALTERNATIVE UMP-BTRR

UPDATE MASTER PLAN - B.H. THEATER/RESTROOMS



**THEATER PARKING**

**Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR) - PREFERRED ALTERNATIVE**

Theme:(refer to alternative map)

This alternative would update the 1989 Master Plan directions including the conversion of the Valhalla boat house to a small community theatre (approximately 200 seat capacity). Restrooms would be included within the Valhalla Boathouse. The Valhalla Main House could be used as a support facility for the community theatre.

Proposed Changes to the 1989 Master Plan (and 1980 EA):

#### Overview

The 1989 Master Plan would be updated to provide current direction for the historic site including the conversion of the Valhalla boathouse into a small community theatre (approximately 200 seat capacity). Restrooms would be included within the Valhalla Boathouse. The Valhalla Main House could be used as a support facility during functions at the small community theatre (wardrobe storage, dressing facilities, etc.). The updated 1989 Master Plan would provide direction necessary to accurately interpret the natural and cultural history of the site. The restoration and rehabilitation of the site and the conversion of the boathouse into a small community theatre would be consistent with the interpretive goals which are to retain the ambiance of the site and the structures for interpretive purposes. The current public access deficiencies would be mitigated by augmentation of the existing parking and providing shuttle busses.

Any alterations to the existing historic structures will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and, if applicable, the State Historic Building Code.

#### Key Elements:

##### a) Nine building retention or restoration:

- 1) Anita Gibson Cabin: Guest Cabin V would be used as a children's art workshop and Artist in Action demonstrations.
- 2) Dextra Baldwin Cabin: Guest Cabin VI would be a photography exhibit area.
- 3) Baldwin Boathouse: Building VII would be used by the Forest Service for storage of extra large, minimum-valued artifacts or for passive interpretation.
- 4) Pope Cooler Shed: Building XV would be used as a passive interpretive exhibit.
- 5) Pope Powerhouse: Building XI would be used as a passive interpretive exhibit.
- 6) Pope Artist's Cabin: Cabin XII would be used for trade craft demonstrations.
- 7) Pope Honeymoon Cabin: Cabin XIII would be used for folk art exhibits, traditional craft demonstrations and interpretive purposes.
- 8) Valhalla Twin Cabins: Building IV would be used for permittee administration, cultural arts merchandising and interpretive purposes.
- 9) Valhalla Boathouse: Building III would be converted for use as a small community theatre without an annex. Restrooms would be included within the Valhalla Boathouse. ADA requirements for

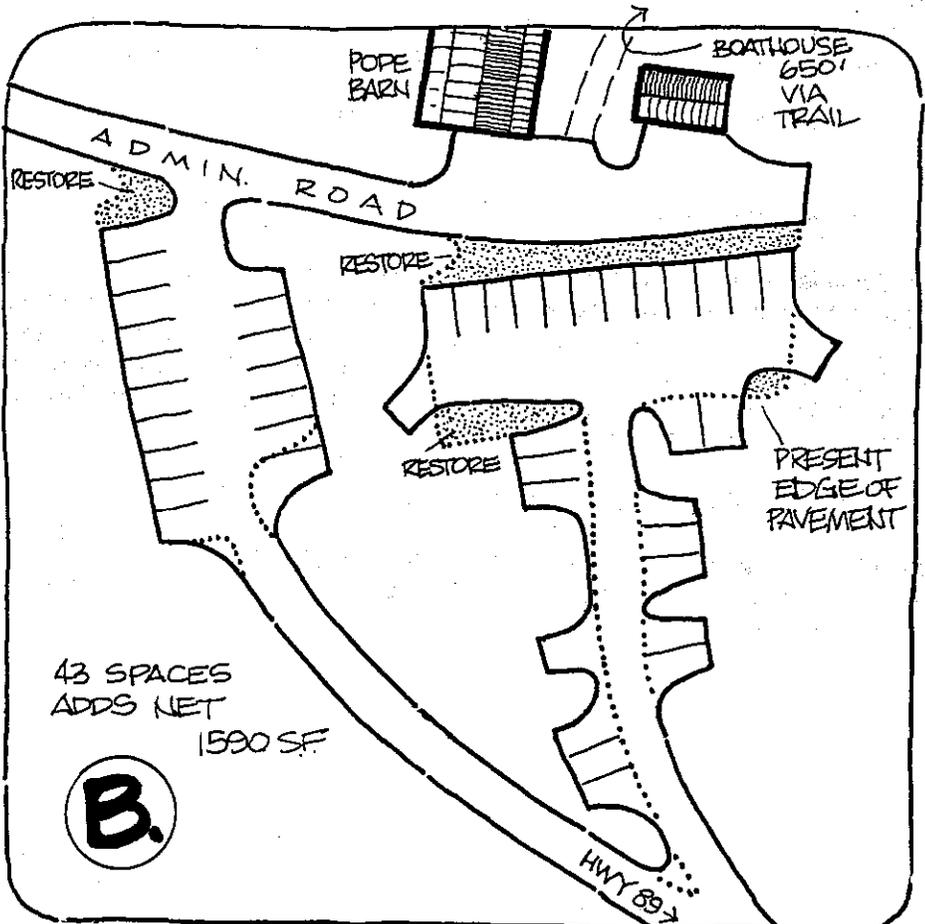
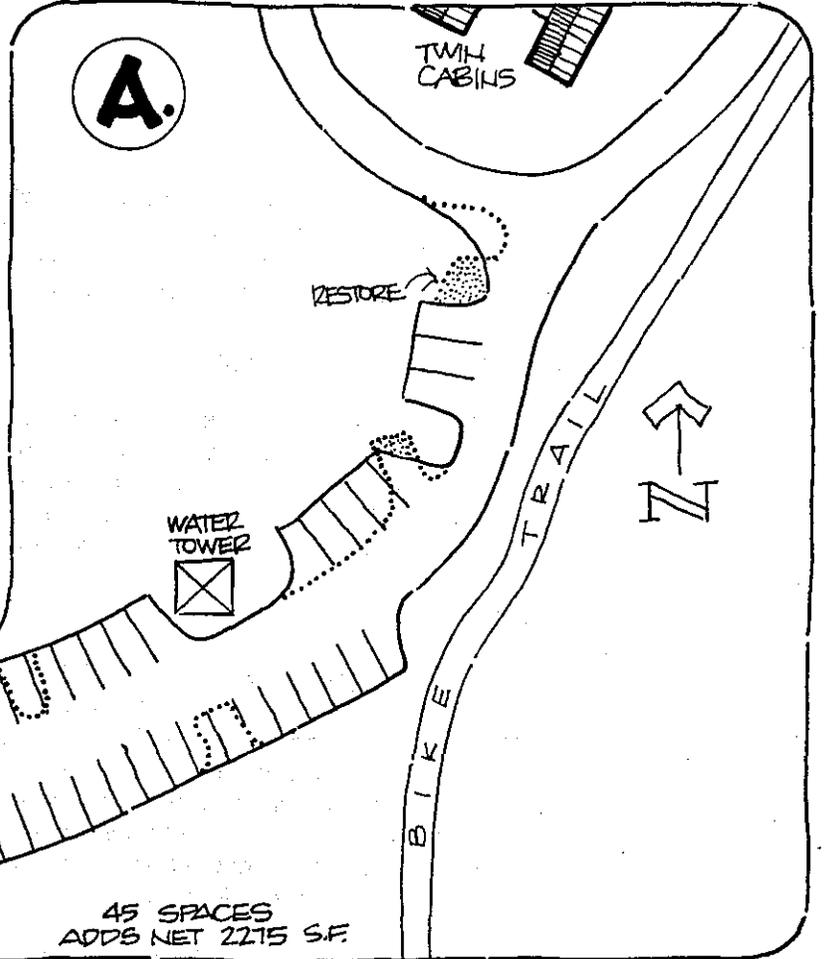
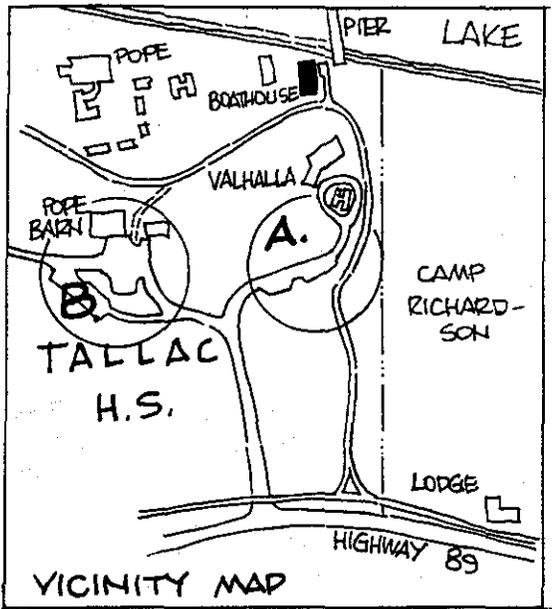
access to the theatre stage would be provided by a lift inside the boathouse structure. The entry would be on the east side and would consist of a patio approximately 20'x20' comprised of rustic stones set in concrete similar to the Valhalla Main House steps or the Baldwin Main House entry. A compacted gravel path would connect the stage door with the patio.

b) Additional Building use changes.

- 1) The Pope Main House. "Vatican Lodge" would be open for limited guided tours by the Forest Service and Living History interpretation during the summer. The 1989 Master Plan proposes that the structure be rehabilitated and/or restored with appropriate furnishings for interpretive purposes. After rehabilitation, the building could be used for special events except during high public use periods. These events would be one-time-only which would emphasize fundraisers associated with restoration. The building would be open to public touring on a limited basis and would always be subject to supervision and controls.
- 2) The Pope Estate Boathouse, Barn and Garage. The interiors of these buildings would be rehabilitated to accommodate public access to historical transportation exhibits. The Boathouse would display a vintage boat and associated interpretative features which would be consistent with the era presented by the entire Estates. The barn and garage buildings would have vintage automobiles, horse trappings, tack, carriages, and other displays consistent with historical uses of the site. The relocation of the Forest Service administrative use now operating from the Pope Estate garage is expected to occur as soon as 1996. The implementation plan for relocation is set forth in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan, 1990*.
- 3) The Baldwin Estate Straw Barn. The Baldwin Estate Straw Barn was constructed prior to the estate's nomination to the National Register of Historic Places. Because the structure is an inappropriate, recent addition which detracts from the historic setting of the estate and site as a whole, it is slated for removal at such time administrative uses can be relocated.
- 4) The Valhalla Main House. The Valhalla Main House would be used as a support facility for the community theatre.

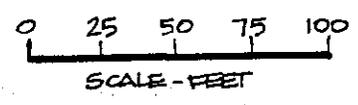
c) Annex: No annex would be added to the converted Valhalla Boathouse.

- d) Parking augmentation: Provide a total of 88 parking spaces. Augment the existing 32 parking spaces by adding 13 parking spaces. In addition, 43 spaces would be made available in the administrative parking lot near the Pope Barn at such time current uses are relocated. Shuttle busses would be provided to mitigate the evening traffic. (Should the boathouse theatre become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to available parking or alternative forms of transportation required.)
- e) Large special event management: Some large special events would be permitted.
- f) Landscape management: A landscape management plan would be developed. The goal of this landscape management plan would be to return the grounds to the period of significance (1900) by replacing vegetation that has been lost over time.



# TALLAC HISTORIC SITE MASTER PLAN

ALTERNATIVE UMP-BTA  
UPDATE MASTER PLAN - B.H. THEATER W/ADDITION



**THEATER PARKING**

## Update Master Plan - Boathouse Theatre With Addition (UMP-BTA)

Theme:(refer to alternative map)

This alternative would implement the 1989 Master Plan directions including the conversion of the Valhalla Boathouse to a small community theatre (approximately 210 seat capacity). A new 1300 sq. ft. addition would be constructed. The Valhalla Main House could be used as a support facility for the community theatre.

Proposed Changes to the 1989 Master Plan (and 1980 EA):

### Overview:

The 1989 Master Plan would be updated to provide current direction for the historic site including the conversion of the Valhalla boathouse, a building of about 2400 ft<sup>2</sup>, into a small community theatre (about 210 seat capacity). An addition of about 1300 ft<sup>2</sup> would be added immediately adjacent to the stage in the converted boathouse. The addition would provide wardrobe storage and dressing facilities. The Valhalla Main House would be used as a support facility for restrooms and any additional needs. ADA access to the theatre stage would be provided by a lift inside the boathouse structure.

The updated 1989 Master Plan would provide direction necessary to accurately interpret the natural and cultural history of the site. The restoration and rehabilitation of the site and the conversion of the boathouse into a small community theatre would be consistent with the interpretive goals which are to retain the ambiance of the site and the structures for interpretive purposes. The current public access deficiencies would be mitigated by augmentation of the existing parking, lights, and shuttle busses.

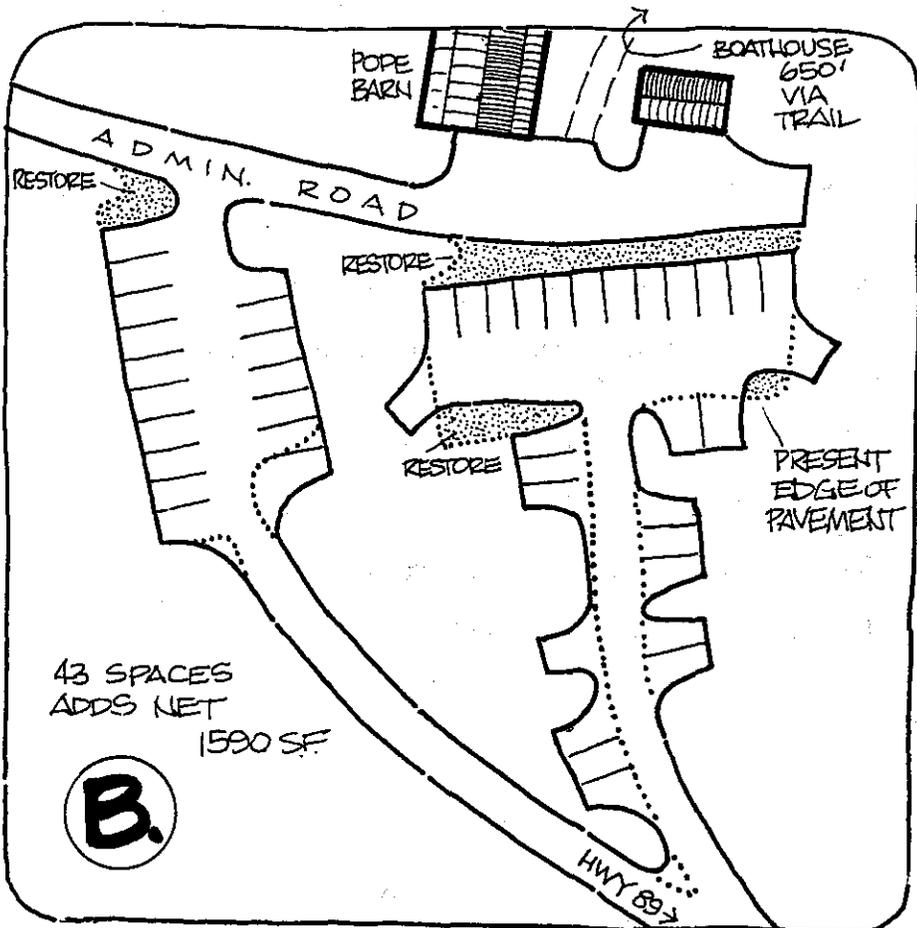
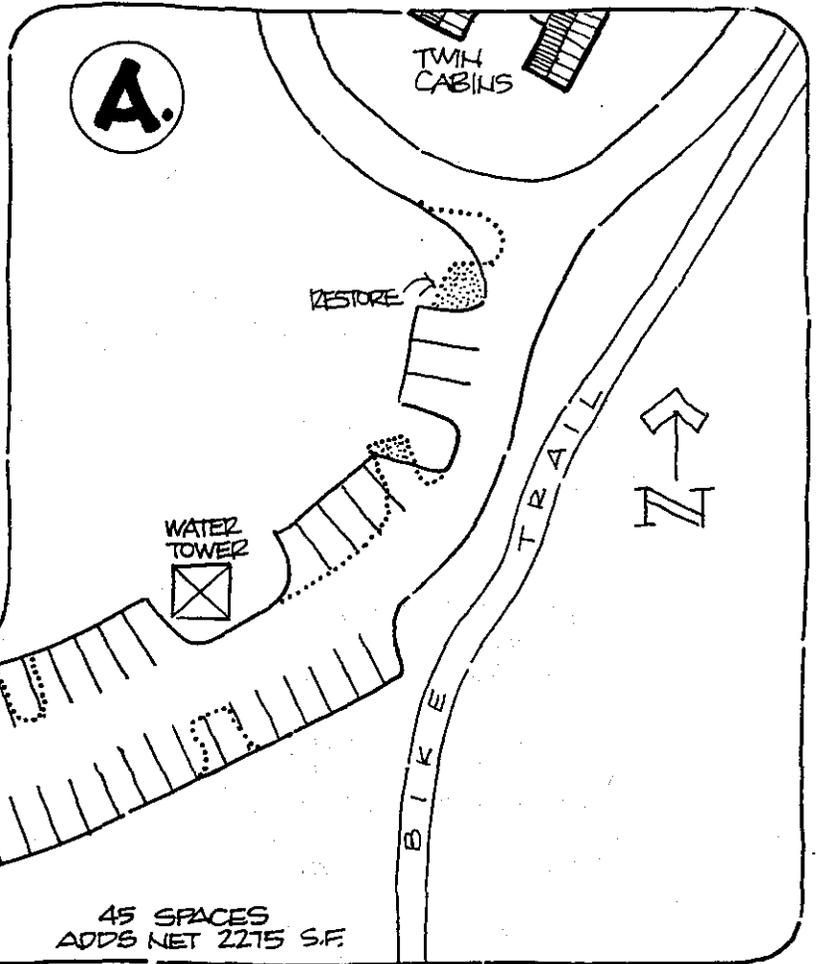
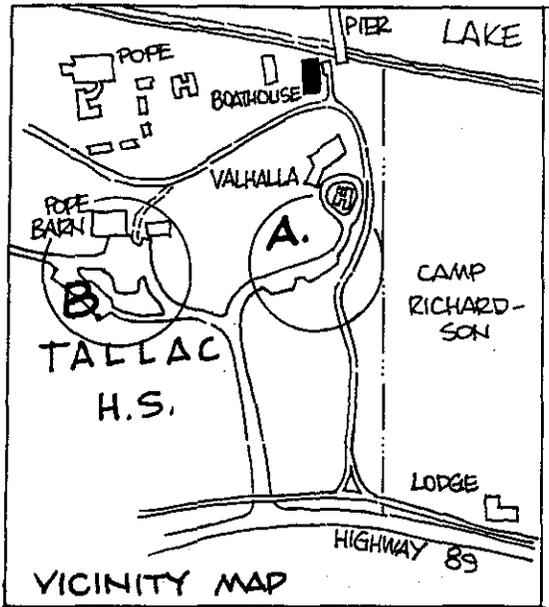
Any alterations to the existing historic structures will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and, if applicable, the State Historic Building Code.

### Key Elements:

#### a) Nine building retention or restoration:

- 1) Anita Gibson Cabin: Guest Cabin V would be used as a children's art workshop and Artist in Action demonstrations.
- 2) Dextra Baldwin Cabin: Guest Cabin VI would be a photography exhibit area.
- 3) Baldwin Boathouse: Building VII would be used by the Forest Service for storage of extra large, minimum-valued artifacts or for passive interpretation.
- 4) Pope Cooler Shed: Building XV would be used as a passive interpretive exhibit.
- 5) Pope Powerhouse: Building XI would be used as a passive interpretive exhibit.
- 6) Pope Artist's Cabin: Cabin XII would be used for trade craft demonstrations.
- 7) Pope Honeymoon Cabin: Cabin XIII would be used for folk art exhibits, traditional craft demonstrations and interpretive purposes.
- 8) Valhalla Twin Cabins: Building IV would be used for permittee administration, cultural arts merchandising and interpretive purposes.

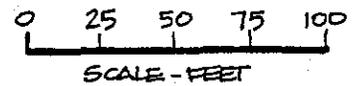
- 9) Valhalla Boathouse: Building III to be converted for use as a community theatre with an addition. ADA requirements for access to the theatre stage would be provided by a lift inside the Valhalla Boathouse.
- b) Additional Building use changes:
- 1) The Pope Main House. "Vatican Lodge" would be open for limited guided tours by the Forest Service and Living History interpretation during the summer. The 1989 Master Plan proposes that the structure be rehabilitated and/or restored with appropriate furnishings for interpretive purposes. After rehabilitation, the building could be used for special events except during high public use periods. These events would be one-time-only which would emphasize fundraisers associated with restoration. The building would not be continuously available. The building would be open to public touring on a limited basis and would always be subject to supervision and controls.
  - 2) The Pope Estate Boathouse, Barn and Garage. The interiors of these buildings would be rehabilitated to accommodate public access to historical transportation exhibits. The Boathouse would display a vintage boat and associated interpretive features which would be consistent with the era presented by the entire Estates. The barn and garage buildings would have vintage automobiles, horse trappings, tack, carriages, and other displays consistent with historical uses of the site. The relocation of the Forest Service administrative use now operating from the Pope Estate garage is expected to occur as soon as 1996. The implementation plan for relocation is set forth in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan, 1990*.
  - 3) The Baldwin Estate Straw Barn. The Baldwin Estate Straw Barn was constructed prior to the estate's nomination to the National Register of Historic Places. Because the structure is an inappropriate, recent addition which detracts from the historic setting of the estate and site as a whole, it is slated for removal at such time administrative uses can be relocated.
  - 4) The Valhalla Main House. The Valhalla Main House would be used as a support facility for the community theatre.
- c) An historically appropriate addition, including porch, of approximately 1300 ft<sup>2</sup> would be added to the west side of the converted boathouse. The addition would include a lobby, dressing and wardrobe rooms, and storage. Linear lake front of the building would be increased by 32 feet. A courtyard of approximately 1800 ft<sup>2</sup> would unify the exterior and provide a sheltered gathering area for theatregoers. Additional coverage would be used for the planters and steps. Another 2300 ft<sup>2</sup> of temporary parking for loading would be installed on the east side of the boathouse.
- d) Parking augmentation: Provide a total of 88 parking spaces. Augment the existing 32 parking spaces by adding 13 parking spaces. In addition, 43 spaces would be made available in the administrative parking lot near the Pope Barn at such time current uses are relocated. Shuttle busses would be provided to mitigate the evening traffic. (Should the boathouse theatre become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to available parking or alternative forms of transportation required.)
- e) Large special event management: Some large special events would be permitted.
- f) Landscape management: A landscape management plan would be developed. The goal of this landscape management plan would be to return the grounds to the period of significance (1900) by replacing vegetation that has been lost over time.



# TALLAC HISTORIC SITE MASTER PLAN

ALTERNATIVE UMP-BARR

UPDATE M.P.-BOATHOUSE  
THEATER/ADDITION/R/ROOMS



**THEATER  
PARKING**

## Update Master Plan - Boathouse Theatre With Addition and Restrooms (UMP-BTARR)

Theme:(refer to alternative map)

This alternative would implement the 1989 Master Plan directions including the conversion of the Valhalla Boathouse to a small community theatre (approximately 200 seat capacity) with an addition. Restrooms would be included within the Valhalla Boathouse.

Proposed Changes to the 1989 Master Plan (and 1980 EA):

### Overview:

The 1989 Master Plan would be updated to provide current direction for the historic site including the conversion of the Valhalla boathouse, a building of about 2400 ft<sup>2</sup>, into a small community theatre (approximately 200 seat capacity). An addition of about 1300 ft<sup>2</sup> would be added immediately adjacent to the stage in the converted boathouse. The addition would provide wardrobe storage and dressing facilities. ADA access to the theatre stage would be provided by a lift inside the boathouse structure.

The updated 1989 Master Plan would provide direction necessary to accurately interpret the natural and cultural history of the site. The restoration and rehabilitation of the site and the conversion of the boathouse into a small community theatre would be consistent with the interpretive goals which are to retain the ambiance of the site and the structures for interpretive purposes. The current public access deficiencies would be mitigated by augmentation of the existing parking, lights, and shuttle busses.

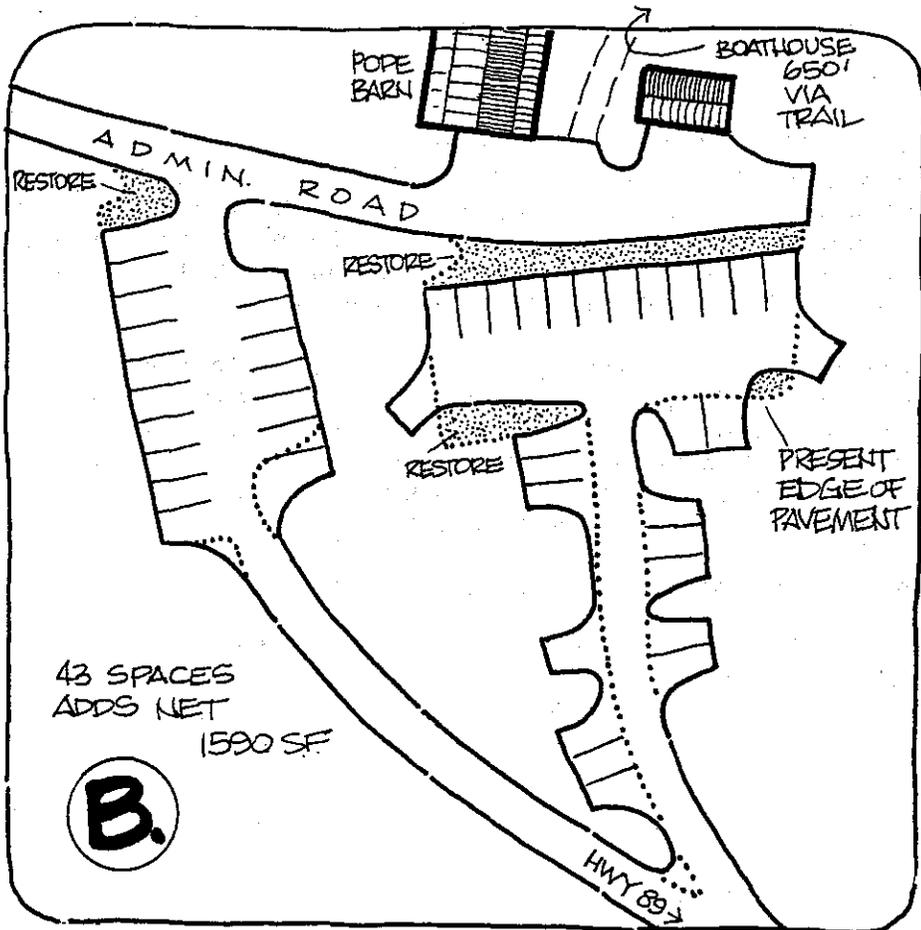
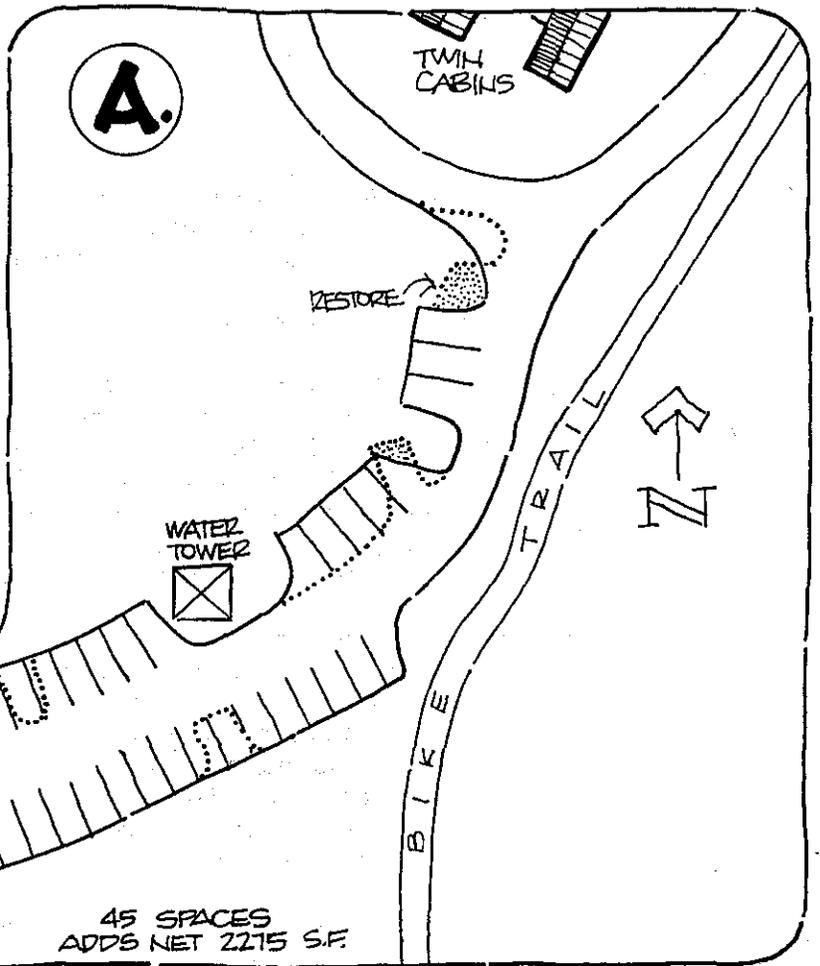
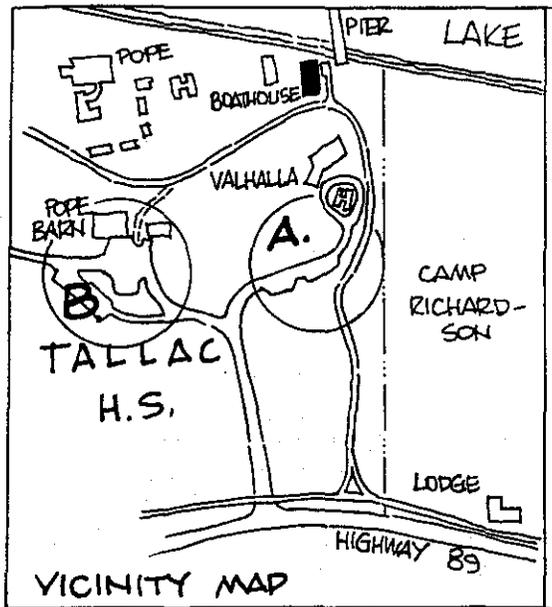
Any alterations to the existing historic structures will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and, if applicable, the State Historic Building Code.

### Key Elements:

#### a) Nine building retention or restoration:

- 1) Anita Gibson Cabin: Guest Cabin V would be used as a children's art workshop and Artist in Action demonstrations.
- 2) Dextra Baldwin Cabin: Guest Cabin VI would be a photography exhibit area.
- 3) Baldwin Boathouse: Building VII would be used by the Forest Service for storage of extra large, minimum-valued artifacts or for passive interpretation.
- 4) Pope Cooler Shed: Building XV would be used as a passive interpretive exhibit.
- 5) Pope Powerhouse: Building XI would be used as a passive interpretive exhibit.
- 6) Pope Artist's Cabin: Cabin XII would be used for trade craft demonstrations.
- 7) Pope Honeymoon Cabin: Cabin XIII would be used for folk art exhibits, traditional craft demonstrations and interpretive purposes.
- 8) Valhalla Twin Cabins: Building IV would be used for permittee administration, cultural arts merchandising and interpretive purposes.

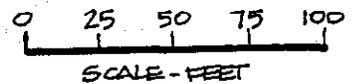
- 9) Valhalla Boathouse: Building III to be converted for use as a community theatre with an addition. Restrooms would be included within the Valhalla Boathouse. ADA requirements for access to the theatre stage would be provided by a lift inside the Valhalla boathouse.
- b) Additional Building use changes:
- 1) The Pope Main House. "Vatican Lodge" would be open for limited guided tours by the Forest Service and Living History interpretation during the summer. The 1989 Master Plan proposes that the structure be rehabilitated and/or restored with appropriate furnishings for interpretive purposes. After rehabilitation, the building could be used for special events except during high public use periods. These events would be one-time-only which would emphasize fundraisers associated with restoration. The building would not be continuously available. The building would be open to public touring on a limited basis and would always be subject to supervision and controls.
  - 2) The Pope Estate Boathouse, Barn and Garage. The interiors of these buildings would be rehabilitated to accommodate public access to historical transportation exhibits. The Boathouse would display a vintage boat and associated interpretative features which would be consistent with the era presented by the entire Estates. The barn and garage buildings would have vintage automobiles, horse trappings, tack, carriages, and other displays consistent with historical uses of the site. The relocation of the Forest Service administrative use now operating from the Pope Estate garage is expected to occur as soon as 1996. The implementation plan for relocation is set forth in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan, 1990*.
  - 3) The Baldwin Estate Straw Barn. The Baldwin Estate Straw Barn was constructed prior to the estate's nomination to the National Register of Historic Places. Because the structure is an inappropriate, recent addition which detracts from the historic setting of the estate and site as a whole, it is slated for removal at such time administrative uses can be relocated.
  - 4) The Valhalla Main House. There would be no change in existing use.
- c) An historically appropriate addition, including porch, of approximately 1300 ft<sup>2</sup> would be added to the west side of the converted boathouse. The addition would include a lobby, dressing and wardrobe rooms, and storage. Linear lake front of the building would be increased by 32 feet. A courtyard of approximately 1800 ft<sup>2</sup> would unify the exterior and provide a sheltered gathering area for theatregoers. Additional coverage would be used for the planters and steps. Another 2300 ft<sup>2</sup> of temporary parking for loading would be installed on the east side of the boathouse.
- d) Parking augmentation: Provide a total of 88 parking spaces. Augment the existing 32 parking spaces by adding 13 parking spaces. In addition, 43 spaces would be made available in the administrative parking lot near the Pope Barn at such time current uses are relocated. Shuttle busses would be provided to mitigate the evening traffic. (Should the boathouse theatre become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to available parking or alternative forms of transportation required.)
- e) Large special event management: Some large special events would be permitted.
- f) Landscape management: A landscape management plan would be developed. The goal of this landscape management plan would be to return the grounds to the period of significance (1900) by replacing vegetation that has been lost over time.



# TALLAC HISTORIC SITE MASTER PLAN

ALTERNATIVE UMP-BTLA

UPDATE M.P. - BOATHOUSE THEATER / LARGER ADDITION



**THEATER PARKING**

## **Update Master Plan - Boathouse Theatre With Larger Annex (UMP-BTLA)**

Theme: (refer to alternative map)

The 1989 Master Plan would be updated to provide current direction for the historic site including the conversion of the Valhalla boathouse, a building of about 2400 ft<sup>2</sup>, into a small community theatre (approximately 216 seat capacity).

Proposed Changes to the 1989 Master Plan (and 1980 EA):

### **Overview**

The 1989 Master Plan would be updated to provide current direction for the historic site including the conversion of the Valhalla boathouse, a building of about 2400 ft<sup>2</sup>, into a small community theatre (about 216 seat capacity). An annex of approximately 2200 ft<sup>2</sup> would be added to the west side of the converted boathouse to provide for wardrobe storage, dressing rooms, restrooms designed to meet ADA requirements, a ramp for disabled persons to access the theatre stage, and ticket and concession sales.

The updated 1989 Master Plan would provide direction necessary to accurately interpret the natural and cultural history of the site. The restoration and rehabilitation of the site and the conversion of the boathouse into a small community theatre would be consistent with the interpretive goals which are to retain the ambiance of the site and the structures for interpretive purposes. The current public access deficiencies would be mitigated by augmentation of the existing parking. Lights and necessary shuttle busses would be provided to mitigate the evening traffic.

Any alterations to the existing historic structures will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and, if applicable, the State Historic Building Code.

### **Key Elements:**

- a) Nine building retention or restoration:
  - 1) Anita Gibson Cabin: Guest Cabin V would be used as a children's art workshop and Artist in Action demonstrations.
  - 2) Dextra Baldwin Cabin: Guest Cabin VI would be a photography exhibit area.
  - 3) Baldwin Boathouse: Building VII would be used by the Forest Service for storage of extra large, minimum-valued artifacts and for passive interpretation.
  - 4) Pope Cooler Shed: Building XV would be used as a passive interpretive exhibit.
  - 5) Pope Powerhouse: Building XI would be used as a passive interpretive exhibit.
  - 6) Pope Artist's Cabin: Cabin XII would be used for trade craft demonstrations.
  - 7) Pope Honeymoon Cabin: Cabin XIII would be used for folk art exhibits, traditional craft demonstrations and interpretive purposes.
  - 8) Valhalla Twin Cabins: Building IV would be used for permittee administration, cultural arts merchandising and interpretive purposes.

- 9) Valhalla Boathouse: Building III to be converted for use as a community theatre with a large (2200 ft<sup>2</sup>) annex.
- b) Additional Building use changes:
- 1) The Pope Main House. "Vatican Lodge" would be open for limited guided tours by the Forest Service and Living History interpretation during the summer. The 1989 Master Plan proposes that the structure be rehabilitated and/or restored with appropriate furnishings for interpretive purposes. After rehabilitation, the building could be used for special events except during high public use periods. These events would be one-time-only which would emphasize fundraisers associated with restoration. The building would be open to public touring on a limited basis and would always be subject to supervision and controls.
  - 2) The Pope Estate Boathouse, Barn and Garage. The interiors of these buildings would be rehabilitated to accommodate public access to historical transportation exhibits. The Boathouse would display a vintage boat and associated interpretive features which would be consistent with the era presented by the entire Estates. The barn and garage buildings would have vintage automobiles, horse trappings, tack, carriages, and other displays consistent with historical uses of the site. The relocation of the Forest Service administrative use now operating from the Pope Estate garage is expected to occur as soon as 1996. The implementation plan for relocation is set forth in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan, 1990*.
  - 3) The Baldwin Estate Straw Barn. The Baldwin Estate Straw Barn was constructed prior to the estate's nomination to the National Register of Historic Places. Because the structure is an inappropriate, recent addition which detracts from the historic setting of the estate and site as a whole, it is slated for removal at such time administrative uses can be relocated.
- c) Annex: An historically appropriate annex, including porch, of approximately 2,200 ft<sup>2</sup> would be added to the west side of the boathouse theatre which would house the lobby, bathrooms, dressing rooms, and storage. Approximately 1/3 of the annex size is dedicated to ADA requirements. Linear lake front of the building would be increased by 48 feet. A courtyard of approximately 1800 ft<sup>2</sup> would unify the exterior and provide a sheltered gathering area for theatregoers. Additional coverage of about 3230 ft<sup>2</sup> would be used for the handicap access ramp, planters, and steps. Another 2300 ft<sup>2</sup> of temporary parking for loading would be installed on the east side of the boathouse.
- The courtyard (and the floor of the annex) would be at an elevation of about six feet below the adjoining bike path. A ramp would provide the needed ADA access. All seating and public facilities would be on the ground level of the interior of the theatre and annex which would be accessible to all.
- d) Parking augmentation: Provide a total of 88 parking spaces. Augment the existing 32 parking spaces by adding 13 parking spaces. In addition, 43 spaces would be made available in the administrative parking lot near the Pope Barn at such time current uses are relocated. Shuttle busses would be provided to mitigate the evening traffic. (Should the boathouse theatre become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to available parking or alternative forms of transportation required.)
  - e) Large special event management: Some large special events would be permitted.
  - f) Landscape management: A landscape management plan would be developed. The goal of this landscape management plan would be to return the grounds to the period of significance (1900)

by replacing vegetation that has been lost over time. The bike path will be relocated to accommodate the annex and courtyard design.

#### **D. Alternatives Considered, But Eliminated from Detailed Study**

During the alternative formulation and analysis process for this EIS, many alternatives were explored. Various combinations of proposed management directions for updating the 1989 Master Plan, which included small community theatre variations were considered. Most were carried forward in this document.

One alternative, **Update Master Plan - Boathouse Theatre with Temporary Addition**, was eliminated from detailed study. The addition was envisioned as something like a circus tent or canvas pavilion that would be erected for specific events, then removed. The tent could have been erected on two sites: (1) between the two boathouses, with the same relationship as a permanent addition would have had; (2) on the Valhalla lawn across the bike path and opposite the boathouse.

The area between the boathouses is a slope that would have to be excavated to create a flat bench. This defeats the purpose of a low-impact temporary addition. Erecting the tent on the lawn would constitute a visual impact when seen from any direction except from the lake and would interfere with the frequent use of the lawn as a gathering place for the public. From a historical perspective, temporary additions, including tents, porta-potties, dressing rooms, etc. would substantially affect the visual characteristics of the Boathouse and the Heller Estate's historic setting and qualities that make it eligible to the National Register of Historic Places.

#### **E. Proposed Management Direction and Mitigation Measures Common to all Development Alternatives**

During the process of formulating alternatives, some direction common to all alternatives was necessary to meet laws, policies, Forest Service Manual direction, and handbook procedures, and the LTBMU Forest Plan.

In addition, management direction in the form of standards and guidelines would provide the development of project mitigation measures when the facilities were considered in detail. These specific project mitigation measures would guide the planning, design and construction of the project facilities.

The following is a sample of management requirements and mitigation measures prescribed for all alternatives except the No Action Alternative. A more specific listing and discussion of these measures and the effectiveness of the Best Management Practices for the preferred alternative is contained in Appendix F.

##### **(1) Air Quality**

- (a) The contractor who constructs the facility will be required to reduce dust during construction.

##### **(2) Civil Rights**

- (a) The proposed annex addition and related facilities will offer a whole access-type of experience in compliance with Section 504 of the Rehabilitation Act of 1973 and the American Disabilities Act.

##### **(3) Heritage Resources**

- (a) Preservation work at the Tallac National Register Site shall be conducted in compliance with Section 106 and 110 of the National Historic Preservation Act, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and if applicable, the State Historic Building Code.

- (b) If archaeological resources are encountered during project construction, all activity in the immediate area shall be stopped until the Forest Archaeologist is consulted to determine the significance of the materials and ensure appropriate mitigation measures are implemented.
- (c) Consult with State Historic Preservation Office (SHPO) to evaluate any heritage resources that might be affected by project activities.
- (d) Consult with SHPO and if appropriate, the Advisory Council on Historic Preservation (ACHP) on strategies to reduce the impacts of rehabilitation to the historic character of the building and the site. Negotiate a Memorandum of Agreement (MOA) between the Forest Service, the SHPO, and ACHP to lessen and/or mitigate adverse effects.
- (e) Any new construction (i.e. theatre annex) will be compatible with the feeling, setting and significant historic fabric of the building, including scale, massing, exterior fabric, rusticity, window arrangements, window sizes, etc. Thus, the annex should be compatible, but not an exact duplicate in regards to its design and exterior fabric. (Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation #9).
- (f) Limit administrative uses, including vehicle traffic, that adversely affect the visual qualities of the historic site.
- (g) A monitoring plan to assess levels of use and impacts to the physical integrity and historic characteristics of the Site will be initiated and annually evaluated.

#### **(4) Erosion Control and Water Quality**

- (a) Implement Best Management Practices (BMP) to meet water quality objectives and maintain and improve the quality of surface water on the forest. A listing of BMP's is included in Appendix E.
- (b) By 1996, develop a BMP retrofit plan for the site and complete implementation by 1999.
- (c) Prohibit soil disturbing activities from October 15 to May 1 of each year. Assure that permanent or temporary erosion control measures are in place for the winter season.
- (d) Any sanitary facilities will be subject to the requirements of State, TRPA, and local agencies.
- (e) The amount (square footage) of impermeable coverage shall be no more than what is identified for the alternative selected for implementation (preferred alternative).

#### **(5) Theatre and Annex - Information Planning and Implementation**

- (a) The standard Forest Service and TRPA design/review process will be used to approve all construction drawings.
- (b) Approval of the final site development plan and all construction drawings by the TRPA, and appropriate State, and County agencies, and the Forest Supervisor is required before construction begins.
- (c) Special Use Permit requirements for the future use of the Valhalla Boathouse as a theatre will include the following:

- (1) A stipulation that at least 2 days per week and 2 weekends per month be set aside for community groups and organizations other than the permittee. These dates will be made available at least 18 months in advance and will not be filled for other uses prior to 60 days before the date. These groups and organizations will adhere to the fee schedule established by the permittee.
- (2) A requirement for an artistic plan outlining the types of performances and programs planned by the permittee 18 months in advance for other organizations to use in planning for use of the theatre.
- (3) A requirement for an operations and maintenance plan, including operations, maintenance, and production costs.

**(6) Recreation**

- (a) Recreational use of the site is available year-round, primarily for self-guided interpretive viewing. Uses must comply with with direction for wildlife (Chapter II-27). Formal interpretive activities (tours) will be offered during the summer months.
- (b) Events at the Valhalla Main House and/or proposed Boathouse Theatre would be managed not to exceed the PAOT capacity of the site or cause the planned character of the recreation objective for the area to be compromised.

**(7) Roads and Parking**

- (a) Should a high water table be encountered during the construction of the proposed parking lot additions, filter cloth overlaid with 12-18 inches of aggregate base is recommended.

**(8) Safety and Public Health**

- (a) To provide for adequate cleanup of the Tallac Historic Site and theatre area, the Forest Service shall be responsible for periodically removing litter from the Tallac Historic Site area and along the facility's trails and access roads particularly immediately after snow melt. The permittee shall be responsible for litter removal from the theatre and annex site, buildings and adjacent areas under permit, and related parking areas during theatre performances.
- (b) Structures, fire detection equipment, fire control equipment and major roads will meet National Fire Code requirements.

**(9) Transportation (Traffic, Pedestrian and Bicycle Use)**

- (a) Shuttles or alternative forms of transportation will be required for any event exceeding the available parking lot capacity.
- (b) Until the administrative parking lot is available for parking, the capacity of the theatre will be reduced or alternate forms of transportation required.
- (c) Sec. 93.2.D of the TRPA Code of Ordinances requires that a one time mitigation fee be paid for minor increases in traffic. For the 175 DVTE's expected to be generated for any of the development alternatives, a fee of \$20/trip, or \$3,500 is required.

**(10) Vegetation**

- (a) A revegetation plan will be required for all construction alternatives. All areas disturbed would be revegetated with drought resistant, indigenous plant species that are listed in the TRPA approved plant list.
- (b) The landscaping of the Tallac Historic Site would be replicated using historic records. This landscaping would be systematically restored to represent the period of significance using plant species approved for local use.
- (c) Protect groundcover, including duff, litter, and vegetation from injury and disturbance during facility, trail, and access construction and snow removal activities.
- (d) Care will be taken in landscaping irrigated areas around the Tallac Historic Site structures including the theatre and proposed annex, to avoid introducing aggressive plants that could become invasive in sensitive moist areas. Seed mixtures and landscape plans will be reviewed and approved by the Forest Supervisor.
- (e) No materials associated with construction activities will be stockpiled or temporarily placed on the beach to protect the habitat for the Tahoe Yellow Cress.

**(11) Visual Resources**

- (a) A landscape plan for the Tallac Historic Site will be implemented.
- (b) Coordinate with TRPA in regards to TRPA's visual thresholds for scenic quality. If possible, contribute to achieving attainment standards for the roadway travel route threshold and insure that the shoreline travel route attainment status continues to be met.
- (c) Buildings and other structures such as the proposed theatre or annex shall have a color scheme that blends in the surroundings, and shall not exceed adjacent heights or use materials that are designed solely for reflecting.
- (d) Use native appearing construction materials which blend with the natural colors, textures, forms, and lines of the environment which represent the historical period of significance.
- (e) To avoid the unsightly effects of utility poles, the contractor will bury all utilities in common corridors, using roads and trails where possible.
- (f) As necessary to minimize the long range visibility and glare of night lighting, utilize metal halide lamps, cut-off type fixtures, rotatable optics, glare shields, and variable pole heights and placement. Downward directed lighting shall be used.
- (g) Non-glare glass would be installed in the window located on the Boathouse wall facing Lake Tahoe.
- (h) Proposed parking areas would not be visible from the shorezone and State Route 89.

**(12) Wildlife**

- (a) If new information reveals effects of the action that may affect listed species or critical habitat in a manner that was not considered in the consultation that has already taken place with the U.S. Fish and Wildlife Service for this project (as of 9/17/93), or if a new species is listed

or critical habitat is designated that may be affected by the proposed action, then consultation will be re-initiated immediately.

- (b) Do not permit use of the proposed boathouse community theatre from November 1 to March 15, at least, until completion of a study to determine winter disturbance potential. This study should focus on winter bald eagle use of the shoreline from Pope Beach to Baldwin Beach. This study was instigated in 1992 and should be completed by 1995. This study should make recommendations on acceptable levels of winter use, recommendations to avoid disturbance, and further define the periods of critical winter bald eagle use.
- (c) Minimize administrative vehicle traffic on the proposed site from November 1 to March 15 pending completion of the above study.
- (d) Incorporate a monitoring scheme as determined by item (b), above, for wintering bald eagle use into any special use permits issued in the project area.
- (e) Design the development to minimize human/wildlife conflicts. Plants and landscape vegetation will be used that will not attract herbivores, such as browse species that attract deer. Confine garbage to containers that are inaccessible to wildlife, such as garbage cans that are raccoon and bear proof in the summer.
- (f) All noise generating construction activities on the site, whether inside or outside the structures, shall not occur between October 15 and March 15 to prevent disturbance to the bald eagle. Additionally, plowing areas currently unplowed will be prohibited during the construction phase to discourage new access to the area that could disturb wintering bald eagles.
- (g) Ensure adequate signing and patrolling of the Taylor Creek Bald Eagle Management Area during the critical winter months. The 1991 study suggests that stronger language be incorporated into the closure signs.

#### **F. Monitoring Requirements**

Monitoring will be implemented to ensure that management direction and mitigation measures prescribed for this activity are being implemented and are effective. Specific monitoring and evaluation requirements must be consistent with the LTBMU Forest Plan and TRPA standards. Adjustments will be made should monitoring and evaluation indicate that management direction or mitigation requirements are not being met as prescribed. These adjustments will ensure that such types and frequencies of events, historical significance construction, and designed building techniques meet the management direction and mitigation measures.

#### **G. Comparison of Alternatives**

This section compares and highlights the major differences between alternatives based on information presented earlier in this Chapter, and the consequences disclosed in Chapter III which follows. These comparisons focus on areas or resources where effects are expected to occur and where different levels of effects can be distinguished between alternatives. The comparisons are not intended to be a duplication of the discussion of environmental consequences disclosed in Chapter III. These comparisons present relevant detailed information previously presented in more general terms in the alternative descriptions.

A key comparison is how well each alternative meets the purpose and need for the proposed action; e.g., to update the management directions documented in the 1989 Tallac Historic Site Master Plan while still meeting the Secretary of the Interior's Standards for the Treatment of Historic Properties (1992). These are:

changes to the 1989 Master Plan, retention of nine buildings proposed for removal, conversion of the Valhalla boathouse to a small community playhouse theatre, additional building use changes, provision for a theatre addition/annex, augmentation to the existing parking, proposals for managing large events, and vegetation management on the site.

TABLE II-1 ALTERNATIVE COMPARISON TABLE

ALTERNATIVES	1) CHANGE MASTER PLAN	2) NINE BUILDING RETENTION	3) BOAT-HOUSE THEATRE PROVISION	4) ADDTL BLDG USE CHANGES	5) THEATRE ANNEX/ ADDITION	6) AUGMENT PARKING	7) LARGE EVENT MGT	8) LANDSCAPE MGT PLAN
NA	NO	YES	NO	NO	NO	NO	YES	NO
HPI	PART 1/	YES	NO	YES	NO	YES	YES	YES
UMP BT	YES	YES	YES 2/	YES	NO	YES 3/	YES	YES
UMP BTRR	YES 4/	YES	YES 5/	YES	NO	YES 6/	YES	YES
UMP BTA	YES 7/	YES	YES 8/	YES	YES 9/	YES 10/	YES	YES
UMP BTARR	YES 11/	YES	YES 12/	YES	YES 13/	YES 14/	YES	YES
UMP BTLA	YES	YES	YES 15/	YES	YES 16/	YES 17/	YES	YES

1/ HPI (Historic Preservation and Interpretation Alternative) - Implement Master Plan - Historical interpretive uses will take precedence over other management direction should conflicts arise.

2/ UMP BT (Update Master Plan - Boathouse Theatre) - Theatre Provision - Valhalla Boathouse would be converted into a small community theatre.

3/ UMP BT (Update Master Plan - Boathouse Theatre) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

4/ UMP BTRR (Update Master Plan - Boathouse Theatre with Restrooms) - Implement Master Plan - Restrooms and support facilities would be included within the Valhalla Boathouse.

5/ UMP BTRR (Update Master Plan - Boathouse Theatre with Restrooms) - Theatre Provision - Valhalla Boathouse would be converted to a small community theatre with restrooms.

6/ UMP BTRR (Update Master Plan - Boathouse Theatre with Restrooms) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

7/ UMP BTA (Update Master Plan - Boathouse Theatre with Addition) - Implement Master Plan - Valhalla Main House could be used as a support facility for restrooms.

8/ UMP BTA (Update Master Plan - Boathouse Theatre with Addition) - Theatre Provision - Valhalla Boathouse would be converted to a small community theatre with a new 1300 square foot addition.

9/ UMP BTA (Update Master Plan - Boathouse Theatre with Addition) - Annex Addition - A 1300 square foot addition would be added to boathouse theatre. Restrooms would be available in the Valhalla Main House.

10/ UMP BTA (Update Master Plan - Boathouse Theatre with Addition) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

11/ UMP BTARR (Update Master Plan - Boathouse Theatre with Addition and Restrooms) - Implement Master Plan - Restrooms would be included within the Valhalla Boathouse.

12/ UMP BTARR (Update Master Plan - Boathouse Theatre with Addition and Restrooms) - Theatre Provision - Valhalla Boathouse would be converted to a small community theatre with a new 1300 square foot addition.

13/ UMP BTARR (Update Master Plan - Boathouse Theatre with Addition and Restrooms) - Annex Addition - A 1300 square foot addition would be added to boathouse theatre. Restrooms would be available in the Valhalla Main House.

14/ UMP BTARR (Update Master Plan - Boathouse Theatre with Addition and Restrooms) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

15/ UMP BTLA (Update Master Plan - Boathouse Theatre with Larger Annex) - Theatre Provision - Valhalla Boathouse would be converted to a small community theatre with a new 2200 square foot annex.

16/ UMP BTLA (Update Master Plan - Boathouse Theatre with Larger Annex) - Annex Addition - A new 2,200 square foot annex would be added to the boathouse theatre.

17/ UMP BTLA (Update Master Plan - Boathouse Theatre with Larger Annex) - Augment Parking - 13 additional parking spaces would be added to the existing 32 spaces for a total of 45 spaces.

## CHAPTER III

### THE AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

#### A. INTRODUCTION

This chapter contains two major sections: the affected environment and environmental consequences. These two major sections are each discussed under the same resource area headings. For example, under the resource environment, the specific resource areas such as air quality, hydrology, or recreation resources, etc., are organized first with a discussion of the affected environment, followed by the environmental consequences for each alternative.

The Affected Environment describes aspects of the environment in and near the Tallac Historic Site. It focuses on the physical, biological, economic, and social environments that may be affected by implementation of the alternatives. Some of the environments are not potentially affected by the proposed action alternatives, but are resource elements that would have an influence on the suitability and quality of the Tallac Historic Site as the result of updating the 1989 Master Plan directions. Resource conditions presented in this portion of the chapter serve to define the "base level" to facilitate further analysis.

The Environmental Consequences discloses the environmental and socio-economic impacts of implementing the alternatives presented in Chapter II. The consequences are directly related to the resource elements described in the Affected Environment, so this FEIS is organized so that the environmental consequences for each resource immediately follow the affected environment for that same resource. Thus, the reader may read about the present environment for a specific resource and next how the consequences associated by implementing each alternative would change the present environment of that resource. This subsection discusses the direct, indirect and cumulative environmental effects or impacts of implementing the alternatives described in Chapter II which were considered in detail.

The terms "impacts" and "effects" are used synonymously in this document. Effects can be either direct or indirect and may have both beneficial and detrimental influences. Direct effects are caused by the action and occur at the same time and place. Indirect effects which are caused by the action are later in time or further removed in distance, but are reasonably foreseeable.

Cumulative impacts (effects) are impacts on the environment which results from incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

This analysis considers management direction found in the LTBMU Forest Plan; Regional standards, guidelines, and other policies; NEPA, and other Federal and State laws; and State and National policies.

## **B. THE ECONOMIC ENVIRONMENT**

### **Affected Environment**

The alternatives considered for detailed analysis are not considered to have a direct affect on economic variables such as employment or labor force, taxable sales, cost(s) of living, visitations to the area, transient lodging or traffic counts.

During the scoping process, two issues relating to the economics of operating and maintaining the Tallac Site and the proposed boathouse theatre were discussed. The economic issues that relate to this subject have been brought forward from Chapter I. These are:

\*The concern that the overall costs associated with performances at the proposed boathouse theatre (operations and maintenance, production costs, etc.) will make admission costs unaffordable to the local community.

\*The other concern is that the fee structure for use of Valhalla Main House and the proposed boathouse theatre be affordable to accommodate local community and non-profit group use.

### **Environmental Consequences**

#### **No Action and Historic Preservation/Interpretation Alternatives:**

The current Special Use Permit for use of some of the buildings at the Tallac Historic Site requires that 20% of the gross income be used for maintenance and restoration activities on the site. The current permittee, the Tahoe Tallac Association, has established a rental fee structure for the Valhalla Main House that provides reduced rates for local community and non-profit group use.

**Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), and Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternatives.**

The current Special Use Permit for use of some of the buildings at the Tallac Historic Site requires that 20% of the gross income be used for maintenance and restoration activities on the site. The current permittee, the Tahoe Tallac Association, has established a rental fee structure for the Valhalla Main House that provides reduced rates for local community and non-profit group use. Similar requirements will be established in the Special Use Permit for the boathouse theatre.

The current permittee recognizes that admission fees need to be affordable to the local community. They plan to look for grants, event underwriters, and event sponsors to share the operations and production costs of each performance or event, thus enabling them to keep admission prices as low as possible.

The opinion of architects and engineering personnel who specialize in operation and maintenance of large structures, including historical structures similar to those found on the Tallac Historic Site, was that operations and maintenance (O&M) costs could not be separated or isolated and these costs would not differ appreciably between alternatives. Based on these opinions, there will be no analyses of estimated O&M costs by alternative.

## C. THE SOCIAL ENVIRONMENT AND CIVIL RIGHTS

### Social Environment

#### Affected Environment:

People potentially effected by decisions related to this EIS can be generally grouped into the following categories. These groups are not mutually exclusive. Individuals, and even organizations, may often identify with several groups.

1. **Performing Arts Community.** Individuals within this group have indicated that they would like to see the Valhalla Boathouse made available to host small community theatre presentations.
2. **Heritage Resources/Interpretive Program Enthusiasts.** Residents and visitors who enjoy the historical aspects of the Tallac Historic Site (and its interpretive programs).
3. **Recreation-Dependent Business Community.** Relies on recreation visitors for their income.
4. **Recreation Visitors.** Come to Lake Tahoe from all over the world, attracted by the natural environment, casinos, skiing opportunities, and other attractions.
5. **Environmental Groups.** Have been seeking limitations on development in order to protect natural resources within the Lake Tahoe Basin.

#### Environmental Consequences:

Social consequences can be consolidated into two discussions. The first two alternatives (No Action & Historic Preservation) will have similar effects. Also, the alternatives converting the Valhalla Boathouse into a theatre will also have generally similar effects.

#### No Action and Historic Preservation/Interpretation Alternatives:

1. **Performing Arts Community.** Selection of one of these alternatives would restrict this group to the existing facilities at the Tallac Historic Site. Specifically, the Valhalla Main House would be the only building available for indoor performing arts. The opportunities presented by a theatre would not be realized.
2. **Heritage Resources/Interpretive Program Enthusiasts.** Individuals who would primarily like to see the estates preserved solely for historic and interpretive purposes could benefit from either of these alternatives.
3. **Recreation-Dependent Business Community.** This group usually benefits from facilities and activities that attract visitors to the Basin. Therefore they might not benefit from these alternative as much as the alternatives involving conversion of the Valhalla Boathouse into a theatre.
4. **Recreation Visitors.** The effect of the "no-theatre" alternatives on this group would be mixed, depending on the personal interest of the individual visitors. Those who would enjoy and participate in the theatre would benefit from the second group of alternatives. Those who come to Tahoe for nature oriented recreation would benefit more from the "No Action".
5. **Environmental Groups.** These two alternatives are closer aligned with the values and preferences of most environmental groups than are the following alternatives which involve construction of the

theatre. It is therefore anticipated that environmental groups would prefer keeping the estates in as natural a condition as possible, thereby preferring these two alternatives.

**Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), and Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternatives.**

The small differences between these alternatives is not anticipated to have a significant effect on the social groups.

1. **Performing Arts Community.** The conversion of the boathouse into a community theatre would meet the objectives of the Tahoe Tallac Association and benefit many people who enjoy cultural arts presentations, education, and entertainment.
2. **Heritage Resources/Interpretive Program Enthusiasts.** The theatre with no addition/annex provides an opportunity to include historic reenactments or dramas about life at Tallac. This group is likely to feel that the historic quality of the Valhalla Estate has been compromised by any alternative that adds additional structures to the site.
3. **Recreation-Dependent Business Community.** Would most likely benefit from the increased business that a theatre could provide to the community.
4. **Recreation Visitors.** As explained above under the "no-theatre" alternatives, there should be a mixed affects to recreation visitors over the benefits of a converted boathouse theatre.
5. **Environmental Groups.** This group is likely to feel that the historic and visual quality of the Valhalla Estate has been compromised by any alternative that adds additional structures to the site. The need for additional parking and ground coverage is also anticipated to create negative reactions from individuals within this group.

## **Civil Rights Impact**

### **Affected Environment:**

The level of public access and types of facilities allowed on the Tallac Historic Site do not distinguish between any group of users: whatever alternative is selected will be consistently applied regardless of race, color, sex, or national origin. Consequently, none of the alternatives will have a discriminatory effect against women or minorities. Neither will the level and type of experience available to people with disabilities vary among alternatives.

The relationship between the types of development on the Tallac Historic Site and effects on people with disabilities was not identified during the public scoping process. However, it is an important consideration for the planning taking place on the site with regard to the design of structures, paths, and displays. The Tallac Historic Site is relatively flat and development of transportation infrastructure has left the site interspersed with trails and roads. The Valhalla Estate portion of the Site currently has developed parking for 33 cars, though none are signed for handicapped parking only. Presently the road leading from the 33 space parking area, as well as the Kiva Parking Lot, can be negotiated by a wheelchair user.

The paved bicycle trail running through all three estates is designed for bikes and walking and meets ADA standards. However, there is a safety hazard involved when someone with limited mobility, who is visually impaired, or using a wheelchair shares a bike trail with cyclists and people on in-line skates (blades). This

potential hazard may discourage some use by people with disabilities, although the trails may also generate enough foot traffic that the faster bikes and skates may, by necessity, slow down in this area (note; Class I bikeways, by definition, are designed for multipurpose travel: bikes, skates, walkers, joggers, etc). Other dirt or gravel paths throughout the estates make it difficult for people in wheelchairs or those with less severe mobility impairments to fully access the facility.

The public restrooms at the Pope Estate are accessible. The Valhalla Main House restrooms have also been retrofitted to meet ADA requirements.

The American Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973 both require that facilities be made available to people with disabilities. However, the Acts make allowances for historic structures, recognizing the need to preserve the historic integrity of structures. Where possible, structures will be made accessible to people with disabilities. Where not possible, such as the Pope Estate Main House, alternative methods of viewing and interpreting the interior of the house are being made through the development of a video tour that will be available for viewing at an alternate, accessible structure.

#### **Environmental Consequences:**

The level of public access and types of facilities allowed on the Tallac Historic Site do not distinguish between any group of users: whatever alternative is selected will be consistently applied regardless of race, color, sex, or national origin. Consequently, none of the alternatives will have a discriminatory effect against women or minorities. However, the level and type of experience available to people with disabilities will vary among alternatives.

#### **No Action and Historic Preservation and Interpretation Alternative:**

Existing facilities open to the public will be adapted to meet ADA requirements.

**Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), and Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternatives.**

Effects on People with Disabilities: This development would provide an interpretive opportunity for wheelchair users that is rare at Lake Tahoe. Technology for providing "whole access" has improved in recent years, and the proposed boathouse theatre would offer access amenities not available at older facilities. In the alternatives where an addition or annex would be constructed this would be one of few designed for wheelchair access and would, consequently, provide an opportunity for their users to get from their vehicles to the theatre over trails. theatre presentations (programs and activities) would be planned to offer a whole access-type of experience, in compliance with Section 504 of the Rehabilitation Act of 1973.

The description contained in the Affected Environment section discusses the level of use of the existing facilities (bike trail, etc.) is still appropriate for this alternative. The proposed parking augmentation at the administrative parking lot (Pope Estate) would not be of great benefit to wheelchair users unless an improved pedestrian path would be developed for access to the theatre (possibly via the paved bike trail or a new trail).

In addition, existing facilities open to the public will be adapted to meet ADA requirements.

## **Feasibility of Theatre Operations**

### **Affected Environment**

The feasibility of theatre operations is an important consideration in analyzing the various alternatives. The current special use permittee at the Tallac site, the Tahoe Tallac Association, has indicated that the provision of 216 seats for theatre patrons, restroom convenience, availability of makeup and dressing facilities, lobby space, ticket and concession sales areas, theatre storage, and stage access/restrooms meeting ADA requirements are important components to addressing the workability of each alternative.

Funding for a knowledgeable technical theatre manager was also recommended during the public comment process. This would apply to any theatre conversion alternative and would be an important component of the operations and maintenance costs for the theatre operations.

### **Environmental Consequences**

#### **No Action (NA) and Historic Preservation and Interpretation (HPI)**

Neither alternative provides for the conversion of the Valhalla Boathouse into a community theatre.

#### **Update Master Plan - Boathouse Theatre (UMP-BT)**

In this proposal no restrooms would be constructed within, or immediately adjacent to, the existing Valhalla boathouse. The audience would be therefore be inconvenienced (especially in bad weather) because the closest restrooms would be in the Valhalla Main House (250 feet away).

Support facilities could be located inside the Main House; however, this limits the types of productions that can be performed. Changing scenes, storing necessary props, and giving performers easy access to quick changes will either alter the type of play being performed or force performers to change alfresco. Changing sets from off stage storage areas is essential to smooth, efficient performances. The ADA lift at the front of the stage cuts down on stage space and seating area. Approximately 210 seats could be accommodated. This alternative would not allow room for ticket sales, coat storage, or a concessions area.

#### **Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR)**

Restrooms incorporated into the boathouse are convenient for attendees to theatrical events. However, seating would be limited (approximately 200 seats).

Support facilities could be located inside the Main House; however, this limits the types of productions that can be performed. Changing scenes, storing necessary props and giving performers easy access to quick changes will either alter the type of play being performed or force performers to change alfresco. Changing sets from off stage storage areas is essential to smooth, efficient performances. The ADA lift at the front of the stage cuts down on stage space and seating area. This alternative would not allow room for ticket sales, coat storage, or a concessions area.

#### **Update Master Plan - Boathouse Theatre with Addition (UMP-BTA)**

In this proposal no restrooms would be constructed within, or immediately adjacent to, the existing Valhalla boathouse. The audience would be therefore be inconvenienced (especially in bad weather) because the closest restrooms would be in the Valhalla Main House (250 feet away).

The addition would accommodate many of the performance needs in terms of being able to make quick changes. Sets and props can be moved efficiently and smoothly under this plan. The ADA lift at the front of the stage cuts down on stage space and seating area. Approximately 210 seats could be accommodated. This alternative would not allow room for ticket sales, coat storage, or a concessions area.

**Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR)**

Restrooms incorporated into the boathouse are convenient for attendees to theatrical events. However, seating would be limited (approximately 200 seats).

The addition would accommodate many of the performance needs in terms of being able to make quick changes. Sets and props can be moved efficiently and smoothly under this plan. The ADA lift at the front of the stage cuts down on stage space and seating area. This alternative would not allow room for ticket sales, coat storage, or a concessions area.

**Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA)**

The larger annex would meet the needs of the audience by providing fully accessible restrooms meeting ADA requirements, and space for ticket sales, lobby, coatroom, and a small concessions area. The large annex would provide off-stage areas for changing rooms, storage of sets and props, and incorporate an ADA required access ramp for the stage, thereby allowing more room for seating in the theatre (approximately 216 seats).

**D. THE RESOURCE ENVIRONMENT****AIR QUALITY****Affected Environment**

Air quality standards, applicable to national forest land, were established by the environmental thresholds for the Lake Tahoe Basin. Air Quality standards are set for carbon monoxide, ozone, regional and subregional visibility, nitrate deposition, and odor. Management and numerical standards that are part of these thresholds focus on woodsmoke generation and air quality effects related to vehicle use. Further, the LTBMU Land and Resource Management Plan (Forest Plan) and its associated FEIS, together with the TRPA Code of Ordinances, provide clarification regarding the transportation issue. Forest Plan management direction for recreation construction/ reconstruction (Practice 1, page IV-19) states:

"Prepare a traffic analysis for each new recreation site which would produce more than 200 trips per day. Prepare a traffic analysis when existing sites that produce substantial traffic are proposed for reconstruction."

Chapter 93 of the TRPA Code, "Traffic and Air Quality Mitigation Program," also requires a traffic analysis be prepared only if more than 200 new daily vehicle trips will be generated. For clarification, this equates to 100 cars coming and going.

**No Action (NA) and Historic Preservation and Interpretation (HPI)**

There will be no woodstoves or fireplaces in any of the alternatives.

There would be no direct impact due to increased traffic. Limited dust from unpaved parking would continue to affect air quality with no remedial action planned.

**Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), and Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternatives.**

There will be no woodstoves or fireplaces in any of the alternatives.

Converting the boathouse into a 200+ seat capacity theatre as all these alternatives propose, would generate approximately 175 trips per event. Approximately 90% of the theatre guests would be coming from South Lake Tahoe. Assuming that most theatre events would be scheduled during non-peak traffic periods and that existing level of service (LOS) for the State Route 89 corridor remains unchanged, impact on air quality would be insignificant.

Because theatre events will not occur at the same time as Valhalla events, theatre activities will displace some existing Valhalla uses. In addition, public transportation and shuttles are encouraged to access the site, and in some alternatives, required, if planned uses are expected to exceed available parking.

## HERITAGE RESOURCES

### Affected Environment

**The Tallac National Register Site has been recognized as one of the most unique historic properties in the nation managed by the United States Forest Service. Not only is the site unique, but it is also represents significant changes in the social and economic character of the nation and its people, and the early development of the outdoors movement and recreation. The buildings and structures at the Tallac Site are architectural jewels found no where else in the national forest system. They provide a setting for living history, and also a significant foundation for studying designed and vernacular architecture in its natural setting. Above all, the Tallac Site is an historic landscape centered on perhaps the most visited body of water in the United States -- Lake Tahoe.**

The discussion of heritage resources on the Tallac Historic Site is composed of two main sections: a description of the historic properties that lie within the site, including their historic context and significance, and an overview of the management direction of historic properties at the site including the laws, regulations, and program goals that guide the management philosophy. The LTBMU is charged with managing heritage resources as non-renewable resources to maintain their scientific, historical, and social integrity.

The 74 acre Tallac Historic Site includes three contiguous Estates: the Baldwin Estate, the Pope Estate, and the Heller Estate, generally referred to as "Valhalla". The Baldwin Estate consists of the main residence, two guest cabins, a boathouse, the caretaker's house, garage, tennis court and grounds. The Pope Estate, the largest of all the Estates, includes the main house known as the Vatican Lodge, the attached kitchen, three guest cabins, the "honeymoon" or lakeside cabin, the twin cabins, the Pacheco cabin, four servants cabins, the octagonal artist's studio-shop and attached power generating building and blacksmith shop-garage, boathouse, caretaker's house, barn, garage, pump house, laundry house, cooler house, arboretum, gazebo and pond, polo field, and grounds. The Heller Estate includes the main residence, boathouse, and twin cabin (refer to site map on following page). The three Estates contain eclectic styles of architecture including bungalow, Craftsman, Swiss-Japanese, Shingle, Colonial Revival, and resorts rustic vernacular.

The extant significant buildings and landscape features at Tallac Historic Site were constructed between 1894 and the mid-1920s. One of the last improvements was the addition of a tennis court at the Baldwin Estate in the 1940s. While the tennis court is of a newer vintage, it nonetheless reflects one of the primary activities at the estate--recreation. One modern building exists on the site, referred to as the "Straw Barn". Built in the 1980s the Straw Barn lies outside the period of significance of the site. Other buildings and structures that were once located within the boundaries of the site no longer exist. While the vast majority of these buildings will never be reconstructed, several of the associated features that characterized the landscape such as the boathouse pier and gazebo may at some point be worthy of reconstruction.

The Pope Estate was the first to be constructed; and being the largest estate, it evokes a strong sense of estate rustic architecture, with traditions that began in the Adirondacks, and that were later popularized in buildings along the Pacific Coast. The Pope Estate, in addition to being a "complex" of unique buildings, also contains the best examples of designed landscape architecture of all the estates. The landscape features including a fish pond, waterfall, gazebo, pergola, and fence, evoke the same rustic style as the main residence and are not intrusive to the natural setting of the estate. Several exotic species of trees were added to arboretum. The Baldwin and Heller Estates main houses, built in the 1920s, display strong orientations to revival architecture reflective of natural forms, rustic design elements, and the outdoors. Valhalla, the centerpiece of the Heller Estate, exhibits a Colonial-Cape Cod design, while the main house at the Baldwin estate characterizes a "U" shaped "Nordic" and Adirondack Cottage design. Landscaping at the Baldwin and Heller Estates was minimal. The landscape design was oriented towards a "groomed" look with open areas surrounded by tall mature pines and widely scattered shrubs. The Baldwin family was more preoccupied with maintaining the natural landscape particularly the mature pines. The family's sensitivity towards preserving the old growth pines evolved from "Lucky" Baldwin, the patriarch of the family, who selected the land along the southwest shore of the lake because of its natural setting and quickly set aside to preserve the remaining timber stands.

Early photographs of Tallac, although scarce, provide some insight into its landscape during the late nineteenth and early twentieth centuries. The few photographs that exist suggest that the site was once much more open, with young conifers interspersed throughout. Photographs also reveal that designed landscaping was minimized at the site, the intention being to retain the sense of naturalness. This appears to be a change from the pre-1900 hotel area of Tallac that was characterized by architecture and landscaping that predominated over the natural environment. While landscapes were important at the estates, even the polo field at the Pope Estate retained a natural appearance. Recreation activities played a major role in the evolution of the site. Today, the objective of landscaping at the estates is to increase natural vegetation, minimize designed landscaping, and maintain existing landscape features. During the 1960s, the Forest Service removed several less significant buildings at the site, as well as two small boathouses, a breakwater pier and gazebo at the Pope Estate, and the Baldwin Estate gazebo and standing bird houses. With the exception of the above-mentioned changes and the maturing of conifers with concomitant changes in the landscape, the site looks much the way it did in the early 20th century when all three estates were inhabited.

### **Historical Context**

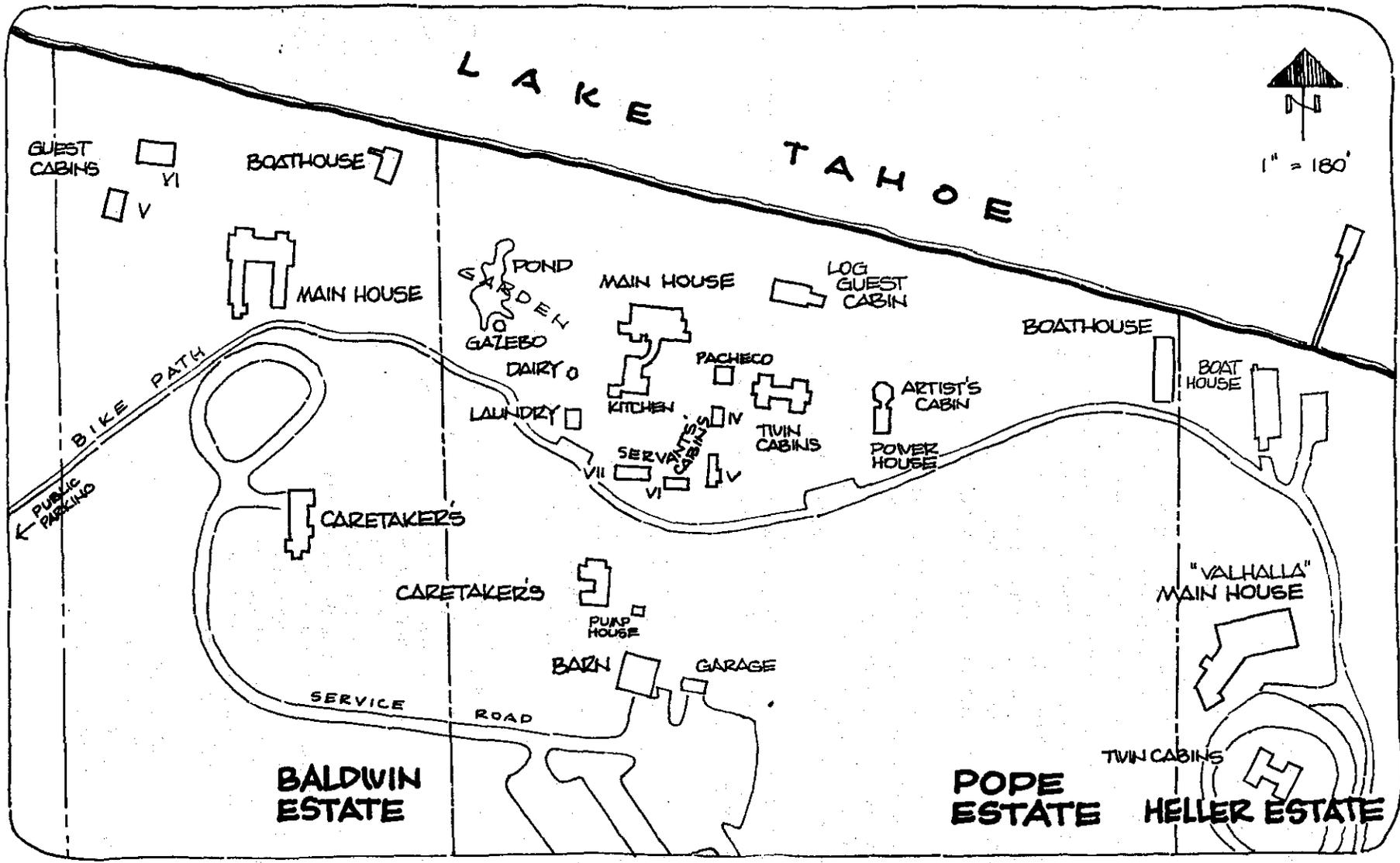
The Tallac Historic Site consists of an ensemble of buildings associated with recreation, tourism, and private estate development during the late 19th and early 20th centuries along the shores of Lake Tahoe. The site is located along the southwest shore of Tahoe with expansive views of the lake.

A number of turn-of-the-century Bay Area entrepreneurs, responding to urbanization, increases in individual wealth and leisure time, and access to the automobile, looked to Lake Tahoe as a place to recreate and escape the pressures of the city. The estates of the Tallac Historic Site, with their archaeological components and extant buildings, reflect that trend.

What today is known as the Tallac Historic Site has long been a place of summer use. The first known inhabitants of the Lake Tahoe Basin were the Washo, the local Native American cultural group that would seasonally travel to Lake Tahoe from Nevada, for spiritual reasons, to escape the summer heat of the eastern slope deserts, to fish, to gather berries and other foodstuffs, to collect reeds and fibers for basketry, and to hunt the game animals that also migrated to the area. The Washo referred to the Tallac Site as "da ow a ga" which meant "edge of the lake."

The first Euroamericans to observe Lake Tahoe were explorers John C. Fremont and Kit Carson and their cartographer Charles Preuss in February of 1844. But the area remained relatively isolated and undeveloped for the next two decades, even though several main emigration arteries crossed through the Lake Tahoe basin enroute to the gold fields of California.

01-111



THE TALLAC HISTORIC SITE • U.S. FOREST SERVICE • LAKE TAHOE BASIN

In 1859, with the discovery of the Comstock silver deposits in Nevada, a wave of settlers from the west crossed through the Lake Tahoe basin over the wagon road from Placerville to Carson Valley. For the first time, large numbers of people began to see and exploit the lake's many resources. The Comstock mines needed wood for ties and props on a scale that was unavailable in Nevada but accessible at Tahoe. A logging camp was established on the present site of Camp Richardson, adjacent to the Tallac Site, and by the mid-1870s logging had spread outward along virtually the entire lakeshore and up the small streams which fed the lake.

At the same time, tourism was growing. With completion of the transcontinental railroad in 1869 and with improved stage roads from Nevada and California, visitors began to frequent the lake's north and south shores during the summer. In 1873, Ephraim "Yank" Clement constructed the Tallac Point House, an easy-going, rustic hotel catering to the merchants and miners of the Comstock. By 1880, however, the pendulum of influence began to swing toward San Francisco. E.J. "Lucky" Baldwin, having made a fortune in Nevada silver mining and stock speculation, and in San Francisco real estate, foreclosed on Clement's hotel and began the process of land acquisition that would gain him, by 1898, control of all the lakeshore from approximately the present site of Tahoe Keys to Taylor Marsh, west of the present Forest Service Visitor Center, and stretching south to include much of the area surrounding Fallen Leaf Lake.

"Lucky" Baldwin's ownership of a major piece of Tahoe shoreline came at the zenith of the historical period that favored the development of opulent resorts. By the turn of the century his Tallac Resort, with two luxurious hotels, a casino, and numerous annexes, guest cabins, and utility buildings, was the premier complex on the lake. Access to the resort was by way of the lake aboard a "Tahoe Steamer", or overland through several wagon roads from Sacramento and Carson Valley.

The prosperity of Tallac Resort was not to last. By the end of World War I, the wealthy were beginning to spend their money in different ways. Baldwin's old Tallac resort was torn down in the late 1920s, a victim of natural deterioration and changes in recreation and land use around the lake.

It became more fashionable to own private family retreats sheltered from the bustle and noise of the great city. In this way, another era began at Tahoe. Baldwin died in 1909, passing his property to his daughter Anita Baldwin, who during the 1920s developed the original holdings along the lakeshore into a private estate. In the early 1920s, "Lucky" Baldwin's granddaughter, Dextra Baldwin McGonagle, built an elegant retreat on six acres of the original Baldwin property. It is the best remaining example of massive rustic log style architecture in the area. The estate remained in the Baldwin family until Dextra's death in 1967, when the Forest Service purchased the property.

Other estates were built or enlarged, including the Pope and Heller Estates. The first purchaser of a portion of the old Tallac resort property was George Tallant. (Of the four San Francisco banks established in 1850, Tallant's was the only one to survive into recent years, as the Crocker Bank, which only recently merged into the Wells Fargo Bank). Tallant soon sold the property to Lloyd Tevis, a socially prominent San Francisco millionaire, and a director of the Wells Fargo Bank. The Tevis family constructed most of the buildings now known as the Pope Estate, an excellent example of early Lake Tahoe quasi-elegant, rustic vacation architecture. The Tevis family owned the estate until family fortunes failed in 1913. The next owner was one of California's leading businessmen, George A. Pope of San Francisco, a director of both the Bank of California and the Wells Fargo Bank. Pope's son, George Jr., following in tradition, became a director of the Crocker Anglo Bank and Chairman of the Board of Pope and Talbot, one of the largest lumbering empires on the Pacific coast. The estate became known as the Vatican Lodge, in reference to the family surname. The Forest Service acquired the property in 1965.

In the early 1920s a portion of the Pope Estate was sold to Walter Heller, a prominent San Francisco investment broker and another director of the Wells Fargo Bank. Heller constructed a large home he called "Valhalla", Place of Heaven, after the great Norse hall of Viking lore. Valhalla changed hands a number of times, and was eventually purchased by the Forest Service in the early 1970s.

In addition to the various historic properties (buildings, structures, and objects), the Tallac Historic Site has archaeological components, both historic and prehistoric. The historic site evolved from several earlier tourist-recreation hotels built during the latter half of the nineteenth century, and those historic hotels were partially built on a prehistoric Washoe site. Most of the archaeological components lie at the northwest end of the site, west of the Estates.

### **Statement of Historic Significance**

The Baldwin, Pope, and Heller Estates were placed on the National Register of Historic Places in 1987. The Lake Tahoe Basin Management Unit's Land and Resource Management Plan (Forest Plan), completed in 1988, designates the 225 acre Tallac Historic Site as a Special Interest Area emphasizing preservation and interpretation of its historic and natural resources for public enjoyment.

The primary period of significance for the site is from 1894 to 1930, which encompasses the conversion of the site's original public buildings into private estates, the construction of new estate properties, and the creation of unique rustic architectural styles that form the main components of today's historic site.

Each of the Estates is significant for its association with important events and architectural values, as well as several individuals and families--Baldwin, Tallant, Tevis, Pope, Heller--who were associated with the development of the Estates. Their wealth, influence, and activities contributed to the founding and development of major banking and other financial institutions in California, including the Wells Fargo Bank, Bank of California, and Crocker Anglo Bank. The Estates and their founders are linked to the early development of recreation at Lake Tahoe and the subsequent importance of the Lake as a major tourist attraction in North America.

The significance of Tallac Historic Site is reflected in its natural setting and historic landscape. Overall, the intent of the various estate owners appears to have been minimal intervention to the natural setting of the area. The landscape, buildings and structures that comprise the three estates show a remarkable continuity toward organic materials, principally rock and wood. Their siting illustrates the relationship between the natural vegetation, lakeshore, recreation-use areas, staff housing, and the principal residences. The estates were clearly intended for private use and embody a strong sense of ambiance and peace associated with the outdoors and the forest. The estates were also the centers for social activity, recreation, and leisure. The traditions and values of the urban elite were also carried out at Tallac Historic Site with all the necessities of cultural, philosophical, and culinary fulfillment. In essence the lack of "designed landscapes" at Tallac Site, is itself part of the site's significant character.

Although the Baldwin family was the first of the Estate developers to own property at Tallac, the earliest Estate house was built at the Pope Estate. George Tallant constructed the original main house in 1894. The Pope main house established the trend towards estate development as a complex or compound of associated buildings. It also served as the administrative base for estate activities and operations. It is the central structure of a unique complex that reflects, through its variety of buildings and their placement, a picture of a life style now uncommon in the Lake Tahoe area. As an unusually complete reflection of a past era, the complex represents an irreplaceable heritage resource.

The architectural significance of the Pope Estate main house lies in its relationship to the land and other buildings. Of particular importance are its remarkable design qualities, including its interior and exterior forms, which are significant examples of the Arts and Crafts Movement-Craftsman school of architecture, and its relationship with the Adirondack forms of rustic architecture. Its basic statement combines sophistication and rusticity, offering a refined interior environment in the midst of the rugged mountain setting.

The Baldwin Estate main house is an important example of early rustic 1920s architecture in the Lake Tahoe Basin; it is unique in its exterior and interior design. The design of the main house combines rustic log architectural traditions with the picturesque forms of medieval Scandinavian architecture; both forms are well suited to this setting. Its reference to European origins predates by several years the area's ultimate example

of re-created Scandinavian--Vikingsholm. As such it may be one of the earliest architectural examples of a Scandinavian tradition whose adaptations have pervaded much of the architecture of the Tahoe basin.

The Baldwin house conveys a strong sense of sophisticated rustication, a mood reflecting a period when the upper class was seeking to demonstrate a lack of interest in displaying ostentatious ornateness. Such "rustic retreats" of the rich, as the Baldwin House, provided a fulfilling contrast to their more opulent urban environments. However, as much as the wealthy cherished their rustic hideaways, they refused to abandon comfort to enjoy them. Their demand for comfortable rusticity accounts to some degree for the sophistication and finished quality of their rural dwellings; elegantly rustic dwellings insulated them to a certain degree from the sometimes brutal wilderness qualities of the site.

The Heller Estate, which includes Valhalla, the Boathouse, and Twin Cabins, occupies the general location of an early Tahoe resort hotel, Cascade House. The estate including all its buildings is important to the unique cultural environment created by the three contiguous Estates. Built in the early 1920s, the main house, Valhalla, reflects two earlier 20th century architectural traditions. The exterior style of the structure combines Shingle Style and Colonial Revival traditions with rustic elements, closely reflecting the refined and genteel style of the main house in the adjacent Pope Estate, constructed almost 30 years earlier. The interior, however, reflects massive and brooding Nordic themes, more in keeping with the period revival modes of the 1920s. While the house is handsome and inviting on the exterior, Valhalla's outstanding architectural values lie in the design, character, and sheer power of its interior statement.

The Boathouse and Twin Cabins convey similar design elements, yet are unique in regards to their style and form. The construction of the Twin Cabins in 1923 preceeded Valhalla, both chronologically and as a stylistic model. The style of the cabins may have borrowed the design of the earlier boathouse built by Tevis, whose roof was gambrelled like the cabins, and the Pope Estate Twin Cabins, whose structure is joined together by an enclosed breezeway. The choice of style appears locally inspired.

The Boathouse is oriented in relationship to the Lake. Built at an incline, boats could be lowered from the Boathouse along a railroad track and into the water below. This rather unique system was also employed at the Pope Estate Boathouse. Both the Pope and Heller Estate Boathouses are particularly important because they convey the association of the site with early boating and recreation use at Lake Tahoe. The Boathouse is believed to have been originally built by the Tevis family. The wood frame building is 1 1/2 stories, has a gambrel roof and cedar bark exterior siding. Its design, siting and exterior fabric minimizes the visual intrusion of a building along the lakeshore, the bark siding blending into the natural landscape. The open-space interior has an elaborate interlace of trusses that support the roof and tie the walls together. Skylights atop the roof provide interior light and a tall paneled door dominates the lake side of the building. The sidewalls of the Boathouse have numerous diamond shaped, leaded glass windows, which provide a stylized element to the otherwise plain, rustic exterior. The west half of the building contains a loft that was used as living quarters for employees, which at one time included Washoe Indians.

### **Management Overview**

Various laws, Executive Orders, and regulations provide direction for the LTBMU heritage resource program. These have been incorporated into Forest Service Manual section 2361 as objectives, policies, and responsibilities; however, the National Historic Preservation Act, its regulations for Section 106 of the Act (36 CFR 800), and the numerous standards and guidelines directly supporting the Act, are the primary direction for management of heritage resources. Briefly, the LTBMU is charged with conducting an inventory of heritage resources within the boundaries of the Management Unit, evaluating those resources for their eligibility for the National Register of Historic Places, and managing those resources for their historical, scientific, or social significance.

In managing heritage resources, the LTBMU fosters and maintains relationships with the State Historic Preservation Officer, the President's Advisory Council on Historic Preservation, local universities and colleges,

Native American tribes and organizations, historical societies, and other parties interested in cultural resources. The relationship with the State Historic Preservation Officer and the President's Advisory Council on Historic Preservation is formal, and involves regular consultation as specified in 36 CFR 800. LTBMU cultural resource activities are also coordinated with the California State History Plan and Statewide Archaeological Survey.

Under the National Historic Preservation Act, consultation with Native American tribes and organizations occurs whenever Forest management decisions may affect heritage resources of interest or concern to Native Americans. Such resources may be religious areas, archaeological sites, artifacts, or areas traditionally used for specific purposes by California Native Americans. The LTBMU is also directed by the American Indian Religious Freedom Act to ensure that its policies and procedures do not infringe upon Indian religious freedom.

### Archaeological Resources

There are a number of known and potential archaeological resources associated with both Native American use of the site during both prehistoric and historic times, and use of the site as a public resort prior to its adaptation as private estates. The Tallac site lies within the principal territory of the Washoe. Today, the Washoe Tribal Council of Nevada plays an important role in both cultural, civic and political affairs of tribal members. The Council as well as individual Washoe family members have a strong interest in Tallac. In addition to its importance to Native American peoples, Tallac retains important social and personal values for the families that either lived or worked within the estates. Their experience at the site is reflected in both the site's material culture and intangible values rooted in family and societal changes during the late nineteenth and early twentieth century.

Archaeological studies have been conducted at Tallac since the early 1980s. In 1985, Kiva and Tallac Point areas, as well as portions of Tallac National Register Historic Site, were surveyed by Susan Lindstrom under contract with the Lake Tahoe Basin Management Unit. During the survey Lindstrom identified a wide variety of sites. Following Lindstrom's survey, an archaeological survey within the entire Estates was carried out in late 1986 (refer to CRR-05-19-159 1986).

While a number of the archaeological features and artifacts associated with both prehistoric and historic use of the site are evident, others have as yet been discovered and any ground disturbing activities must be assessed prior to initiation of the project to determine their potential effect to these resources. As noted in the Secretary of the Interior's Standards for the Treatment of Historic Properties (1992), under the Preservation Treatment, standard #8, "archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken".

As of October 14, 1993, the following archaeological studies have been completed within or adjacent to Tallac Site:

05-19-32	Bike Trail Timber Sale	Pamela G. Smith/9-79
05-19-97	Visitor Center Interpretive Trails	Incomplete
05-19-99	Visitor Center Phone Line	Rich Kraushaar/12-81
05-19-214	Archaeological Investigations at Tallac Point, So. Lake Tahoe, CA	Susan G. Lindstrom/12-85
05-19-159	Sunfox Timber Sale	Kathy Hardy/12-86
05-19-161	Bi-Hi Salvage Sale	Kathy Hardy/2-87

### Historic Property Treatment and Management Philosophy

The Secretary of the Interior's Standards for the Treatment of Historic Properties, Section 106 and 110 of the National Historic Preservation Act, and the LTBMU's Heritage Resource Program are used as the basis to

analyze effects created from the implementation of each alternative. Each alternative was carefully measured against individual historic properties and the site as a whole.

Properties listed on or eligible for the National Register of Historic Places must receive special consideration under provisions of the National Historic Preservation Act if any projects or programs are proposed that might have the potential to affect the qualities that make the properties eligible. Guidance is provided in The Secretary of the Interior's Standards for Historic Preservation Projects, with Guidelines for Applying the Standards (1985) and the Standards (Secretary of the Interior's Standards for the Treatment of Historic Properties; hereinafter referred to as SISTHP), which were updated in 1992.

The SISTHP Standards were designed to assist the public and agencies in making sound preservation decisions. Choosing an appropriate treatment alternative for an historic property, whether preservation, rehabilitation, restoration, or reconstruction is critical. This choice is dependent upon a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation (refer to Appendix B for a complete description of the Secretary's Standards).

Management of the Tallac National Register Site has followed the SISTHP Standards, emphasizing "Preservation" and "Rehabilitation" as the principal treatments applied to the site. While these treatments have been emphasized in the past, other treatments such as Restoration and Reconstruction may be appropriate if:

1. The Secretary's Standards are closely followed;
2. A Preservation or Documentation Plan is developed;
3. The Treatment Standards are measured against the significance of the site, its physical condition, proposed use, and intended interpretation.

The reconstruction of the site's missing or lost properties has not been considered as part of the overall management philosophy; however, certain landscape features of historic importance may be reconstructed in order to provide continuity in the site's feeling and design.

The three estates together form the Tallac National Register Historic Site. The site's national significance requires that any "undertaking", activity or program that can result in changes to the character or use of historic properties, be examined in relationship to the potential effect. The National Heritage Program focuses on cultural diversity, public involvement, interpretation, and preservation. Similar goals are expressed in the Lake Tahoe Basin's vision for its Heritage Resources Program.

As noted above, two other points of analysis will be addressed in this section of the EIS:

1. relationship to Section 106 and 110 of the National Historic Preservation Act, and
2. the goals and objectives of the National Forest System and Lake Tahoe Basin's Heritage Resources program and strategy.

Thus, in analyzing each Alternative, the degree of change to each historic property, each Estate, and the site as a whole shall be measured in respect to the above-mentioned standards.

A large part of the management philosophy of the site is to enhance public interpretive opportunities. In an effort to interpret the Tallac National Register Historic Site, it is important to convey the Site's original (historic) use and purpose. This task is made much easier since there have been few exterior alterations to the site's existing buildings and structures (i.e. removal of Pope Main House sleeping porch due to storm damage), and many individual features such as landscapes are in place. The site with its main residences, guest cottages, servants quarters, boathouses, and utility buildings, retains the semblance of a typical opulent private estate at Lake Tahoe.

Interiors also retain qualities exhibiting high fashion rustic architecture styles, which include most of the original fixtures. Maintaining the integrity of interiors is as important as preserving the integrity of the exterior of the buildings on the site. If replacement is necessary due to deterioration, rot, or decomposition, care will be taken to replicate the fabric being replaced to ensure its compatibility with the site. Adaptive reuse of interior spaces is appropriate if the use does not permanently alter the original fabric of the interior or contribute to its alteration. In certain cases remedial action may have to be taken to ensure that a building will sustain certain types of use.

Currently, a portion of the site is devoted to administrative use, including parking and storage for fire fighting equipment and vehicles. A modern straw barn, a non-contributing building, lies adjacent to this administrative use and is scheduled for removal. While administrative use is critical to meet site management objectives, storage and use of the site by other resource groups or functions not directly related to the site may be inappropriate. Maintaining the existing non-essential administrative uses on the site affects the site's setting and historic ambiance, thus reducing the site's sense of place, feeling, and historic context.

### **Environmental Consequences**

#### **No Action (NA)**

This alternative would have a minimal effect to the ongoing preservation and interpretive plans for Tallac National Register Historic Site since the alternative calls for management of the site in its current (1993) condition and use. Current condition and use implies that ongoing activities at the site would continue; this includes preservation and interpretation. The Alternative addresses current and future use, general goals including interpretation, retention and/or restoration of the key nine buildings among all the estates, as well as future use of the Pope Main House, Boathouse, Barn, and Garage. The alternative would affect future plans to expand preservation and interpretive efforts at the site.

**This Alternative would not result in an adverse effect to historic properties (refer. 36 CFR 800.9(b) under Section 106 of NHPA). An adverse effect is defined as any undertaking that may result in significant changes in the character or use of an historic property. Implementation of this Alternative would adopt the ongoing and future uses of the site and provide specific recommendations for preservation. The primary emphasis of this Alternative is multiple-use or mixed use of the site. This alternative would focus on multiple use, but would not jeopardize the historic character of the site's historic properties. Uses could occur that would be inconsistent with the historic use of certain properties.**

Under this alternative, buildings and structures at the Tallac Site would not be managed solely for their historic value and context since certain uses would be quite different than the original historic and intended use. Current administrative uses would remain at the site, including the modern straw barn.

The purpose of Section 110 of the National Historic Preservation Act is to ensure that historic preservation is fully integrated into ongoing programs and missions of Federal agencies (refer. Section 110(a)(1)). Under this alternative management will consider the potential effect to historic properties and develop plans to conduct preservation activities at the site.

Heritage Program strategies focus upon proactive measures to expand interpretive opportunities and carry out maintenance and preservation measures at historic properties. Tallac, although a national treasure of great historic value, requires ongoing, careful preservation planning to ensure its longevity and potential for public education and enjoyment. Under this Alternative, without expansion of preservation and historically correct interpretive measures, the site may not fulfill the vision and strategy of the National, Regional, and Forest Heritage program.

### **Historic Preservation and Interpretation (HPI)**

This alternative would focus on historic preservation and interpretation of the site and buildings, thus providing a more historically accurate picture of what life was like at the Estates during their period of significance. Visitors would participate in a "Sutter's Fort" type of living history experience which would encourage uses sympathetic to the historic use and period of significance of the site. Preservation guidelines would be implemented in accordance with the Secretary of the Interior's Standards for Historic Preservation which will have a beneficial effect upon all the significant historic buildings and structures represented by the site, and would meet the intent of Section 110 of National Historic Preservation Act.

**This Alternative would not result in an adverse effect to historic properties (refer. 36 CFR 800.9(b) under Section 106 of NHPA). An adverse effect is defined as any undertaking that may result in significant changes in the character or use of an historic property. The purpose of Section 110 is to ensure that historic preservation is fully integrated into ongoing programs and missions of Federal agencies (refer. Section 110(a)(1)). A systematic program would be developed to prioritize buildings and structures needing immediate rehabilitation, stabilization, and/or restoration. The historic landscape of the Estates would be defined through historic documentation and systematically restored. Interpretation and living history would be conducted on an ongoing basis, but not in conflict or detriment to the primary goal of preserving the buildings at the site in their natural setting according to their period of significance. If this Alternative is selected, the Historic Structures Report (draft 1992) should be adopted.**

The nine buildings, including the Pope Main house, boathouse, barn, garage, and the historic landscape, would be afforded the full range of preservation and interpretive potential and opportunities. Under this alternative the non-essential administrative uses (administrative uses that do not directly contribute to goals and management objectives of the site) would be relocated and the modern straw barn removed.

This alternative would meet the intent of the SISTHP Standards in that it promotes the preservation of the site, effective and accurate historic interpretation and use, and its physical condition. While current management of the site follows SISTHP Standards, in the past funding has been inadequate to deal with all the site's preservation needs.

Heritage Program strategies focus upon proactive measures to expand interpretive opportunities and carry out maintenance and preservation measures at historic properties. Tallac, a national treasure of great historic value, requires ongoing, careful preservation planning to ensure its longevity and potential for public education and enjoyment. Under this Alternative, preservation and interpretation would be the focus of the site, and as such, would be given full attention in development of strategies and plans for preservation and interpretive work at the site.

### **Update Master Plan - Boathouse Theatre (UMP-BT)**

This Alternative would update the 1989 Master Plan directions and provide for the conversion of the Valhalla Boathouse into a theatre. The Valhalla Main House would be used to provide restroom facilities and as a support facility for any additional needs. ADA access to the theatre stage would be provided by a lift inside the boathouse. The Alternative would implement current and future use, general goals including interpretation, retention and restoration of the key nine buildings among all the estates, as well as future use of the Pope Main House, Boathouse, Barn, and Garage. In addition, the non-essential administrative uses (administrative uses that do not directly contribute to goals and management objectives of the site) would be relocated and the modern straw barn removed.

**This Alternative would result in an adverse effect to historic properties (refer. 36 CFR 800.9(b) under Section 106 of NHPA). An adverse effect is defined as any undertaking that may result**

**in significant changes in the character or use of an historic property. This Alternative would adversely affect the Interior of the Boathouse by the removal of significant interior fabric and design, but will minimize alteration to the exterior of the Boathouse. The removal of any significant historic features i.e., ice house and loft, may be carried out only after consultation with SHPO and ACHP. Because these changes will result in an adverse effect, a three party MOA between SHPO, ACHP, and Forest Service will be necessary with stipulations for recovering the data lost through demolition of significant interior features.**

This Alternative adopts the recommendations in the 1989 Master Plan emphasizing multiple-or mixed site use, but requires a change in the historic use of the boathouse with its conversion into a theatre. While adaptive reuse is an integral part of the SISTHP standards, the Secretary stresses adaptive reuse that is compatible with the historic use of the property and maintenance of the property's historic fabric. Under this Alternative the proposed use is not compatible with the Secretary's guidelines for "Preservation", but may be compatible with the guidelines for "Rehabilitation". Heritage Program strategies focus upon proactive measures to expand interpretive opportunities and carry out maintenance and preservation measures at historic properties. Tallac, a national treasure of great historic value, requires ongoing, careful preservation planning to ensure its longevity and potential for public education and enjoyment. Under this Alternative, ongoing preservation and interpretation would still occur at the site; however, the conversion of the Valhalla Boathouse into a theatre would change the historic use of that property, result in an adverse effect, and create additional use to the Estate. Interior alterations to the Boathouse would be substantial and in part non-reversible.

From a visual standpoint of the building's historic setting, the conversion of the Boathouse to a theatre would change the historic character of the building's interior, but would not substantially change the exterior appearance of the building or its historic setting. The conversion of the Boathouse to a theatre would add additional people onto the Heller Estate, thus potentially changing the site's ambiance and tranquility, both important qualities in the National Register nomination.

#### **Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR)**

This Alternative would update the 1989 Master Plan directions and provide for the conversion of the Valhalla Boathouse into a theatre. Restroom facilities will be developed inside the Boathouse, rather than in an annex or other location. ADA access to the theatre stage would be provided by a lift inside the boathouse. The Alternative would implement current and future use, general goals including interpretation, retention and restoration of the key nine buildings among all the estates, as well as future use of the Pope Main House, Boathouse, Barn, and Garage. In addition, the non-essential administrative uses (administrative uses that do not directly contribute to goals and management objectives of the site) would be relocated and the modern straw barn removed.

**This Alternative would result in an adverse effect to historic properties (refer. 36 CFR 800.9(b) under Section 106 of NHPA). An adverse effect is defined as any undertaking that may result in significant changes in the character or use of an historic property. This Alternative would adversely affect the Interior of the Boathouse by the removal of significant interior fabric and design, but will minimize alteration to the exterior of the Boathouse. The removal of any significant historic features i.e., ice house and loft, may be carried out only after consultation with SHPO and ACHP. Because these changes will result in an adverse effect, a three party MOA between SHPO, ACHP, and Forest Service will be necessary with stipulations for recovering the data lost through demolition of significant interior features.**

This Alternative adopts the recommendations in the 1989 Master Plan emphasizing multiple-or mixed site use, but requires a change in the historic use of the boathouse with its conversion into a theatre. While adaptive reuse is an integral part of the SISTHP standards, the Secretary stresses adaptive reuse that is compatible with the historic use of the property and maintenance of the property's historic fabric. Under this Alternative

the proposed use is not compatible with the Secretary's guidelines for "Preservation", but may be compatible with the guidelines for "Rehabilitation".

Heritage Program strategies focus upon proactive measures to expand interpretive opportunities and carry out maintenance and preservation measures at historic properties. Tallac, a national treasure of great historic value, requires ongoing, careful preservation planning to ensure its longevity and potential for public education and enjoyment. Under this Alternative, ongoing preservation and interpretation would still occur at the site; however, the conversion of the Valhalla Boathouse into a theatre would change the historic use of that property, result in an adverse effect, and create additional use to the Estate. Interior alterations to the Boathouse would be substantial and in part non-reversible.

From a visual standpoint or the building's historic setting, the conversion of the Boathouse to a theatre would change the historic character of the building's interior, but would not substantially change or alter the exterior appearance of the building or its historic setting. The conversion of the Boathouse to a theatre would add additional people onto the Heller Estate, thus having the potential to change the site's ambiance and tranquility, both important qualities in the National Register nomination.

#### **Update Master Plan - Boathouse Theatre With Addition (UMP-BTA)**

This Alternative would update the 1989 Master Plan direction. An addition of approximately 1300 sq. ft. would be built immediately adjacent to the stage in the converted Boathouse. The addition would include a lobby, wardrobe and dressing facility, and storage. The Valhalla Main House would provide restrooms and storage and would be a support facility for any additional needs. ADA access to the theatre stage would be provided by a lift inside the Boathouse. The alternative would implement current and future use, general goals including interpretation, retention and restoration of the key nine buildings among all the estates, as well as future use of the Pope Main House, Boathouse, Barn, and Garage. Under this alternative the non-essential administrative uses (administrative uses that do not directly contribute to goals and management objectives of the site) would be relocated and the modern straw barn removed.

**Implementation of this alternative would adversely affect both the exterior and interior of the Boathouse (refer. 36 CFR 800.9(b) under Section 106 of NHPA). The degree of change is compounded by the construction of a new addition or annex. The addition or annex would substantially affect the visual characteristics of the Boathouse and the Heller Estate's historic setting and qualities that make it eligible to the National Register of Historic Places. SITHP standards recommend that if a historic property is to be given a new use, only "minimal change" of its significant fabric shall occur. Under this Alternative, substantial changes will occur to both the interior and exterior of the Boathouse. The removal of any significant historic features i.e., ice house and loft, may be carried out only after consultation with SHPO and ACHP. Because these changes will result in an adverse effect, a three party MOA between SHPO, ACHP, and Forest Service will be necessary with stipulations for recovering the data lost through demolition of the significant interior features and minimizing the affect to the exterior of the building and the site.**

It has been illustrated in the National Register Nomination and (Draft) Tallac Historic Structures Report that the surrounding landscape (site) is a significant part of the National Register site or district. Thus, changes to natural and designed landscape must be assessed as to their overall effect to site as a whole. At one time a small vernacular building sat upon the proposed annex site. This building was detached and was simple in design and scale. Since this building no longer exists, the site has grown back in with numerous young conifers partially obscuring the view of the Lake. The previous building's small size and detached siting minimized the visual effect to the site. It is more probable that the small structure was built at the time the Pope House was constructed and shared a relationship with the Popehouse rather than with the Valhalla Boathouse which was built earlier. The small structure probably served as a caretaker's cottage to the Pope

Boathouse, while at the Valhalla Boathouse instead of erecting another building on the lakeshore, the upper floor of the boathouse was converted to a living area and loft. The fact that the building was destroyed years ago is itself part of the historical context of the Estates. Preservation efforts at the Estates focus on rehabilitating and maintaining existing historic properties and not reconstruction of lost buildings.

Although we may never know the designer and builder's original intent when the Pope and Valhalla Boathouses were constructed, they were built to augment and define a specific architectural design that reflected other buildings on the site as well as popular architecture of the time. Both the Pope and Valhalla Boathouse are rectangular, narrow buildings oriented to the lake. If the proposed addition is constructed perpendicular to the Valhalla Boathouse, it would introduce a design style that clearly impacts the view of the lake which was not intended by the historic building's design. The "clustering" design of buildings and structures at Tallac National Register Site is an important element of site's man-made setting, but careful attention was placed on orientation to the lake views and density within each estate.

Today, the overall setting or feeling conveyed as one views the Pope and Valhalla Boathouses from the land or the lakeside is much the same as it was when both boathouses were in use during the second and third decades of the twentieth century. In essence, the site still retains a sense of place in both a man-made environment and a natural relationship to the lakeshore. From a visual standpoint, the conversion of the Boathouse to a theatre and the addition of an annex would substantially change the building's historic character. The conversion of the Boathouse to a theatre and the addition of an annex would have a substantial effect, adding more people onto the Heller Estate, and potentially changing the site's ambiance and tranquility, both important qualities in the National Register nomination. The surrounding landscape will be altered during construction of the annex and other improvements to accommodate disabled access as well as ingress and egress for the building. In summary, the addition of a "modern" annex will have a substantial effect to the visual appearance of both the Pope and Valhalla Boathouses, as well as the Heller Estate and increase the magnitude of change to the Estates as a whole.

Heritage Program strategies focus upon proactive measures to expand interpretive opportunities and carry out maintenance and preservation measures at historic properties. Tallac, a national treasure of great historic value, requires ongoing, careful preservation planning to ensure its longevity and potential for public education and enjoyment. Under this Alternative ongoing preservation and interpretation would still occur at the site; however, the conversion of the Valhalla Boathouse into a theatre and the addition of an annex would substantially alter the historic use and the visual quality of the property and the Estate, resulting in an adverse effect. Interior alterations to the Boathouse would be substantial and in part non-reversible. Exterior alteration, although superficial to the exterior fabric of the boathouse, would alter the natural configuration of the landscape of the property and its setting.

#### **Update Master Plan - Boathouse Theatre With Addition and Restrooms (UMP-BTARR)**

This Alternative would update the 1989 Master Plan directions, including conversion of the Valhalla Boathouse into a theatre with a small addition, and restrooms placed in the theatre. An addition of approximately 1300 sq. ft. would be built immediately adjacent to the stage in the converted Boathouse. The addition would include a lobby, wardrobe and dressing facility, and storage. Restroom facilities would be developed inside the Boathouse. ADA access to the theatre stage would be provided by a lift inside the Boathouse. The alternative would implement current and future use, general goals including interpretation, retention and restoration of the key nine buildings among all the estates, as well as future use of the Pope Main House, Boathouse, Barn, and Garage. Under this alternative the non-essential administrative uses (administrative uses that do not directly contribute to goals and management objectives of the site) would be relocated and the modern straw barn removed.

**Implementation of this alternative would adversely affect both the exterior and interior of the Boathouse (refer. 36 CFR 800.9(b) under Section 106 of NHPA). The degree of change is**

**compounded by the construction of a new addition or annex with restrooms. The addition or annex would substantially affect the visual characteristics of the Boathouse and the Heller Estate's historic setting and qualities that make it eligible to the National Register of Historic Places. NISTHP standards recommend that if an historic property is to be given a new use, only "minimal change" of its significant fabric shall occur. Under this Alternative, substantial changes will occur to both the interior and exterior of the Boathouse. The removal of any significant historic features i.e., ice house and loft, may be carried out only after consultation with SHPO and ACHP. Because these changes will result in an adverse effect, a three party MOA between SHPO, ACHP, and Forest Service will be necessary with stipulations for recovering the data lost through demolition of the significant interior features and minimizing the affect to the exterior of the building and the site.**

It has been illustrated in the National Register Nomination and (Draft) Tallac Historic Structures Report that the surrounding landscape (site) is a significant part of the National Register Site or district. Thus, changes to natural and man-made landscape must be assessed as to their overall effect to site as a whole. At one time a small vernacular building sat upon the proposed annex site. This building was detached and was simple in design and scale. Since this building no longer exists, the site has grown back in with numerous young conifers partially obscuring the view of the lake. The previous building's small size and detached siting minimized the visual effect to the site. It is more probable that the small structure was built at the time the Pope House was constructed and shared a relationship with the Popehouse rather than with the Valhalla Boathouse which was built earlier. The small structure probably served as a caretaker's cottage to the Pope Boathouse, while at the Valhalla Boathouse instead of erecting another building on the lakeshore, the upper floor of the boathouse was converted to a living area and loft. The fact that the building was destroyed years ago is itself part of the historical context of the Estates. Preservation efforts at the Estates focus on rehabilitating and maintaining existing historic properties and not reconstruction of lost buildings.

Although we may never know the designer and builder's original intent when the Pope and Valhalla Boathouses were constructed, they were built to augment and define a specific architectural design that reflected other buildings on the site as well as popular architecture of the time. Both the Pope and Valhalla Boathouse are rectangular, narrow buildings oriented to the lake. If the proposed addition is constructed perpendicular to the Valhalla Boathouse, it would introduce a design style that clearly impacts the view of the lake which was not intended by the historic building's design. The "clustering" design of buildings and structures at Tallac National Register Site is an important element of site's man-made setting, but careful attention was placed on orientation to the lake views and density within each estate.

Today, the overall setting or feeling conveyed as one views the Pope and Valhalla Boathouses from the land or the lakeside is much the same as it was when both boathouses were in use during the second and third decades of the twentieth century. In essence, the site still retains a sense of place in both a man-made environment and a natural relationship to the lakeshore. From a visual standpoint, the conversion of the Boathouse to a theatre and the addition of an annex with restrooms would substantially change the building's historic character. The conversion of the Boathouse to a theatre and the addition of an annex would have a substantial effect, adding more people onto the Heller Estate, and potentially changing the site's ambiance and tranquility, both important qualities in the National Register nomination. The surrounding landscape will be altered during construction of the annex and other improvements to accommodate disabled access as well as ingress and egress for the building. In summary, the addition of a "modern" annex with restrooms will have a substantial effect to the visual appearance of both the Pope and Valhalla Boathouses, as well as the Heller Estate and increase the magnitude of change to the Estates as a whole.

Heritage Program strategies focus upon proactive measures to expand interpretive opportunities and carry out maintenance and preservation measures at historic properties. Tallac, a national treasure of great historic value, requires ongoing, careful preservation planning to ensure its longevity and potential for public education and enjoyment. Under this Alternative ongoing preservation and interpretation would still occur at the site, however, the conversion of the Valhalla Boathouse into a theatre and the addition of an annex would

substantially alter the historic use and the visual quality of the property and the Estate, resulting in an adverse effect. Interior alterations to the Boathouse would be substantial and in part non-reversible. Exterior alteration, although superficial to the exterior fabric of the boathouse, would alter the natural configuration of the landscape of the property and its setting.

#### **Update Master Plan - Boathouse Theatre With Larger Annex (UMP-BTLA)**

This alternative would update the 1989 Master Plan directions, including conversion of the Valhalla Boathouse into a theatre with a larger annex. The 2200 square foot annex would be added to the west side of the converted Boathouse to provide for wardrobe storage, dressing rooms, restroom facilities designed to meet American Disabilities Act (ADA) requirements, a ramp for disabled persons to access the stage, and ticket and concession sales. The alternative would implement current and future use, general goals including interpretation, retention and restoration of the key nine buildings among all the estates, as well as future use of the Pope Main House, Boathouse, Barn, and Garage. Under this alternative the non-essential administrative uses (administrative uses that do not directly contribute to goals and management objectives of the site) would be relocated and the modern straw barn removed.

**Implementation of this alternative would adversely affect both the exterior and interior of the Boathouse (refer. 36 CFR 800.9(b) under Section 106 of NHPA). The degree of change is compounded by the construction of a larger addition or annex. The size of the annex will substantially affect the visual characteristics of the Boathouse and the Heller Estate's historic setting and qualities that make it eligible to the National Register of Historic Places. The change as proposed under this Alternative, however, may not be that much greater than the addition of a smaller annex. SISTHP standards recommend that if an historic property is to be given a new use, only "minimal change" of its significant fabric shall occur. Under this Alternative, substantial and permanent changes will occur to both the interior and the exterior of the Boathouse. The removal of any significant historic features i.e., ice house and loft, may be carried out only after consultation with SHPO and ACHP. Because these changes will result in an adverse effect, a three party MOA between SHPO, ACHP, and Forest Service will be necessary with stipulations for recovering the data lost through demolition of the significant interior features and minimizing the affect to the exterior of the building and the site.**

It has been illustrated in the National Register Nomination and (Draft) Tallac Historic Structures Report that the surrounding landscape (site) is a significant part of the National Register Site or district. Thus, changes to natural and man-made landscape must be assessed as to their overall effect to site as a whole. At one time a small vernacular building sat upon the proposed annex site. This building was detached and was simple in design and scale. Since this building no longer exists, the site has grown back in with numerous young conifers partially obscuring the view of the Lake. The previous building's small size and detached siting minimized the visual effect to the site. It is more probable that the small structure was built at the time the Pope House was constructed and shared a relationship with the Popehouse rather than with the Valhalla Boathouse which was built earlier. The small structure probably served as a caretaker's cottage for the Pope Boathouse, while at the Valhalla Boathouse instead of erecting another building on the lakeshore, the upper floor of the boathouse was converted to a living area and loft. The fact that the building was destroyed years ago is itself part of the historical context of the Estates. Preservation efforts at the Estates focus on rehabilitating and maintaining existing historic properties and not the reconstruction of lost buildings.

Although we may never know the designer and builder's original intent when the Pope and Valhalla Boathouses were constructed, they were built to augment and define a specific architectural design that reflected other buildings on the site as well as popular architecture of the time. Both the Pope and Valhalla Boathouse are rectangular, narrow buildings oriented to the lake. If the proposed addition is constructed perpendicular to the Valhalla Boathouse, it would introduce a design style that clearly impacts the view of the lake which was not intended by the historic building's design. The "clustering" design of buildings and structures at Tallac

National Register Site is an important element of site's man-made setting, but careful attention was placed on orientation to the lake views and density within each estate.

Today, the overall setting or feeling conveyed as one views the Pope and Valhalla Boathouses from the land or the lakeside is much the same as it was when both boathouses were in use during the second and third decades of the twentieth century. In essence, the site still retains a sense of place in both a man-made environment and a natural relationship to the lakeshore. From a visual standpoint, the conversion of the Boathouse to a theatre and the addition of a larger annex would substantially change the building's historic character. The conversion of the Boathouse to a theatre and the addition of an annex would have a substantial effect, adding more people onto the Heller Estate, and having the potential to change the site's ambiance and tranquility, both important qualities in the National Register nomination. The surrounding landscape will be altered during construction of the annex and other improvements to accommodate disabled access as well as ingress and egress for the building. In summary, the addition of a larger "modern" annex the approximate size of the existing Boathouse will have a substantial effect to the visual appearance of both the Pope and Valhalla Boathouses, as well as the Heller Estate and increase the magnitude of change to the Estates as a whole.

Heritage Program strategies focus upon proactive measures to expand interpretive opportunities and carry out maintenance and preservation measures at historic properties. Tallac, a national treasure of great historic value, requires ongoing, careful preservation planning to ensure its longevity and potential for public education and enjoyment. Under this Alternative ongoing preservation and interpretation would still occur at the site; however, the conversion of the Valhalla Boathouse into a theatre and the addition of an annex would substantially alter the historic use and the visual quality of the property and the Estate, resulting in an adverse effect. Interior alterations to the Boathouse would be substantial and in part non-reversible. Exterior alteration, although superficial to the exterior fabric of the boathouse, would alter the natural configuration of the landscape of the property and its setting.

## **HEALTH AND SAFETY**

Health and Safety includes sanitation, lighting, transportation, underground storage tanks, and windstorms/falling trees.

### **Affected Environment**

**Sanitation:** Public restrooms are available at the Pope Estate and Kiva Picnic area. The Valhalla Main House has two restrooms. Often, people are standing in line to use the toilets, especially with larger events. The existing Valhalla boathouse has no water or restrooms but is close to potential water service connections and a sewer line that services the Pope & Valhalla Estates (adjacent to existing boathouse) before running east into Camp Richardson.

**Lighting:** The site is open from dawn to dusk. To reduce potential safety hazards associated with evening events at the Valhalla Main House, driveway and parking lot lighting was installed during the summer of 1993. No pathway lights currently exist to the Valhalla boathouse.

**Transportation:** Public access to the site is provided by the two lane, Kiva entry road off State Route 89 and the Pope-Baldwin Bike Trail. Administrative vehicle access is provided by the Valhalla entrance road. Administrative vehicles needing access to the existing boathouses must drive along the bike trail. This causes potential safety problems with bike trail users during heavy use periods.

**Underground Storage Tanks:** Four underground storage tanks were filled in place in 1993 to eliminate potential health and safety problems. The tanks are located as follows: immediately west of the Valhalla boathouse, east of the Pope boathouse, by the Pope Barn, and by the Baldwin shop.

Windstorms/Falling Trees: Due to disease problems with the trees on the Tallac Historic Site (and resultant "blow-down" problems) a Forest Supervisor's Order (1992) requires that the site be closed to the public during periods when wind speeds reach and exceed 50 miles per hour. This affects all events scheduled for the site, including the Valhalla main house.

### **Environmental Consequences**

#### **No Action (NA) and Historic Preservation and Interpretation (HPI)**

Existing restroom facilities are adequate to meet public need. Visitors attending events at the Valhalla main house may end up standing in line to use the toilets, especially for larger events.

With the exception of events scheduled at the Valhalla main house, the site is open from dawn to dusk. Driveway and parking lot lighting is provided at the Valhalla estate to reduce potential safety hazards associated with evening events at the Valhalla main house. Visitors remaining on the site after dark are at their own risk of accident or injury.

There will continue to be hazards to bike trail users from administrative vehicles and during periods of heavy bike trail use.

Public usage of the site, including scheduled events, are subject to periodic wind closures.

#### **Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA) alternatives.**

Visitors attending events at the theatre will be required to use the existing restrooms at the Valhalla main house. People may end up standing in line to use the toilets, especially with larger events.

These alternatives would provide for lighting of all proposed parking areas and walkways. This lighting would be subtle, constructed in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*; it will decrease the risk of personal injury.

Potential safety hazards to bike trail users from administrative vehicle traffic to the Valhalla boathouse and during periods of heavy bike trail use will continue and possibly increase.

Public usage of the site, including scheduled events, are subject to periodic wind closures.

#### **Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), and Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternatives.**

Restrooms will be provided with each of these alternatives, designed to meet the maximum capacity of the theatre.

These alternatives would provide for lighting of all proposed parking areas and walkways. This lighting would be subtle, constructed in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*; it will decrease the risk of personal injury.

Potential safety hazards to bike trail users from administrative vehicle traffic to the Valhalla boathouse and during periods of heavy bike trail use will continue and possibly increase.

Public usage of the site, including scheduled events, are subject to periodic wind closures.

## **HYDROLOGY, SOILS AND VEGETATION**

### **Affected Environment**

This section discusses four topics; 1) water quality, 2) soils and vegetation, 3) land capability and coverage, and 4) threatened, endangered, proposed and sensitive plant species.

Water quality is affected by the overflow of parking on unpaved, undesignated areas which compacts soils. Changes are necessary to bring the amount of use at the site into balance with the parking capacity or until transit services are implemented to provide access beyond the parking capacity.

Soils and vegetation: Soils adjacent to the original Fire Station on State Route 89 are compacted from overflow parking. This consistent parking off pavement has resulted in "soft coverage" and has been included in the coverage calculations for the site. Vegetation on the site, particularly the white fir and Jeffrey pine have been weakened by the 1980 drought years. Velvet Top Fungus (*Phaeolus Schweinitzii*) and bark beetles have killed a large number of these dominant fir and pine. Some snow damage occurring in the early 1980's also damaged a number of trees which ultimately had to be felled and the wood removed. These occurrences have left the site open with small interspersed groups of small conifers. Most of the ground is covered with forbs and grasses.

Land capability and coverage: A Land Capability Verification was completed by the Tahoe Regional Planning Agency (10-18-91). The entire area, with the exception of the backshore area, is rated as a land capability 5, allowing 25% coverage. The backshore area is rated 1b, allowing 1% coverage. The existing Tallac Historic Site, Estates portion, is 69.22 acres (3,015,223 sq. ft.) according to El Dorado County plot maps, and contains 8.46% (253,854 sq. ft.) land coverage. No stream environment zone or other low land capability area such as the backshore of Lake Tahoe have been disturbed.

The following tables, III-1 and III-2, provide a comparison of the existing and proposed land coverage by alternatives.

TABLE III-1 SQUARE FEET OF AREA BY LAND CAPABILITY AREA

Land Capability Area (sqft)	Class 5	Class 1b
Total Area	2,999,106	16,000
Allowable Coverage	753,806 (25%)	160 (1%)
Total Coverage	253,854 ( 8.46%)	
Hard	172,574	
Soft	81,280	

TABLE III-2 BAILEY LAND CAPABILITY CLASSES AND COVERAGES BY ALTERNATIVE

## Coverage in Square Feet By Alternative

	NA	HPI	UMP BT	UMP BTRR	UMP BTA	UMP BTARR	UMP BTLA
Total Area Class 5			3,015,223 - same for all alternatives				
Allowable Class 5			753,806 - same for all alternatives				
Existing Class 5			253,854 - same for all alternatives				
New Coverage Class 5	0	0	4739	4739	9024	9024	9879
Total Coverage Class 5	253,854 8.46%	253,854 8.46%	258,593 8.62%	258,593 8.62%	262,878 8.77%	262,878 8.77%	263,733 8.82%

Although the land capability is rated 5, there is a wet area or supersaturated soil conditions in the vicinity of the Valhalla access road. According to the Forest Engineer's 1990 report, the wet area was discovered during the 1982 reconstruction of the access road (Appendix D). Filter cloth with 12 - 18 inches of aggregate base rock was used as a treatment in this situation. The report also indicates that this type of mitigation would be adequate beneath any proposed parking.

### **Threatened, Endangered, and Proposed Plant Species**

As defined by the Endangered Species Act of 1973 (ESA), a threatened species is any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. An endangered species is any species which is in danger of extinction throughout all or a significant portion of its range, and proposed species are those that are proposed in the Federal Register by the USFWS to be listed as threatened or endangered. Section 7 of the ESA directs Federal departments and agencies to ensure that actions authorized, funded, or carried out by them are not likely to jeopardize the continued existence of any threatened or endangered species or result in the destruction or adverse modification of their critical habitat.

The Forest Service is required to manage National Forest lands so that all existing native and desired nonnative wildlife, fish, and plants can maintain at least viable populations. Forest Service activities are to be conducted so as to avoid actions which may cause a species to become threatened or endangered (FSM 2670.12).

Current management direction is to manage National Forest system habitats and activities for threatened and endangered species to achieve recovery objectives so that special protection measures provided under the ESA are no longer necessary (FSM 2670.21).

One Federally listed endangered plant species occurs in the Lake Tahoe Basin, the Truckee barberry (*Berberis sonnei*). The only known occurrence of the Truckee barberry is located along the Truckee River, in the town of Truckee outside the Lake Tahoe Basin. A portion of the the Truckee River occurs in the Lake Tahoe Basin from Tahoe City to the basin's boundaries, downstream toward the town of Truckee. Based on the restricted habitat, suitable habitat for the Truckee barberry does not occur in the analysis area and no sightings of this plant have been reported.

### **Forest Service Sensitive Plant Species**

Forest Service sensitive plant species are those plants identified by the Regional Forester for which population viability is a concern. Concern is warranted by a downward trend in population numbers, density, or habitat conditions that would reduce a species' existing distribution (FSM 2670.5). Sensitive species are managed so that Forest Service actions ensure that these species do not become threatened or endangered (FSM 2670.22).

Sensitive plant species that occur in the Lake Tahoe Basin include: Galena Creek rock cress (*Arabis rigidissima* var. *demota*), Tahoe Draba (*Draba asterophora* var. *asterophora*), Cup Lake Draba (*Draba asterophora* var. *macrocarpa*), Torrey's buckwheat (*Eriogonum umbellatum* var. *torreyanum*), long-petaled Lewisia (*Lewisia longipetala*), Tahoe yellow cress (*Rorippa subumbellata*), and hidden-petal campion (*Silene invisus*).

Habitat for Galena Creek rock cress includes open, rocky areas along forest edges of conifer and/or aspen stands. Usually found on northerly aspects above 7,500 feet, the populations are a regional endemic, known to occur only in the Carson Range of the Sierra Nevada in southern Washoe County (Tiehm 1989). Suitable habitat does not exist and no sightings of the species have been recorded in the analysis area.

Habitat for Tahoe Draba and Cup Lake Draba include open, granite talus slopes above 7,500 feet. Populations of Tahoe Draba within the Lake Tahoe Basin occur on the slopes of Mt. Rose, in Washoe County, and on the slopes of Freel Peak and Job's Sister, in El Dorado and Alpine Counties. An isolated population of Cup Lake

Draba occurs in Desolation Wilderness, El Dorado County, near Cup Lake and Saucer Lake (USDA 1989). Suitable habitat does not exist and no sightings of the species have been recorded in the analysis area.

Torrey's buckwheat grows in dry gravelly to stoney sites, often on harsh exposures, such as ridge tops or steep slopes. Ranging in elevation from 6,000 to 8,000 feet, the species has been located in Nevada and Placer counties, primarily near Donner Summit (USDA 1989). No current populations have been found within the Lake Tahoe Basin. Suitable habitat does not exist and no sightings have been recorded in the analysis area.

Habitat for long-petaled Lewisia includes gravelly areas or rock crevices fed by melting snow. This plant ranges in elevations between 9,000 to 12,500 feet (USDA 1989). Populations that occur in the Lake Tahoe Basin are located in Desolation Wilderness, El Dorado County. Suitable habitat does not exist and no sightings of the species have been recorded in the analysis area.

Tahoe yellow cress is restricted to growing on beaches along the shores of Lake Tahoe (Ferreira 1987). Habitat for the Tahoe yellow cress occurs in the analysis area and is discussed in depth later in the analysis.

Hidden-petal campion is an endemic to California. The plant occurs primarily in the upper montane (red fir) zone and/or sub-alpine zone on the western slope of the Sierra Nevada, from 5,800 to 9,000 feet in elevation. Populations exist on slight to moderately-steep slopes (0-60%) usually on northerly aspects. The species thrives under or near canopies that provide midday and afternoon shade (USDA 1988b). No suitable habitat occurs in the analysis area and no sightings have been recorded.

#### **Forest Plan Direction**

The Fallen Leaf Management Area of the Forest Plan recognizes that there are several conflicts and opportunities regarding sensitive plants. "The beach areas are suitable habitat for *Rorippa subumbellata*, a sensitive plant, which is located in places where it is easily disturbed by beach users and by beach cleaning equipment. Some sites are currently fenced to protect them from disturbance, but this also reduces the valuable beach area" (Forest Plan, page IV-86).

Management Area direction for *Rorippa subumbellata* states on page IV-90: "Continue management efforts to protect existing and potential habitat of *Rorippa subumbellata* on the lakeshore. Prohibit mechanical raking and cleaning of the beaches on these habitat sites." It further states on page IV-91 that "Conflicts between recreation, wildlife and sensitive plants will be continuously evaluated to assure compatibility. *Rorippa* communities will be protected. It is recognized, however, that there is no way to completely protect all potential habitat without closing the beaches."

#### **Other Direction**

The Environmental Threshold Carrying Capacities for the Lake Tahoe Basin require a minimum of 26 population sites of the Tahoe yellow cress around Lake Tahoe.

Currently, the Tahoe yellow cress is listed as a category 1 species by the U.S. Fish and Wildlife Service (USFWS). Category 1 plants are those species for which the USFWS has on file enough substantial information on biological vulnerability and threat(s) to support proposals to list them as threatened or endangered. The California Department of Fish and Game lists the species as endangered, and Region 5 of the USDA Forest Service lists the species as sensitive.

Found in both California and Nevada, the Tahoe yellow cress can occur in two habitats: along sandy, or more rarely, cobbly beaches or along margins of drainages. All present populations of Tahoe yellow cress are found only on the beaches of Lake Tahoe.

The beach from Tallac Point east to the Valhalla pier was surveyed by members of the Garden Club of America on July 29, 1992. The survey method included walking transects along the beach and visually inspecting the area. The nearest population was .25 miles west of the Valhalla pier on a sandy path between two rocky areas.

A **Biological Evaluation** was completed in 1992 (and amended in 1994) to comply with regulations affecting threatened and endangered species (Appendix C). The project effects upon the Tahoe Yellow Cress is discussed in the following section.

### **Environmental Consequences**

The environmental consequence section describes four sections for each alternative; water quality, soils and vegetation, land coverage, and threatened, endangered, proposed, and sensitive plant species.

#### **No Action (NA) and Historic Preservation and Interpretation (HPI)**

**Water quality** - There would be no change in the water quality impact from the current situation. The overflow of parking on unpaved, undesignated areas would continue to compact soils until operational changes are made to bring the amount of use at the site into balance with the parking capacity or until transit services are implemented to provide access for visitation beyond the capacity of parking areas.

**Soils and Vegetation** - Soils adjacent to the original Fire Station on State Route 89 would continue to be compacted from overflow parking along with damage to the natural vegetation. This has resulted in "soft coverage" at the site.

**Land Capability and Coverage** - Coverage limits would remain the same as described in the affected environment, even though unauthorized parking would continue off the paved surfaces. The entire area is rated as a land capability 5, allowing 25% coverage. The existing Tallac Historic Site, Estates portion, is 69.22 acres (3,015,223 sq. ft.) in size by El Dorado County plot maps, and contains 8.46% land coverage. No stream environment zone or other low land capability area such as the backshore of Lake Tahoe would be disturbed.

#### **Threatened, Endangered, Proposed, and Sensitive Plant Species - *Tahoe Yellow Cress***

Implementation of either of these alternatives may affect but is not likely to adversely affect Tahoe yellow cress or its habitat. Implementation of Tallac Master Plan will ensure that the use already received by the beach will continue and could increase, potentially degrading habitat or disturbing the existing population.

The Tallac Master Plan continues public use of the estate structures and creates an attraction for the public to visit. While master plan activities do not directly affect the Tahoe yellow cress or its beach habitat, the behavior of beach users at the Tallac beach will change if the drought diminishes. Currently, the lake is well below its natural rim, exposing beach that does not exist when the lake's reservoir is filled (six feet above the natural rim). Since this condition has existed for several years, beach users have flocked to the "new" beach that, while not sandy like Pope and Baldwin beaches, is free-use. The existing population of Tahoe yellow cress lies between the most westerly Tallac Site structures and Kiva Point. As the beach gets smaller as the lake refills, the people used to recreating at the Tallac beach will continue to visit, concentrating use on the smaller portion of exposed beach. This intensive use could threaten the populations of Tahoe yellow cress. However, the quality of the beach will diminish more as the lake refills to where eventually beach users will find other places to recreate. When the reservoir finally fills, the present population of Tahoe yellow cress will be under water.

#### **Update Master Plan - Boathouse Theatre (UMP-BT)**

**Water quality** - Implementation of the Best Management Practices (BMP's) will ensure that water quality will not be adversely impacted by the small amount of additional coverage. A BMP retrofit plan will be developed

for the entire project area and will be implemented within 5 years. A listing of applicable BMP's and their effectiveness is found in Appendix F.

Forest Service administrative uses now occupying a portion of the Estates would have to be relocated to make this alternative viable. Direction stated in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan* indicates that the relocation may occur as early as 1996. Should the Boathouse Theatre project become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to the available parking or alternative forms of transportation required.

The theatre construction would add 874 sq. ft. of coverage. The proposed new coverage is all on class five soil capability land, and no perceptible effect on water quality would result.

Soils and Vegetation - Construction of the additional 13 parking spaces would require removal of approximately 5 small trees between 6 and 12 inches in diameter. There would be a reduction of the soil compaction and attendant vegetation loss because cars would no longer have to park on the unpaved sections beside the road.

Assuming that strategies for event coordination and parking control found in the Tallac Historic Site Management Plan are implemented, overflow parking in unpaved areas would be eliminated with resulting reduced potential for soil erosion and and vegetation loss.

Land Capability and Coverage - The construction of the 13 space parking area and modification of the administrative parking lot would increase coverage of the site by 3,865 sq. ft.; theatre construction would add 874 sq. ft. The total new coverage would be 4,739 sq. ft., about 8.62%. It is well within the maximum coverage allowed by TRPA for the site. The supersaturated soil conditions adjacent to the Valhalla access road would be treated with fabric and aggregated base rock if parking areas were constructed in those areas.

#### Threatened, Endangered, Proposed, and Sensitive Plant Species - *Tahoe Yellow Cress*

Implementation of this alternative may affect but is not likely to adversely affect Tahoe yellow cress or its habitat. Possible indirect effects of the boathouse conversion could be additional foot traffic on the beach from theatregoers, as well as beach users coming to see the new construction and getting a closer look at the structure. If materials were stockpiled on the beach during construction, it would prevent the ability of any plants to grow on the suitable habitat. Implementation of the rest of the master plan will ensure that the use already received by the beach will continue and could increase, potentially degrading habitat or disturbing the existing population.

Future landscaping of the lakeside of the boathouse could affect habitat for the Tahoe yellow cress if plantings, planters, or structural decorations (such as rock or logs) extend to the beach.

The Tallac Master Plan and Boathouse Theatre continues public use of the estate structures and creates an attraction for the public to visit. While master plan activities do not directly affect the Tahoe yellow cress or its beach habitat, the behavior of beach users at the Tallac beach will change if the drought diminishes. Currently, the lake is well below its natural rim, exposing beach that does not exist when the lake's reservoir is filled (six feet above the natural rim). Since this condition has existed for several years, beach users have flocked to the "new" beach that, while not sandy like Pope and Baldwin beaches, is free-use. The existing population of Tahoe yellow cress lies between the most westerly Tallac Site structures and Kiva Point. As the beach gets smaller as the lake refills, the people used to recreating at the Tallac beach will continue to visit, concentrating use on the smaller portion of exposed beach. This intensive use could threaten the populations of Tahoe yellow cress. However, the quality of the beach will diminish more as the lake refills to where eventually beach users will find other places to recreate. When the reservoir finally fills, the present population of Tahoe yellow cress will be under water.

### **Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR)**

Water quality - Implementation of the Best Management Practices (BMP's) will ensure that water quality will not be adversely impacted by the small amount of additional coverage. A BMP retrofit plan will be developed for the entire project area and will be implemented within 5 years. A listing of applicable BMP's and their effectiveness is found in Appendix F.

Forest Service administrative uses now occupying a portion of the Estates would have to be relocated to make this alternative viable. Direction stated in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan* indicates that the relocation may occur as early as 1996. Should the Boathouse Theatre project become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to the available parking or alternative forms of transportation required.

The theatre construction would add 874 sq. ft. of coverage. The proposed new coverage is all on class five soil capability land, and no perceptible effect on water quality would result.

Soils and Vegetation - Construction of the additional 13 parking spaces would require removal of approximately 5 small trees between 6 and 12 inches in diameter. There would be a reduction of the soil compaction and attendant vegetation loss because cars would no longer have to park on the unpaved sections beside the road.

Assuming that strategies for event coordination and parking control found in the Tallac Historic Site Management Plan are implemented, overflow parking in unpaved areas would be eliminated with resulting reduced potential for soil erosion and and vegetation loss.

Land Capability and Coverage - The construction of the 13 space parking area and modification of the administrative parking lot would increase coverage of the site by 3,865 sq. ft.; theatre construction would add 874 sq. ft. The total new coverage would be 4,739 sq. ft., about 8.62%. It is well within the maximum coverage allowed by TRPA for the site. The supersaturated soil conditions adjacent to the Valhalla access road would be treated with fabric and aggregated base rock if parking areas were constructed in those areas.

#### **Threatened, Endangered, Proposed, and Sensitive Plant Species - *Tahoe Yellow Cress***

Implementation of this alternative may affect but is not likely to adversely affect Tahoe yellow cress or its habitat. Possible indirect effects of the boathouse conversion could be additional foot traffic on the beach from theatregoers, as well as beach users coming to see the new construction and getting a closer look at the structure. If materials were stockpiled on the beach during construction, it would prevent the ability of any plants to grow on the suitable habitat. Implementation of the rest of the master plan will ensure that the use already received by the beach will continue and could increase, potentially degrading habitat or disturbing the existing population.

Future landscaping of the lakeside of the boathouse could affect habitat for the Tahoe yellow cress if plantings, planters, or structural decorations (such as rock or logs) extend to the beach.

The Tallac Master Plan and Boathouse Theatre continues public use of the estate structures and creates an attraction for the public to visit. While master plan activities do not directly affect the Tahoe yellow cress or its beach habitat, the behavior of beach users at the Tallac beach will change if the drought diminishes. Currently, the lake is well below its natural rim, exposing beach that does not exist when the lake's reservoir is filled (six feet above the natural rim). Since this condition has existed for several years, beach users have flocked to the "new" beach that, while not sandy like Pope and Baldwin beaches, is free-use. The existing population of Tahoe yellow cress lies between the most westerly Tallac Site structures and Kiva Point. As the beach gets smaller as the lake refills, the people used to recreating at the Tallac beach will continue to visit, concentrating use on the smaller portion of exposed beach. This intensive use could threaten the populations of Tahoe yellow cress. However, the quality of the beach will diminish more as the lake refills to where

eventually beach users will find other places to recreate. When the reservoir finally fills, the present population of Tahoe yellow cress will be under water.

#### **Update Master Plan - Boathouse Theatre with Addition (UMP-BTA)**

Water quality - Implementation of the Best Management Practices (BMP's) will ensure that water quality will not be adversely impacted by the small amount of additional coverage. A BMP retrofit plan will be developed for the entire project area and will be implemented within 5 years. A listing of applicable BMP's and their effectiveness is found in Appendix F.

Forest Service administrative uses now occupying a portion of the Estates would have to be relocated to make this alternative viable. Direction stated in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan* indicates that the relocation may occur as early as 1996. Should the Boathouse Theatre project become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to the available parking or alternative forms of transportation required.

The theatre construction would add 5,159 sq. ft. of coverage. The proposed new coverage is all on class five soil capability land, and no perceptible effect on water quality would result.

Soils and Vegetation - Construction of the additional 13 parking spaces would require removal of approximately 5 small trees between 6 and 12 inches in diameter. There would be a reduction of the soil compaction and attendant vegetation loss because cars would no longer have to park on the unpaved sections beside the road.

Assuming that strategies for event coordination and parking control found in the Tallac Historic Site Management Plan are implemented, overflow parking in unpaved areas would be eliminated with resulting reduced potential for soil erosion and and vegetation loss.

Land Capability and Coverage - The construction of the 13 space parking area and the modification of the administrative parking lot would increase coverage of the site by 3,865 sq. ft.; theatre construction would add 5,159 sq. ft. The total new coverage would be 9,024 sq. ft., about 8.77%. It is well within the maximum coverage allowed by TRPA for the site. The supersaturated soil conditions adjacent to the Valhalla access road would be treated with fabric and aggregated base rock if parking areas were constructed in those areas.

#### **Threatened, Endangered, Proposed, and Sensitive Plant Species - *Tahoe Yellow Cress***

Implementation of this alternative may affect but is not likely to adversely affect Tahoe yellow cress or its habitat. Construction of the addition will take place above the plant's beach habitat. Possible indirect effects of the construction of the addition and the boathouse conversion could be additional foot traffic on the beach from theatregoers, as well as beach users coming to see the new construction and getting a closer look at the structure. If materials were stockpiled on the beach during construction, it would prevent the ability of any plants to grow on the suitable habitat. Implementation of the rest of the master plan will ensure that the use already received by the beach will continue and could increase, potentially degrading habitat or disturbing the existing population.

Future landscaping of the lakeside of the boathouse could affect habitat for the Tahoe yellow cress if plantings, planters, or structural decorations (such as rock or logs) extend to the beach.

The Tallac Master Plan and Boathouse Theatre continues public use of the estate structures and creates an attraction for the public to visit. While master plan activities do not directly affect the Tahoe yellow cress or its beach habitat, the behavior of beach users at the Tallac beach will change if the drought diminishes. Currently, the lake is well below its natural rim, exposing beach that does not exist when the lake's reservoir is filled (six feet above the natural rim). Since this condition has existed for several years, beach users have flocked to the "new" beach that, while not sandy like Pope and Baldwin beaches, is free-use. The existing

population of Tahoe yellow cress lies between the most westerly Tallac Site structures and Kiva Point. As the beach gets smaller as the lake refills, the people used to recreating at the Tallac beach will continue to visit, concentrating use on the smaller portion of exposed beach. This intensive use could threaten the populations of Tahoe yellow cress. However, the quality of the beach will diminish more as the lake refills to where eventually beach users will find other places to recreate. When the reservoir finally fills, the present population of Tahoe yellow cress will be under water.

#### **Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR)**

Water quality - Implementation of the Best Management Practices (BMP's) will ensure that water quality will not be adversely impacted by the small amount of additional coverage. A BMP retrofit plan will be developed for the entire project area and will be implemented within 5 years. A listing of applicable BMP's and their effectiveness is found in Appendix F.

Forest Service administrative uses now occupying a portion of the Estates would have to be relocated to make this alternative viable. Direction stated in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan* indicates that the relocation may occur as early as 1996. Should the Boathouse Theatre project become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to the available parking or alternative forms of transportation required.

The theatre construction would add 5,159 sq. ft. of coverage. The proposed new coverage is all on class five soil capability land, and no perceptible effect on water quality would result.

Soils and Vegetation - Construction of the additional 13 parking spaces would require removal of approximately 5 small trees between 6 and 12 inches in diameter. There would be a reduction of the soil compaction and attendant vegetation loss because cars would no longer have to park on the unpaved sections beside the road.

Assuming that strategies for event coordination and parking control found in the Tallac Historic Site Management Plan are implemented, overflow parking in unpaved areas would be eliminated with resulting reduced potential for soil erosion and and vegetation loss.

Land Capability and Coverage - The construction of the 13 space parking area and the modification of the administrative parking lot would increase coverage of the site by 3,865 sq. ft.; theatre construction would add 5,159 sq. ft. The total new coverage would be 9,024 sq. ft., about 8.77%. It is well within the maximum coverage allowed by TRPA for the site. The supersaturated soil conditions adjacent to the Valhalla access road would be treated with fabric and aggregated base rock if parking areas were constructed in those areas.

#### **Threatened, Endangered, Proposed, and Sensitive Plant Species - *Tahoe Yellow Cress***

Implementation of this alternative may affect but is not likely to adversely affect Tahoe yellow cress or its habitat. Construction of the addition will take place above the plant's beach habitat. Possible indirect effects of the construction of the addition and the boathouse conversion could be additional foot traffic on the beach from theatregoers, as well as beach users coming to see the new construction and getting a closer look at the structure. If materials were stockpiled on the beach during construction, it would prevent the ability of any plants to grow on the suitable habitat. Implementation of the rest of the master plan will ensure that the use already received by the beach will continue and could increase, potentially degrading habitat or disturbing the existing population.

Future landscaping of the lakeside of the boathouse could affect habitat for the Tahoe yellow cress if plantings, planters, or structural decorations (such as rock or logs) extend to the beach.

The Tallac Master Plan and Boathouse Theatre continues public use of the estate structures and creates an attraction for the public to visit. While master plan activities do not directly affect the Tahoe yellow cress or

its beach habitat, the behavior of beach users at the Tallac beach will change if the drought diminishes. Currently, the lake is well below its natural rim, exposing beach that does not exist when the lake's reservoir is filled (six feet above the natural rim). Since this condition has existed for several years, beach users have flocked to the "new" beach that, while not sandy like Pope and Baldwin beaches, is free-use. The existing population of Tahoe yellow cress lies between the most westerly Tallac Site structures and Kiva Point. As the beach gets smaller as the lake refills, the people used to recreating at the Tallac beach will continue to visit, concentrating use on the smaller portion of exposed beach. This intensive use could threaten the populations of Tahoe yellow cress. However, the quality of the beach will diminish more as the lake refills to where eventually beach users will find other places to recreate. When the reservoir finally fills, the present population of Tahoe yellow cress will be under water.

#### **Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA)**

Water quality - Implementation of the Best Management Practices (BMP's) will ensure that water quality will not be adversely impacted by the small amount of additional coverage. A BMP retrofit plan will be developed for the entire project area and will be implemented within 5 years. A listing of applicable BMP's and their effectiveness is found in Appendix F.

Forest Service administrative uses now occupying a portion of the Estates would have to be relocated to make this alternative viable. Direction stated in the Lake Tahoe Basin Management Unit (LTBMU) *Facilities Master Plan* indicates that the relocation may occur as early as 1996. Should the Boathouse Theatre project become operational prior to the availability of the administrative parking lot, either the capacity of the theatre will be limited to the available parking or alternative forms of transportation required.

The theatre construction would add 6,014 sq. ft. of coverage. The proposed new coverage is all on class five soil capability land, and no perceptible effect on water quality would result.

Soils and Vegetation - Construction of the additional 13 parking spaces would require removal of approximately 5 small trees between 6 and 12 inches in diameter. There would be a reduction of the soil compaction and attendant vegetation loss because cars would no longer have to park on the unpaved sections beside the road.

Assuming that strategies for event coordination and parking control found in the Tallac Historic Site Management Plan are implemented, overflow parking in unpaved areas would be eliminated with resulting reduced potential for soil erosion and and vegetation loss.

Land Capability and Coverage - The construction of the 13 space parking area and the modification of the administrative parking lot would increase coverage of the site by 3,865 sq. ft.; theatre construction would add 6,014 sq. ft. The total new coverage would be 9,879 sq. ft., about 8.82%. It is well within the maximum coverage allowed by TRPA for the site. The supersaturated soil conditions adjacent to the Valhalla access road would be treated with fabric and aggregated base rock if parking areas were constructed in those areas.

#### **Threatened, Endangered, Proposed, and Sensitive Plant Species - *Tahoe Yellow Cress***

Implementation of this alternative may affect but is not likely to adversely affect Tahoe yellow cress or its habitat. Construction of the annex will take place above the plant's beach habitat. Possible indirect effects of the construction of the annex and the boathouse conversion could be additional foot traffic on the beach from theatregoers, as well as beach users coming to see the new construction and getting a closer look at the structure. If materials were stockpiled on the beach during construction, it would prevent the ability of any plants to grow on the suitable habitat. Implementation of the rest of the master plan will ensure that the use already received by the beach will continue and could increase, potentially degrading habitat or disturbing the existing population.

Future landscaping of the lakeside of the boathouse could affect habitat for the Tahoe yellow cress if plantings, planters, or structural decorations (such as rock or logs) extend to the beach.

The Tallac Master Plan and Boathouse Theatre continues public use of the estate structures and creates an attraction for the public to visit. While master plan activities do not directly affect the Tahoe yellow cress or its beach habitat, the behavior of beach users at the Tallac beach will change if the drought diminishes. Currently, the lake is well below its natural rim, exposing beach that does not exist when the lake's reservoir is filled (six feet above the natural rim). Since this condition has existed for several years, beach users have flocked to the "new" beach that, while not sandy like Pope and Baldwin beaches, is free-use. The existing population of Tahoe yellow cress lies between the most westerly Tallac Site structures and Kiva Point. As the beach gets smaller as the lake refills, the people used to recreating at the Tallac beach will continue to visit, concentrating use on the smaller portion of exposed beach. This intensive use could threaten the populations of Tahoe yellow cress. However, the quality of the beach will diminish more as the lake refills to where eventually beach users will find other places to recreate. When the reservoir finally fills, the present population of Tahoe yellow cress will be under water.

## NOISE

### Affected Environment

The Tahoe Regional Planning Compact and LTBMU Forest Plan requires that environmental thresholds be established for noise levels. Accordingly, noise thresholds are provided for each TRPA Planning Area Statement (PAS). The standard TRPA adopted, is the "community noise equivalent level" (CNEL). The CNEL is a weighted average that penalizes noise sources that occur during evening and nighttime hours under the presumption that noise becomes more intrusive or annoying to people during these hours (these hours are defined as: evening: 7 p.m. to 10 p.m.; night 10 p.m. to 7 a.m.). The CNEL for the Camp Richardson Planning Area is 55 decibels (A-weighted).

Discussions of noise levels within the Tallac project area need to involve two components of analysis. The first component to identify is the source of existing noise events or the ambient noise level. The second step is to model or project the anticipated noise levels generated by the project.

The Camp Richardson area is a heavily used urban outdoor recreation area, where existing noise sources are the beach area, bicycle trail, Beacon Restaurant, resort grounds, parking areas, lakefront and adjacent highway. In addition, the site has been regularly used for outdoor concerts, and is a popular dayuse area for a variety of recreational activities. All of which suggests the established CNEL threshold (in some areas of the affected Planning Area) may currently be exceeded during peak use periods when events are taking place. However, this threshold is otherwise being met given a relatively short duration for the outside concerts, and for those taking place during daylight hours. To date, noise monitoring of this project area has not been conducted, however noise sampling data taken by Engineering Dynamics, Inc. for TRPA in 1991 for similar recreation areas ranged between 45 to 56 dbAs, where the noise criteria was 55 dbAs.

### Environmental Consequences

#### No Action (NA) and Historic Preservation and Interpretation (HPI)

There would be no anticipated changes in activities or facilities under these alternatives. Consequently, there would be no affect on the ambient noise levels around the Tallac site.

**Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA), Update**

**Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), and Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternatives.**

All of these alternatives would involve a modification of either activities within the project area, or the use or character of site facilities. These alternatives would also involve probable expansion of existing support structures, such as parking lots.

Of the potential Tallac project contributions to the existing ambient noise levels, the following project elements appear to be the most significant:

- development of a 56-vehicle parking lot
- evening events (particularly events involving sound amplification)
- power boat activity

Noises generated by these facilities and activities include: parking lot noises (slamming doors, buses idling, vehicles starting); people talking around grounds, and event noises; motorboat noises from site visitors who access the pier to visit the Tallac site. A particular area to focus on will be the character and use of amplification during the events, as well as the use of the grounds for external events.

This suggests that events may need to be managed to minimize CNEL exceedence, and/or at least meet standards for all but peak holiday periods. Of the anticipated noise sources for this project, modeling of similar activities suggests that noise contributions from the parking lot and from additional boating activities would add approximately 2-3 decibels to the existing CNELs, partially in response to the change in use of the site, and potential increase in site visitation. Some sound attenuation features (e.g. sound absorbing materials, acoustical designing, directional speakers) need to be incorporated into the theatre, and/or outside activities scheduled to avoid multiple events within the same planning area at the same time. This will also require coordinating event schedules between Camp Richardson and the Tallac Association.

During project construction, noise thresholds would be exempt from normal standards provided it has TRPA approval. Noise monitoring of events may need to be conducted to ensure compliance with the thresholds. It is expected however, that these standards can be met.

## **PUBLIC SERVICE**

### **Affected Environment**

Public service is considered to include water, sewer and fire protection. These public services are adequate for the current and projected needs of the site.

Water is provided by the Lukins Water Company. The water system is deactivated to prevent freezing of the lines from November through mid-May. Sewer hookups and service are within the jurisdiction of the South Tahoe Public Utility District. Structural fire protection is under the jurisdiction of the Lake Valley Fire Protection District. The Forest Service fire station, currently located on site, provides for wildland fire protection and has the added benefit of immediate response for emergencies occurring on site. However, the crew is not always on site due to days off, projects scheduled off site, etc.

### **Environmental Consequences**

#### **No Action (NA) and Historic Preservation and Interpretation (HPI)**

No additional service would be required. Currently there are adequate water, sewer, and fire protection services for the existing level of use.

**Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA) alternatives.**

The proposed alternatives will not include bathrooms nor require additional sewer units. The restrooms in the Valhalla Main House will be used for theatre events.

The project will receive water from the Lukins Water Company. A separate waterline from the main system will be needed for use during the fall, winter, and spring. Currently there are 4 fire hydrants within 100 yards of the proposed Boathouse Theatre, one between the Valhalla Estate and Camp Richardson, one at the Valhalla Main House and two next to the Boat House itself. All are connected to a 6 inch main. The combination will provide approximately 1,500 gallons per minute capacity required for such a building, but the lag from report to response by the Lake Valley Fire Department would practically insure a total loss in a wood structure such as this one. A sprinkling system connected to an alarm to reduce potential water damage may be required for protection of the historic building. Adequate fire protection either from hydrants or sprinkling can be provided to the proposed theatre.

**Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternatives.**

The proposed alternatives will include restrooms and will require additional sewer units. The USFS would draw upon its reserve capacity in the South Tahoe Public Utility plant for these additional units.

The project will receive water from the Lukins Water Company. A separate waterline from the main system will be needed for use during the fall, winter, and spring. Currently there are 4 fire hydrants within 100 yards of the proposed Boathouse Theatre, one between the Valhalla Estate and Camp Richardson, one at the Valhalla Main House and two next to the Boat House itself. All are connected to a 6 inch main. The combination will provide approximately 1,500 gallons per minute capacity required for such a building, but the lag from report to response by the Lake Valley Fire Department would practically insure a total loss in a wood structure such as this one. A sprinkling system connected to an alarm to reduce potential water damage may be required for protection of the historic building. Adequate fire protection either from hydrants or sprinkling can be provided to the proposed theatre.

## RECREATION

### Affected Environment

The discussion of recreation at the Tallac Historic Site is composed of two sections: an analysis of the carrying capacities or persons at one time (PAOT) and a discussion on managing site impacts related to large Special Events occurring at the site.

#### Carrying Capacity (Persons At One Time):

Persons At One Time (PAOT) figures in the Forest Plan are an indication of the amount of recreation capacity that will be required to insure that future recreation visitors to the Lake Tahoe Basin will be accommodated. Management direction involving PAOT capacity for the Fallen Leaf Management Area (page IV-87) states:

"Management emphasis will be upon enhancing recreational opportunities and cultural resource values. New sites will be constructed and existing ones will be maintained. - - - This direction is essentially a continuation of current management direction except that recreation may be expanded through site construction."

Appendix G - Recreation Facilities in the Forest Plan contains a table which displays the existing recreational facilities and proposed changes for the LTBMU. Under Interpretive Sites, Tallac Historic

Site, the PAOT for day use is 295. Appendix G of the Forest Plan states, "These figures should be considered approximations, as demand by type of recreation use is difficult to predict decades in advance... Though PAOT are distributed to individual sites and management areas, some adjustment may be made at the time of actual development." Adjustments are thus allowable as determined by this analysis.

PAOT is the measure also used by TRPA to define recreation capacity; some of the uses at the Tallac Historic Site are considered public services, not recreation uses. For example, the proposed Boathouse Theatre project was included on the TRPA Public Service List in 1991. Its category of use is "Publicly Owned Government Meeting, Convention, and Assembly Facilities." Therefore, PAOT's are not required from TRPA for the proposed boathouse theatre conversion alternatives.

An issue identified in Chapter I includes a discussion that the amount of use at the site has, or will, exceed the use envisioned in the 1980 EA, which was a design capacity of 294 PAOT. As can be seen in the following table, III-3, actual use on some days substantially exceeds the use estimated in 1980.

TABLE III-3 RECREATIONAL CAPACITY AND USE IN PAOTS

SITE FEATURE	1980 PLAN	1990 ACTUAL	ACCEPTABLE
BIKE TRAIL	40	60	40
BIKE FERRY	20	0	0
BEACH	96	200	96
ESTATES WALKING	105	125	105
PIER LOUNGERS	18	30	18
INFO SEEKERS/BATHROOMS	15	Included in museum	Included in museum
MUSEUMS			
Baldwin	N/A	15	15
Marine, Transportation	N/A	N/A	4
Pope Tours	N/A	20	15
<b>SUBTOTAL</b>	<b>294</b>	<b>450</b>	<b>293</b>
Additional spaces which may be used separately. The use of more than one space at a time is not acceptable:			
VALHALLA INTERIOR	N/A	150	150
or		or	or
VALHALLA EXTERIOR	N/A	200	150
or		or	or
BOATHOUSE THEATRE	N/A	N/A	232
<b>TOTALS</b>	<b>294</b>	<b>600/650</b>	<b>SEE BELOW*</b>

**\* SUMMARY OF ACCEPTABLE TOTAL TALLAC HISTORIC SITE PAOTS  
GIVEN VARIOUS USES OF THE VALHALLA SITE:**

No use of Valhalla Main House Interior or Exterior, no Boathouse use .....293

Use of Valhalla Main House Exterior only or Interior only ..... (293 + 150 =) ..... 443

Boathouse Theatre only ..... (293 + 232 =) .....525

As a result of changes in use that have occurred since 1980, and through the 1989 Master Plan, a new ACCEPTABLE level of use is proposed. This is shown in the right hand column of the table. The 525 PAOT proposed to be allocated for the whole site, including the Boathouse Theatre, is 231 more than envisioned by the 1980 Environmental Analysis. The site is currently experiencing PAOT's of 600 - 650; therefore, the 525 PAOT proposed for the site, including the Boathouse Theatre, is below the number currently occurring at the site. The total PAOT's needed for the proposed Boathouse Theatre and the rest of the Tallac Historic Site are within Forest Service acceptable amounts.

Limited parking, combined with enforcement of existing illegal parking, is expected to decrease overall PAOT's during peak periods (walkers). Bike trail users are expected to decrease due to reduced speed limits and potential "walk your bike" sections of the trail. Pope House Tours are now limited to 15 persons per tour.

Note that for the Beach and Pier Loungers categories, actual PAOT use are roughly twice the number considered by the 1980 Environmental Analysis as an acceptable level. The high level of beach use is probably due to the drought conditions that exist at the Lake presently, making the beach in question much larger and more attractive to the public for sunning, etc. When the Lake level is much higher, the beach is narrow, sloped and shaded for much of the day, which is less attractive for beach going. When the beach diminishes in size, however, the pier becomes more attractive for access. To achieve the acceptable level of PAOT for the pier, the pier capacity must be signed and enforced.

#### Special Large Events:

In addition to the typical event held at Valhalla, occasional large community events are held. Some community events have as many as three hundred and fifty persons in attendance at one time on site. Based on special use records which document the number of special large events which occur on the site, it is estimated that 10 events occur annually. These events are not special events within the TRPA definition.

These special large events not only create a parking problem, but are also inconsistent with the goals and policies which were set forth for the site in the 1980 Environmental Analysis. There is a concern that the number and frequency of large special events impact the historic integrity, ambiance, bald eagle roosting, and capacity of the site. Because of these concerns, management direction was established in the Tallac Historic Site Management Plan (Appendix A) that limits specific events to two daytime and/or one evening event(s) per month. In addition, special events are encouraged to take place during low public use periods, and no simultaneous Special Events will be scheduled.

### Environmental Consequences

#### No Action (NA)

The Valhalla Boathouse would remain as a passive feature of the historic site. Visitors could view and admire the exterior of the building in relationship to other buildings on the site. It would be available for study by those interested in its architectural or historic values. Otherwise the building would not be converted to a more active use. In following this alternative, the building by and in itself would not cause visitation to increase. Implementation of the Tallac Historic Site Management Plan (Appendix A) should assist in maintaining the level of visitation and activity on the site "apart from most of the busy, noisy, and crowded attractions on the south shore of Lake Tahoe" as described in the 1980 Environmental Analysis.

The PAOT are estimated at 443.

Some large special events will be permitted on site.

#### **Historic Preservation and Interpretation (HPI)**

The Valhalla Boathouse would be restored and used for passive historic interpretation. Because the structure is not fit for occupancy, only the exterior of the structure will be viewed by the public. In following this alternative, the building by and in itself would not cause visitation to increase. Implementation of the Tallac Historic Site Management Plan (Appendix A) should assist in maintaining the level of visitation and activity on the site "apart from most of the busy, noisy, and crowded attractions on the south shore of Lake Tahoe" as described in the 1980 Environmental Analysis.

The PAOT are estimated at 443.

Some large special events will be permitted on site.

**Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), and Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternatives.**

Implementation of these alternatives would provide the community with a new theatre complex with maximum capacity for 232 patrons and event staff. The need for a community theatre on the south shore would be furthered. Five community performing arts associations must currently compete for available facilities. Implementation of the Tallac Historic Site Management Plan (Appendix A) should assist in maintaining the level of visitation and activity on the site "apart from most of the busy, noisy, and crowded attractions on the south shore of Lake Tahoe" as described in the 1980 Environmental Analysis.

The PAOT are estimated at 525.

Some large special events will be permitted on site.

## **TRANSPORTATION, CIRCULATION AND PARKING**

### **Affected Environment**

**Transportation and Circulation:** Peak summertime weekend traffic volume going both directions on State Route 89 are estimated at 6,450 per day, 955 per peak hour, 5-6 p.m. (Peak Month 1989 Cal Trans Traffic Volumes, received from TRPA.) Peak hours of traffic are from five to six o'clock PM. This analysis assumes that 90% of the vehicles going to Valhalla originate from South Lake Tahoe. State Route 89 is a two-lane highway which has a standard design capacity of 15,000 vehicles per day. The present daily traffic volume averages 6,450, and use of the highway is estimated to remain well below design capacity.

**Parking:** Although improvements to the Kiva Beach parking lot and the construction of 32 spaces at Valhalla were completed in the 1980's, many events at Valhalla have exceeded the capacity of the parking area. Because events at the Main House typically have from 100 to 150 persons, there is a parking deficiency of up to 18 spaces. When the designated 32 parking spaces are full, people park along the entrance road, shoulder areas, and/or organize shuttles from an undeveloped parking area adjacent to the original State Route 89 Fire Station. Though additional parking is occasionally available at the Kiva Beach parking area, it is not convenient, and is generally not utilized for typical Valhalla events.

Recognizing this as a problem, the Forest Service has required the current permittee, the Tahoe Tallac Association, to manage parking for Valhalla events. Although management of parking at Valhalla by the permittee is considered a significant improvement over the previous parking problems, it is not considered a long term solution to the problem. Longer term solutions might include installation of gates or physical barriers. The specifics of a long term practice are outlined in the Tallac Historic Site Management Plan (Appendix A). Permittee parking management, discussed above, will continue for the short term, however. They presently manage parking thereby helping to eliminate the unauthorized parking along the entrance roadway. This action will largely dismiss the issue of compaction of soil and harm to the vegetation at the site as well as obstruction of emergency vehicle access. In the long term, continued improvement is necessary in the management of existing parking, and either more parking or alternative transportation access must be considered.

The current 32 parking places are reserved especially for the Valhalla Main House events. Using a coefficient of 3 persons per vehicle, there is parking available for about 96 persons, including guests and staff. The capacity of the Valhalla Main House is 150 persons. Therefore, there is a need for about 50 spaces. The current parking is considered to be insufficient for its capacity by about 18 spaces.

Occasionally, large special events of about 350 guests are held at Valhalla. When these occur, alternative forms of transportation, such as shuttling from a remote location, are required.

### **Environmental Consequences**

The following consequences section discusses the effects of transportation and circulation first, then followed by parking.

#### **No Action (NA) and Historic Presentation and Interpretation (HPI)**

*TRANSPORTATION/CIRCULATION* - There would be no change in transportation volumes or circulation patterns. Unless influenced by other actions not analyzed here, peak summertime weekend traffic volume going both directions on State Route 89 would continue at 6,450 per day, 955 per peak hour, 5-6 p.m. (Peak Month 1989 Cal Trans Traffic Volumes, received from TRPA.) Peak hours of traffic would probably continue to be from 5-6 p.m. This analysis assumes that 90% of the vehicles going to Valhalla have their origin in South Lake Tahoe. State Route 89 is a two-lane highway. The standard design capacity for a two-lane highway is 15,000 vehicles per day. Since the present daily traffic volume averages 6,450, use of the highway would remain well below design capacity.

Alternative forms of transportation, such as shuttling from a remote location, are required for large special events.

*PARKING* - There would be no change in parking. The current 32 parking places reserved especially for the Valhalla Main House events would continue to be insufficient for its capacity by roughly 18 spaces. (There is enough parking for roughly 96 persons, including guests and staff, using a persons per car coefficient of 3. Main House capacity is 150.)

**Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), and Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA) alternatives.**

*TRANSPORTATION/CIRCULATION* - Assuming a maximum theatre capacity of 216 seats, the analysis contained within this section shows that one daily performance at the theatre would add 175 Daily Vehicle Trip Ends (DVTE) to the 100 DVTE now generated by the activities at the Valhalla Main House. As will be shown, the most appropriate figure for assessment of environmental impact is 175 DVTE. Half of the new trips would

be generated between 6 and 7 p.m. and half between 9 and 10 p.m. No new trips would be generated during peak hours. The 175 trips generated by the theatre would be a minor increase in traffic, less than the 200 trips ceiling for minor impact defined in TRPA Code of Ordinances, Sec. 93.2.D. A one time mitigation fee is required for minor impacts at the rate of \$20/trip. Therefore the mitigation fee required for these alternatives is \$3,500.

The following is a set of assumptions used to calculate the anticipated total number of trips generated by the new theatre and the total associated parking requirements:

- \* The maximum theatre capacity would be 216 seats.
- \* One performance will be held at the theatre from 7 to 9 p.m., on a typical summertime Saturday.
- \* Parking needs are based on 3 GUESTS per vehicle and 1 person per vehicle in the STAFF/PLAYERS category. Even though the project is a Public Service Facility, the use is very like recreation, and the site as a whole recreation-oriented. The 3 guests per vehicle coefficient is a compromise between the resident recreational activity coefficient (2.42) and the visitor recreational activity coefficient (3.44). Public awareness campaigns and implementation procedures such as enforcement of car-pool only lots will insure that the 3 persons per vehicle number is appropriate in practice as well as analysis.
- \* Daily Vehicle Trip Ends (DVTE) are calculated by the total vehicles coming and going. (Total vehicles x 2.) Note DVTE is slightly less than vehicles multiplied by 2 due to rounding.

	PEOPLE	REQ. PARKING	DVTE
GUESTS	216 max.	73	145
STAFF/PLAYERS	15	15	30
<b>TOTALS</b>	<b>232</b>	<b>88</b>	<b>175</b>

Occasionally, large special events of 350 guests may be held at Valhalla. In that case, shuttling would have to be instituted from a remote location. These events could not be held concurrently with a play run at the Boathouse Theatre. The Management Plan (Appendix A) directs that events at the Valhalla Main House or Boathouse Theatre be managed not to exceed the capacity of the site or cause the Estates area to be compromised. For these large special events, the 3 persons per vehicle coefficient will be used. The additional DVTE would be calculated as follows: 145 DVTE from the proposed theatre parking (accommodating 216 guests) plus 26 DVTE required to shuttle 130 guests to the special event from a remote location plus 50 DVTE required for support staff. The total additional DVTE for these special events is 221. It should be noted that for these infrequent large special events, mitigation fees may need to be paid as it is above the minor increase threshold of 200 (TRPA traffic generation criteria, Code of Ordinances, Chapter 93).

**PARKING** - Parking would be increased by 13 spaces. 43 additional spaces will be made available in the administrative parking lot near the Pope Barn at such time current uses are relocated. The total public parking, then, would be 88 spaces.

## VISUAL RESOURCES

### Affected Environment

The original three estates were separate landscape domains. Each was an island of refuge for its owner. They were summer retreats intended for a few residents and guests; none was designed for a large number of visitors.

The natural landscape--the highly diverse pine and fir stands interspersed with small openings--was modified over time to suit the original residents, often in ways that required much maintenance by the large serving staffs. Only the Baldwin Estate was left almost entirely wild outside the perimeter of the buildings. The forests around the Pope and Valhalla Estates that had been thinned extensively early on were left to "naturalize" in later years. After the passage of a few decades without wildfire or tree cutting, much dense pine and fir reproduction occurred. Unfortunately, just as the public has begun to use the site, these younger trees and many older trees have begun to die.

Visual evaluation of the Tallac Historic site has to be considered from the viewpoint of people walking through the site, as well as the view of the immediate shoreline seen from boats on the lake. The Forest Plan states the visual standard in terms of the USFS Visual Management System: the Visual Quality Objective (VQO) for the entire Tallac Site is **Partial Retention** when viewed from the middleground or background and **Modification** in the foreground. This standard reflects the fact that in areas of concentrated public recreation it is not possible to reconcile the needed improvements with the most 'wild' or 'natural' standard, **Retention**.

As a practical matter what may be done "visually" to the Tallac Historic Site is constrained by the fact that the site is historical. The National Historic Preservation Act and its regulations set more stringent limits than the Forest Service's Visual Quality Objectives.

### *Present Visual Character*

**VALHALLA.** The cathedral-like grove of ponderosa and Jeffrey pine around the main house coheres as a visual unit despite some losses of large trees from insects and disease. The area probably appears much as it did in its prime. The loss of many trees near the bikepath has reduced the Camp Richardson visual buffer. The expansive lawn around Valhalla is the best public assembly place in the Tallac Historic Site. The views from this point are numerous and the pier affords an easily accessible panorama of Tahoe's south and east shores.

The twin cabins and the vegetation in a wet area north of the parking area serves as partial screening of the vehicles from the public gathering place around the main house. The wet area has the potential to support more shrub and tree screening.

A dense stand of young pine between the boathouses is beginning to obstruct a view of the lake.

**POPE.** Most of the area around the buildings preserves a pleasant atmosphere of a pine-shaded but open forest where walking is easy. A good variety of deciduous vegetation relieves the often predominant conifers, such as on the shoreline, along the bikepath, and in the arboretum. The rockpile that is the 'source' of the arboretum's water is unbuffered by vegetation, which it needs to sustain the illusion of a mountain stream springing from a rocky hillside. The parking area behind the barn is not well screened.

**BALDWIN.** The former dense fir forest has been thinned by insect attack. Clusters of stumps are not in keeping with either a historic or parklike atmosphere, but where stumps have been grubbed out the original trees are not missed. Because the entry is made from an even more open stand of pine at Kiva

Beach, the forest around the Baldwin house still seems dense. The contrast with the more cultivated Pope grounds is a good demarcation between the two estates.

In its better moments the Tallac Historic Site is still the "island of tranquility" described in the 1980 EA. Visual changes have been inevitable as the Tallac Site has been made to accommodate visitors. For example, asphalt paths and roads have replaced native surface material. Explanatory signs provide rational explanations in place of mystery. Conversion to public recreation requires a reorientation of the visitor's experiences to an along-the-shore sequence of all three estates rather than viewing each in isolation.

Insect attacks during the 1980's reduced the tree cover. In some areas, such as around the Baldwin buildings, the effect has been especially marked. With increased "inter-visibility" all changes--and the presence of every person--has an impact over a larger area. The former sense of mystery, the "secret garden" atmosphere, has suffered over the years. Structural screening such as fences, is currently being replaced and will help substitute for the loss of trees. An important positive--and accidental--change is that the death of some shoreline trees has created or enhanced views of the lake. Many opportunities exist to strengthen the sequence of spaces created by buildings and vegetation.

Some "strong" spaces exist that are essential to preserve:

- The *Pope garden*, which only needs enclosure on the south side, at the rock 'source' of the stream for the pond.
- The *Pope servants' cabin compound* south of the main house. There are possibly more than the optimum number of pines in this quadrangle.
- The space *between the servant's cabins and the barn*. Good broadleaved vegetation along the bikepath.
- The '*esplanade*' bounded by the Pope house, the Twin cabins, Pacheco Cabin, and the Honeymoon cabin. The first good view of the lake for visitors moving south through the estates. A natural vista toward the lake that needs only some thinning of view-blocking trees.
- The cathedral-like *stand of pines in the lawn around Valhalla*. Needs more vegetative screening on the Camp Richardson side.

Some weaker spaces that need to be shaped or defined to become effective:

- The arrival area around the Baldwin house courtyard. Entry road, foot trails and bikepath all converge in this natural gathering place. Needs better enclosure on the south side, some stumps removed.
- The space between the Pope and Valhalla Boathouse. Potentially a key place in the Tallac Site. Now a sloping, irregular rectangle ending in a clump of young pole-sized trees. Could be oriented either outward (a vista) or inward (a courtyard).
- The arrival area in front of Valhalla. Needs enclosure to south and east, removal of stumps, better shrub understory.

### Connections to the Outside

\* Camp Richardson's beachfront is more active than in former days. Summer music and activity at the Beacon bar/restaurant attracts crowds, and their presence affects the Valhalla area. Rental motorboats and jetskis contribute to an active, expressive atmosphere as opposed to a tranquil, reflective one. The receding of the shoreline has made the estates' beach more attractive for 'fun in the sun' activities. This difference in goals between the resort and the historic site with all its visual implications represents another inevitable conflict.

\* The bike trail, signs, parking, and other additions made for public use contribute to a parklike landscape that recognizes and accommodates the public but do not specifically augment the area's historic character.

## **Environmental Consequences**

### **No Action (NA)**

No effect. The visual problems stated in the 'Affected Environment' section, such as stump-fields remaining from dead tree removal, occasional maldistribution of trees (too many on shoreline, too few around parking), weakened spatial definition, would be unremedied.

The more open aspect of the estates caused by gradual loss of vegetation would persist, resulting in more intervisibility among groups of people which would in turn seem to reduce solitude.

### **Historic Preservation and Interpretation (HPI)**

Implementation of the HPI alternative would lead to a stronger emphasis on preservation work on the buildings, but this in itself would not change the visual character of the site. A landscape plan consistent with the HPI alternative would isolate the site from the influences of Camp Richardson and Kiva Beach. New plantings would begin to create smaller, more intimate spaces to make each estate complex distinct from its neighbors, strengthening the visual experience of moving through the historic site. Apparent solitude would be enhanced. Some removal of trees on the shoreline would re-express the original reason the homes were built on the shoreline--to view the lake. In some areas trees should be planted on the shoreline to enframe and focus the view. The parking lot and path to the Valhalla main house would be lit to TRPA standards for pedestrian safety. This is beneficial to people using the site after dark, and not detrimental seen from offshore because the lighting is on the 'landward' side of Valhalla, which is lit during use in any case. The nearest light fixture would be 450' from the water's edge.

### **Update Master Plan -- Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR)**

Visual consequences would be the same as the HPI alternative except for the modification of existing parking.

The vegetation element in the master plan will have the effect of separating the estates from each other (and from parking areas) but also of opening them to the lake through the removal of dense second-growth trees, especially in the Pope and Baldwin estates.

This alternative largely makes use of parking that exists. The 13 places in the Valhalla lot are 'infill' between existing stalls that will not change the visual character of the area insofar as it is discernable from the lakeshore or from Highway 89. The parking at Pope Barn will be reconfigured, but the visual mass of the cars will not change from the present. Forest Service vehicles will be supplanted by private vehicles.

Changes proposed to the boathouse are not expected to have an adverse visual effect. The proposed design of the theatre includes addition of a large glass window under the boathouse doors facing the lake. When the doors are open the window may reflect the sun, though this is limited by the north-orientation. It will not occur at night, during performances, or when the theatre is not in use. The windows may be open during tours, during a lecture in the daytime, or just before an evening performance. The proposed glazing is of a nonglare type consistent with TRPA regulations for shorezone construction. The linear lakefront of the theatre would be remain as it is now, and the space between the boathouses would be unaltered.

The entry courtyard to a Boathouse Theatre with no annex would be on the east side (entry on the west side requires excavation), and its character would be entirely different from the other construction alternatives. The public gathering place falls along the axis of one of the best views in the area--that seen from the bikepath as it approaches the lake. This expansive prospect will remain unaltered. But the gathering place (presumably before performances and during intermissions) would be a patio approximately 20'x20', substituting for the courtyard of the two "annex" alternatives. A ramp from the patio would descend to the beach and the pier.

This space would be entirely open to the expansive lake view, rather than having the sheltered or inward-turning social character of the sunken patio between the boathouses.

From the lake no alteration from the present would be discernable apart from the barrier-free access to the pier. At night the indirect pedestrian pathway lighting from Valhalla to the boathouse would be visible, though inconspicuous. Lighting of the entry on the east side of the building could not be screened from the lake and would illuminate the east wall of the boathouse.

The lighting creates a slight cumulative effect: the shoreline to the east (South Lake Tahoe, Jamison Beach, Camp Richardson) is well illuminated, and any boathouse lighting extends the rural (as opposed to wild) character of the shoreline a hundred feet or so to the west.

#### **Update Master Plan -- Boathouse Theatre with Addition (UMP-BTA), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR)**

Visual consequences would be the same as the HPI alternative except the space between the two boathouses is altered and the existing parking is modified.

The vegetation element in the master plan will contribute to separating the estates from each other and from parking and also of opening them to the lake. The division of the site into smaller spaces (created by filling in where vegetation has been lost) will increase apparent solitude. The loss of the view of the water caused by the addition will be compensated elsewhere by the removal of dense second-growth trees, especially in the Pope and Baldwin estates.

This alternative largely makes use of parking that exists. The 13 places in the Valhalla lot are 'infill' between existing stalls that will not change the visual character of the area insofar as it is discernable from the lakeshore or from Highway 89. The parking at Pope Barn will be reconfigured, but the visual mass of the cars will not change from the present. Forest Service vehicles will be supplanted by private vehicles.

The design, placement, and finish of the addition building will conform to TRPA regulations for construction in the shorezone. The roofline of the annex has been made similar to, but much smaller than, the massive gambrel roof of the main boathouse.

The entry courtyard to the Boathouse addition provides an intimate public gathering place that complements the spacious Valhalla lawn and the panoramic viewing place east of the boathouse at the pier. Because the terrace and the addition are depressed five to six feet below the lawn and bikepath, views of the distant mountains over the roofline are preserved. Seen from the Valhalla porch the addition will not adversely affect the view: the view between the boathouses is a 'sliver' in the whole panorama. In any event the continuity of the distant mountains is unbroken.

The specific visual effect of an addition upon the space between the boathouses is problematic. A wing added to the Valhalla boathouse can never have the sanction of history, regardless of its architectural merit. In this limited sense the proposed sunken patio and addition cannot be anything but historically 'adverse', as outlined in the Heritage Resources evaluation. Therefore, this alternative is analyzed from a site design perspective. The visual impact of each alternative upon the historic character of the site is discussed earlier in this Chapter in the Heritage Resources section.

When viewed from the design perspective the relationship of the two boathouses appears to be an accident of history that may owe more to the negotiations between the Popes and the Hellers over the subdivision of the Pope's land than to conscious design. The removal of an old caretaker's house between the boathouses has left a space of such a size that the viewer expects some kind of visual or functional relationship to arise from it. This does not happen: the two boathouses 'ignore' one another as if randomly set on the beach. The space between does not focus a particular view, serve as a corridor, or give principle access to the two

buildings. It is simply a leftover. The specific effect of an addition is to give shape and function to the space: it then comes to focus upon itself, its function is clear, and moreover the Pope Boathouse begins to help enclose the space. The patio becomes an intimate, visually structured social place, contributing to a positive visual effect.

From the lake the boathouse addition is favorably exposed to minimize visual effects. The northerly aspect tends to create dense, black shadows along the shoreline. Many small trees to lakeward of the boathouse will suppress the new roofline visually. The original boathouse is still the predominant mass, though the addition adds 32 feet of building frontage, using about one-third of the space separating the two boathouses. The continuity of the new frontage is broken by (1) the stand of young Jeffrey pine west of the boathouse and (2) by the wall steps and recesses in the lakeside facade. The gambrel roof over the lobby area is deeply recessed when seen from the lake. (About a quarter of its 8-foot height would be hidden by the cornice of the main roof: this assumes a viewer about 200 feet offshore with an eye-height of four feet). From the lake the original Valhalla Boathouse would remain clearly dominant.

The proposed design of the theatre includes adding a large glass window to the wall of the original boathouse, facing the lake. The window could reflect the sun at very limited times, given the north aspect of the glass. The existing lakefront door would still cover the glass when the building is not in use, at night, and during theatre performances. For scheduled day-uses such as for lectures, the doors would be open to the view and to natural light. The glazing will be the nonglare type specified by TRPA for shorezone construction.

The parking lot and path to the Valhalla Boathouse Theatre would be lit to TRPA standards for pedestrian safety. This is beneficial to people using the site after dark, and from offshore the indirect lighting of the path would seem insignificant compared to the active resort to the east. A glow from the lighting in the courtyard (which itself is not visible from the lake) will be reflected on part of the west wall of the boathouse.

Adverse visual impact will occur temporarily when vehicles park at the proposed theatre for delivery of props and scenery. This impact could be minimized by enforcement of a theatre loading-zone with a time limit.

The lighting creates a slight cumulative effect: the shoreline to the east (South Lake Tahoe, Jamison Beach, Camp Richardson) is well illuminated, and any boathouse lighting at all extends the rural (as opposed to wild) character of the shoreline a hundred feet or so to the west.

#### **Update Master Plan -- Boathouse Theatre with Larger Annex (UMP-BTLA)**

Visual consequences would be the same as the HPI alternative except the space between the two boathouses is altered and the modification of the existing parking.

The vegetation element in the master plan will contribute to separating the estates from each other and from parking and also of opening them to the lake. The division of the site into smaller spaces (created by filling in where vegetation has been lost) will increase apparent solitude. The loss of the view of the water caused by the annex will be compensated elsewhere by the removal of dense second-growth trees, especially in the Pope and Baldwin estates.

This alternative largely makes use of parking that exists. The 13 places in the Valhalla lot are 'infill' between existing stalls that will not change the visual character of the area insofar as it is discernable from the lakeshore or from Highway 89. The parking at Pope Barn will be reconfigured, but the visual mass of the cars will not change from the present. Forest Service vehicles will be supplanted by private vehicles.

The design, placement, and finish of the annex building will conform to TRPA regulations for construction in the shorezone. The roofline of the annex has been made similar to, but much smaller than, the massive gambrel roof of the main boathouse.

The entry courtyard to the Boathouse Annex provides an intimate public gathering place that complements the spacious Valhalla lawn and the panoramic viewing place east of the boathouse at the pier. Because the terrace and the annex are depressed five to six feet below the lawn and bikepath, views of the distant mountains over the roofline are preserved. Seen from the Valhalla porch the annex will not adversely affect the view: the view between the boathouses is a 'sliver' in the whole panorama. In any event the continuity of the distant mountains is unbroken.

The specific visual effect of an annex upon the space between the boathouses is problematic. A wing added to the Valhalla boathouse can never have the sanction of history, regardless of its architectural merit. In this limited sense the proposed sunken patio and annex cannot be anything but historically 'adverse', as outlined in the Heritage Resources evaluation. Therefore, this alternative is being analyzed from a site design perspective. The visual impact of each alternative upon the historic character of the site is discussed earlier in this Chapter in the Heritage Resources section.

When viewed from the perspective of site design the position of the two boathouses appears to be an accident of history arising from the negotiations between the Popes and the Hellers over the subdivision of the Pope's land, rather than a conscious choice. The removal of an old caretaker's house between the boathouses has left a space of such a size that the viewer expects some kind of visual or functional relationship to arise from it. This does not happen: the two boathouses 'ignore' one another as if randomly set on the beach. The space between does not focus a particular view, serve as a corridor, or give principle access to the two buildings. It is simply a leftover. The specific effect of an annex is to give shape and function to the space, which comes to focus upon itself. Moreover, the Pope Boathouse begins to help enclose the space. The patio becomes an intimate, visually structured social place, a positive addition to the site.

From the lake the boathouse annex is favorably exposed to minimize visual effects. The northerly aspect tends to create dense, black shadows along the shoreline. Many small trees to lakeward of the boathouse will suppress the new roofline visually. The original boathouse is still the predominant mass, though the annex adds 48 feet of building frontage, using about half the space separating the two boathouses. The continuity of the new frontage is broken by (1) the stand of young Jeffrey pine west of the boathouse and (2) by the wall steps and recesses in the lakeside facade. The gambrel roof over the lobby area is deeply recessed when seen from the lake. (About a quarter of its 8-foot height would be hidden by the cornice of the main roof: this assumes a viewer about 200 feet offshore with an eye-height of four feet). From the lake the original Valhalla Boathouse would remain dominant.

The proposed design of the theatre includes addition of a large window on the wall of the original boathouse, facing the lake. The glass may reflect the sun, though the north aspect limits this possibility. The existing lakefront door would cover the glass when the building is not in use, at night, and during theatre performances. Only for scheduled day-uses would doors be open, for the view and for natural light. The proposed glazing will be of the nonnglare type specified by TRPA for construction in the shorezone.

The parking lot and path to the Valhalla Boathouse Theatre would be lit to TRPA standards for pedestrian safety. This is beneficial to people using the site after dark, and from offshore the indirect lighting of the path would seem insignificant compared to the active resort to the east. A glow from the lighting in the courtyard (which itself is not visible from the lake) will be reflected on part of the west wall of the boathouse.

Adverse visual impact will occur when vehicles park at the proposed theatre for delivery of props and scenery. This impact could be minimized by enforcement of a theatre loading-zone with a time limit.

The lighting creates a slight cumulative effect: the shoreline to the east (South Lake Tahoe, Jamison Beach, Camp Richardson) is well illuminated, and any boathouse lighting extends the rural (as opposed to wild) character of the shoreline a hundred feet or so to the west.

## WILDLIFE

### Affected Environment

#### Threatened, Endangered, and Proposed Species

As defined by the Endangered Species Act of 1973 (ESA), a threatened species is any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. An endangered species is any species which is in danger of extinction throughout all or a significant portion of its range, and proposed species are those that are proposed in the Federal Register by the USFWS to be listed as threatened or endangered. Section 7 of the ESA directs Federal departments and agencies to ensure that actions authorized, funded, or carried out by them are not likely to jeopardize the continued existence of any threatened or endangered species or result in the destruction or adverse modification of their critical habitat.

The Forest Service is required to manage National Forest lands so that all existing native and desired nonnative wildlife, fish, and plants can maintain at least viable populations. Forest Service activities are to be conducted so as to avoid actions which may cause a species to become threatened or endangered (FSM 2670.12).

Current management direction is to manage National Forest system habitats and activities for threatened and endangered species to achieve recovery objectives so that special protection measures provided under the ESA are no longer necessary (FSM 2670.21).

One Federally listed threatened fish species occurs in the Lake Tahoe Basin, the Lahontan cutthroat trout (*Oncorhynchus clarki henshawi*), hereinafter, LCT. As stated in the USFWS Species List dated December 22, 1992, "the LCT are native to the Lahontan basin of Central Nevada and mid-eastern California. The present distribution of the LCT is restricted to a small number of lakes and streams. In California, LCT occupy less than 5 percent of their historic habitats." The following California lakes and streams in the Lake Tahoe Basin have been identified as candidate reintroduction sites for LCT in the California Department of Fish and Game's LCT Management Plan: Upper Truckee River, Big Meadows Creek, Saxon Creek, and Meiss Lake. These lakes and streams do not occur in the wildlife analysis area.

Two Federally listed endangered wildlife species occur in the Lake Tahoe Basin, the American peregrine falcon (*Falco peregrinus anatum*), and the bald eagle (*Haliaeetus leucocephalus*). Nesting habitat for the peregrine falcon consists of "vertical cliffs with large potholes or ledges that are inaccessible to land predators." Preferably, "located near habitat that has a high avian prey population" (such as wetlands with large breeding populations of birds). "Peregrine falcons are known to forage near and occasionally within forested habitat types; however, it is not considered an essential habitat type for any stage of their life history." Suitable nesting habitat for the peregrine falcon is not present in the wildlife analysis area. To date, no sightings of peregrine falcons have been reported in the wildlife analysis area.

#### *Bald Eagle*

The bald eagle is a Federally listed endangered species. Wintering habitat consists of mature coniferous forests with the presence of dominant (usually Jeffrey and sugar pine) and co-dominant trees (defined as trees taller and with a greater circumference of the upper canopy relative to the surrounding stand) usually within one mile and in clear view of large bodies of water (Lehman 1979 and 1980 and Golightly 1991). Important habitat characteristics are the availability of prey, having perches, preferably near pools, for resting and hunting, nighttime roost trees for protection from weather or threats from the ground, and lack of disturbance.

Mid-winter bald eagle surveys are conducted during January of each year. Recent numbers of bald eagles observed in the Lake Tahoe Basin counts range from 5-20 birds. Suitable habitat is present and wintering bald eagles have been observed in the wildlife analysis area (USDA 1993c).

Taylor Creek adjacent to the project area supports one of the largest kokanee salmon runs in the LTBMU. This area has historically been the focal point for the majority of wintering bald eagles entering the LTBMU, assumably to take advantage of the supply of dead and dying salmon during the annual spawning. Consequently, the area -- and the shoreline around Lake Tahoe -- has been designated as bald eagle wintering habitat. Taylor Creek is managed for low human disturbance from mid-October to February. In addition, winter roost areas occur in the Tallac vicinity. A single bald eagle has been observed roosting in trees along the shoreline within the project area. Bald eagles typically remain within the LTBMU through April.

Bald eagles historically nested in the Lake Tahoe Basin, but no confirmed nesting birds have been sighted since 1971. The Pacific Bald Eagle Recovery Plan (USDI 1986) identifies four nesting territories as the goal for the Lake Tahoe Basin. While potential nesting habitat exists in the wildlife analysis area, high public use in the winter, including cross country skiers and bald eagle viewers, creates a level of disturbance that would be a deterrent to nesting.

### **Forest Service Sensitive Species**

Forest Service sensitive species are those plants and animals identified by the Regional Forester for which population viability is a concern. Concern is warranted by a downward trend in population numbers, density, or habitat conditions that would reduce a species' existing distribution (FSM 2670.5). Sensitive species are managed so that Forest Service actions ensure that these species do not become threatened or endangered (FSM 2670.22).

Sensitive wildlife species that may occur in the Lake Tahoe Basin include: northern goshawk (*Accipiter gentilis*), California spotted owl (*Strix occidentalis occidentalis*), Sierra Nevada red fox (*Vulpes vulpes nector*), marten (*Martes americana*), and willow flycatcher (*Empidonax traillii*).

Habitat for the northern goshawk consists of older-age mixed coniferous and deciduous forest habitat. The habitat also consists of large trees for nesting, a closed canopy for protection and thermal cover, and open spaces allowing maneuverability below the canopy (USDA 1988a). Nesting activities extend from March through August (USDA 1992a). The wildlife analysis area does not include suitable primary habitat due to insufficient canopy closure. No sightings are recorded for the area. Potential secondary habitat does occur, and the open canopy would allow unrestricted goshawk movement through the trees and is adjacent to a water source.

The California spotted owl's nesting and roosting habitat typically includes a forest stand with greater than 70 percent canopy cover, according to the California Spotted Owl Sierran Province Interim Guidelines Environmental Assessment (USDA 1993a). Nest stands exhibit a mixture of tree sizes with some very large, old trees present, and usually at least two canopy layers present. In addition, nest stands usually have some large snags and an accumulation of logs and limbs on the ground (USDA 1993c). There is no suitable nesting habitat in the analysis area.

Foraging California spotted owls generally use habitat ranging from old-aged to intermediate-aged forests, which occasionally have less than 40 percent canopy cover and relatively low tree densities. Foraging habitat typically contains a mixture of tree sizes with some trees exceeding 24 inches diameter at breast height (DBH). The foraging habitat may include a wide range of tree heights in a stand, but not necessarily in distinct layers. Foraging habitat usually exhibits signs of decadence including snags, old trees, and large downed logs. Flying space within and beneath the canopy is generally evident (USDA 1993a).

The California Spotted Owl Sierran Province Interim Guidelines Environmental Assessment references the California Spotted Owl Report (also known as the CASPO Report) in providing an overall estimate of home-range sizes. In the Sierran conifer forest, 4200 acres is estimated for owl pairs during the breeding season.

While foraging habitat characteristics are present in the analysis area, sufficient acreage for breeding owl pairs and nonbreeding owls home range does not exist. No field surveys were conducted.

The Sierra Nevada red fox is a rare furbearing mammal that is nocturnal and seldom seen. Since trapping of this species was banned in 1974, very little information on the Sierra Nevada red fox has been reported (Steinhart 1990). Preferred foraging habitat is found in red fir and lodgepole forests near openings and meadows (USDA 1992a). Rock outcrops, talus slopes, and down logs are necessary for den sites. They are sensitive to human disturbances including logging, grazing, and recreation activities (Steinhart 1990). The high level of recreation use in the analysis area and lack of rock outcrops, talus slopes, and down material make the area unsuitable habitat for the red fox. No sightings have been reported.

The marten's preferred habitat is characterized by dense (60-100% canopy closure), multi-story, multi-species mature coniferous forests with a high number of large snags and down logs. High quality habitat also includes close proximity to dense riparian corridors used as travelways, and an interspersed of small (<1 acre) openings with good ground cover used for foraging (Freel 1991). While numerous sightings of martens have been recorded in the Tahoe Valley, Desolation, and Fallen Leaf MA, which are adjacent to and in the wildlife analysis area (USDA 1993c), the Tallac site's open nature and limited amount of snags and down material makes it unsuitable habitat for the marten.

The willow flycatcher's preferred habitat includes large, open stands of willows in wet meadows and other riparian habitats. Habitat loss and nest parasitism has led to a decline in the populations of willow flycatchers throughout its range, and the species is currently listed as endangered by the State of California (Sanders et al. 1989). Historical sightings have been reported near Pope Marsh (Orr and Moffitt 1971) and in 1992 at Taylor Creek by Forest Service wildlife staff. No wet meadows occur in the wildlife analysis area; thus, suitable habitat is not present.

### **Management Indicator Species**

The Forest Service must manage habitat to maintain viable species of existing native and desired nonnative species. Management Indicator Species (MIS) have been selected to monitor the effects of management practices on native and desired nonnative vertebrate species within the planning area. These indicator species represent groups of species with similar habitat requirements. Management of these species to maintain viable population levels should also provide for viable populations of the remaining species of the groups they represent. The MIS species for the LTBMU are the mule deer, pileated woodpecker, mallard, black bear, and blue grouse.

Mule deer habitat on the LTBMU consists of summer range only, mostly in the form of meadows and early to mid-successional vegetation stages with brush that can be used for forage and cover. There is no mule deer habitat found in the analysis area.

Pileated woodpecker habitat is mature conifer forests with high numbers of large snags. Little is known of the populations in the Lake Tahoe Basin. However, sightings of the birds in their preferred habitat is not unusual. Current management is aimed at maintaining preferred habitats. There is no pileated woodpecker habitat found in the analysis area.

Mallard habitat is marsh, wet meadow, and creek drainages. Waterfowl habitat is only 30 to 40% of historical acreages in the basin. The primary nesting area used by waterfowl was marshlands along the southern shore of Lake Tahoe, almost half of which has been replaced by urban development. Free-roaming dogs are an

increasing mortality factor on the number of nesting mallards and other waterfowl. Mallard habitat, primarily the open water of Lake Tahoe, is found in the project area.

Black bear habitat is composed of conifer forest adjacent to meadows, riparian areas and mountain shrub communities. Forested habitats with large amounts of dead and down woody material are preferred. There is no black bear habitat found in the analysis area.

Blue grouse habitat consists of high elevation conifer forest and meadows. There are no estimates of the number of grouse in the basin, and sightings are uncommon. There is no blue grouse habitat found in the project area.

### **Forest Plan Direction**

The Fallen Leaf Management Area of the Forest Plan recognizes that there are several conflicts and opportunities regarding wildlife. "Recreation use around Taylor Creek can be disruptive to the wintering bald eagle populations." (Forest Plan, page IV-86). "Manage the bald eagle winter forage area at Taylor Creek for low human disturbance from mid-October to February. Maintain large dominant trees and snags for perching, especially those near water." Forest Plan, page IV-90).

### **Other Direction**

The Pacific Bald Eagle Recovery Plan (1986) describes a target recovery situation for the LTBMU of three territories on the California side of Lake Tahoe and one territory on the Nevada side of Lake Tahoe.

In 1979 the LTBMU designated wintering bald eagle habitat around Lake Tahoe and completed a bald eagle management plan. Approximately 885 acres of wintering habitat in the Taylor Creek area was identified. No nesting habitat was designated. In 1991, a study was conducted through Humboldt State University to evaluate lands on the California side of the LTBMU for nesting and wintering bald eagle habitat (Golightly 1991). This study identified one area as potentially supporting bald eagle nesting (Emerald Bay) and sixteen areas as potentially supporting bald eagle wintering habitat. Taylor Creek was identified as the primary area of bald eagle winter use on the LTBMU.

A **Biological Evaluation** was completed in 1992 (and amended in 1994) to comply with regulations affecting threatened and endangered species (Appendix C). Specifically, the evaluation was made to determine if the proposed action may affect the bald eagle, a federally listed endangered species. A summary of the project effects follows:

- \*The proposed project will not remove or directly affect any suitable habitat for bald eagles.

- \*The proposed project will not directly affect bald eagle prey bases since the only significant terrestrial feeding is associated with carrion feeding, primarily in the winter.

- \*The project will result in periods of increased human activity within the project area. Activity related to the community theatre would result in short periods of intense activity. Human disturbance to the Taylor Creek area directly related to this project is not likely to occur; however, the Tallac roost would likely be directly disturbed by increases in winter use of the proposed facility. Human activity occurring within line of sight of bald eagles without vegetative screening may cause the eagles to flush and leave their perches or roosts for extended periods.

- \*There may be an indirect cumulative effect due to increased visitor knowledge of the Tallac area obtained by attending events at the proposed community theatre. As knowledge of the area increases, some visitors may return to the area for other activities. If this project increases the level of use within the adjacent Taylor Creek area during the critical winter months of November to May, it may cause increased bald eagle disturbance.

## Environmental Consequences

The following species would not be directly or indirectly affected by any of the proposed actions because suitable nesting and foraging habitat is not present: Lahontan cutthroat trout, peregrine falcon, northern goshawk, California spotted owl, Sierra Nevada red fox, marten, willow flycatcher, mule deer, pileated woodpecker, black bear and blue grouse.

Two species could be affected by the proposed actions, and direct and indirect effects to the bald eagle and mallard will be discussed below.

### No Action (NA) and Historic Preservation/Interpretation (HPI) alternatives

Opportunities to improve mallard habitat capability for this area are not anticipated.

Implementation of these alternatives may affect but are not likely to adversely affect the bald eagle or its habitat.

This project will not directly affect bald eagle prey bases since the only significant terrestrial feeding is associated with carrion feeding, primarily in the winter. This project will have no effect on random carrion prey and will not affect area fisheries. There may be an indirect effect to prey due to human disturbance to the waterfowl that use the shoreline adjacent to the Tallac Historic Site. However, the beach area is already commonly used. In the summer, such use is intense; in the winter, more moderate. While dogs running along the beach can cause waterfowl to avoid the area and may affect bald eagle foraging opportunities, the Valhalla Main House event attendees are not likely to bring their pets with them, and other aspects of the site are unchanged by the master plan regarding the amount of visitation. Further, beach use has steadily increased throughout the recent drought since the size of the beach area has increased. If the drought ends, the beach will become smaller and less desirable; consequently, beach use could decrease.

Periods of human activity, and aggravated traffic and parking situations, currently occur for Tallac Site special events and activities at Valhalla. There may be, however, a net increase of activities in the area. Valhalla has become steadily more popular for activities. Valhalla events occurring in the winter months are generally limited to parties during the Christmas season and the Forest Service Winter Trek environmental education program. The Valhalla parties typically occur at night and thus do not affect the bald eagles. The daytime Winter Trek program could discourage eagle use in the vicinity of the groups of school children. This program continues under the new Master Plan, but is not a new use.

There may be an indirect cumulative effect due to increased visitor knowledge of the Tallac area obtained by attending events at the site. As knowledge of the area increases, some visitors may return to the area for other activities. If this project increases the level of use within the Taylor Creek area during the critical winter months of November to March, it may cause increased bald eagle disturbance. This is a concern raised in the Bald Eagle Management Plan (USDA 1979).

The mortality of large conifers and the subsequent removal of snags reduces the habitat capability for bald eagles. In addition, projects that have incrementally increased the level of disturbance in the Pope/Baldwin vicinity have subtly changed the bald eagle's wintering environment. Any winter use of the Tallac Site and adjacent areas can increase the level of disturbance in the ambient environment. In combination with the change in habitat capability for the bald eagle from snag removal, this could discourage potential nesting or even use of the Tallac Site or vicinity by bald eagles.

In order to avoid effects to bald eagles, the following recommendations should be implemented:

\*All noise generating construction activities on the site, whether inside or outside the structures, shall not occur between October 15 and March 15 to prevent disturbance to the bald eagle. Additionally,

plowing areas currently unplowed will be prohibited to discourage new access to the area that could disturb wintering bald eagles.

\*Minimize administrative vehicle traffic on the site from November 1 to March 15 pending completion of a study to determine winter disturbance potential to bald eagles.

\*Ensure adequate signing and patrolling of the Taylor Creek Bald Eagle Management Area during the critical winter months. The 1991 study suggests that stronger language be incorporated into the closure signs.

\*Incorporate a monitoring scheme for wintering bald eagle use into any special use permits issued in the project area.

**Update Master Plan - Boathouse Theatre (UMP-BT), Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR), Update Master Plan - Boathouse Theatre with Addition (UMP-BTA), Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR), Update Master Plan - Boathouse Theatre with Larger Annex (UMP-BTLA)**

Opportunities to improve mallard habitat capability for this area are not anticipated.

Implementation of these alternatives may affect but are not likely to adversely affect the bald eagle or its habitat.

This project will not remove or directly affect any suitable habitat for wintering bald eagles. The construction of the 13 additional parking spaces would remove approximately five small (6"-12" dbh) trees. Trees in this size class would not be used by bald eagles and do not contribute significantly to bald eagle habitat. Most of the additional parking space construction will be infilling the existing parking lot; however, an additional "pod" will be constructed for six spaces. Additional tree mortality could occur as an indirect effect of parking lot construction. Any dead tree within falling distance of a parking lot would be considered a "hazard tree," and consequently removed.

This project will not directly affect bald eagle prey bases since the only significant terrestrial feeding is associated with carrion feeding, primarily in the winter. This project will have no affect on random carrion prey and will not affect area fisheries. There may be an indirect affect to prey due to human disturbance to the waterfowl that use the shoreline adjacent to this project. However, the beach area is already commonly used. In the summer, such use is intense; in the winter, more moderate. It is unlikely that theatre use will dramatically increase the numbers of beach users, especially in winter. Since theatre and Valhalla events will be mutually exclusive, much of the boathouse use will replace existing use, and use will be primarily in summer. While dogs running along the beach can cause waterfowl to avoid the area and may affect bald eagle foraging opportunities, the theatregoers are not likely to bring their pets with them, and other aspects of the site are unchanged by the master plan regarding the amount of visitation. Further, beach use has steadily increased throughout the recent drought since the size of the beach area has increased. If the drought ends, the beach will become smaller and less desirable; consequently, beach use could decrease.

This project will result in periods of increased human activity within the project area due to theatre activities. Further, vehicle traffic would increase during scheduled events; however, the parking area is not for the public during other times. Such periods of activity, and aggravated traffic and parking situations, currently occur for Tallac Site special events and activities at Valhalla. Because Valhalla and theatre events will be mutually exclusive, the new activity actually displaces Valhalla use. There may be, however, a net increase of activities in the area. Valhalla has become steadily more popular for activities and it is assumed that the Boathouse will also be popular. Consequently, there is a possibility that one structure would be used during the day and the other at night, which doesn't often occur with Valhalla due to the need to set-up and clean the building for events. Valhalla events occurring in the winter months are generally limited to parties during the Christmas

season and the Forest Service Winter Trek environmental education program. The Valhalla parties typically occur at night and thus do not affect the bald eagles. The daytime Winter Trek program could discourage eagle use in the vicinity of the groups of school children. This program continues under the new Master Plan, but is not a new use.

The proposed theatre is located approximately three-quarters of a mile from Taylor Creek and one-quarter mile from the winter roost sites in the Tallac area. Human disturbance to the Taylor Creek area directly related to this project is not likely to occur due to physical distance. However, the Tallac roost could be directly disturbed by winter use of the proposed facility. Human activity occurring within line of sight of bald eagles without vegetative screening may cause the eagles to flush and leave their perches or roosts for extended periods (USDA 1979).

There may be an indirect cumulative effect due to increased visitor knowledge of the Tallac area obtained by attending events at the site. As knowledge of the area increases, some visitors may return to the area for other activities. If this project increases the level of use within the Taylor Creek area during the critical winter months of November to March, it may cause increased bald eagle disturbance. This is a concern raised in the Bald Eagle Management Plan (USDA 1979).

The mortality in large conifers and the subsequent removal of snags reduces the habitat capability for bald eagles. In addition, projects that have incrementally increased the level of disturbance in the Pope/Baldwin vicinity have subtly changed the bald eagle's wintering environment. Any winter use of the Boathouse Theatre or other parts of the Tallac Site, in combination with the other activities occurring as listed in the Nearby and Past Projects and Activities section, can increase the level of disturbance in the ambient environment. In combination with the change in habitat capability for the bald eagle from snag removal, this could discourage potential nesting or even use of the Tallac Site or vicinity by bald eagles.

There may be a conflict with the stepdown recovery recommendations in the Pacific Bald Eagle Recovery Plan since buildings will be constructed within 400 meters of feeding waters near winter use areas. The Recovery Plan suggests that construction of small developments (campgrounds) may occur if human use during critical wintering months is restricted.

In order to avoid effects to bald eagles, the following recommendations should be implemented:

- \*All noise generating construction activities on the site, whether inside or outside the structures, shall not occur between October 15 and March 15 to prevent disturbance to the bald eagle. Additionally, plowing areas currently unplowed will be prohibited during the construction phase to discourage new access to the area that could disturb wintering bald eagles.

- \*Do not permit use of the proposed boathouse community theatre from November 1 to March 15, at least, until completion of a study to determine winter disturbance potential. This study should focus on winter bald eagle use of the shoreline within 400 m of the proposed community theatre. This study should be instigated in 1992 and completed by 1995. This study should make recommendations on acceptable levels of winter use, recommendations to avoid disturbance, and further define the periods of critical winter bald eagle use.

- \*Minimize administrative vehicle traffic on the proposed site from November 1 to March 15 pending completion of the above study.

- \*Ensure adequate signing and patrolling of the Taylor Creek Bald Eagle Management Area during the critical winter months. The 1991 study suggests that stronger language be incorporated into the closure signs.

\*Incorporate a monitoring scheme for wintering bald eagle use into any special use permits issued in the project area.

#### E. SUMMARY OF ADVERSE EFFECTS WHICH CANNOT BE MITIGATED

Implementation of any of the alternatives would result in some adverse environmental effects. While the application of mitigation measures is intended to limit the extent and duration of these effects, there are some effects that could not be avoided. These effects include:

##### \*Heritage Resources--

**No Action (NA)** This Alternative will not result in an adverse effect to the site (refer to 36 CFR 800.9(b) Section 106 of NHPA). Under this Alternative the site would be managed fully for its heritage resource values. Management direction, however, would not focus on "accurate" historic interpretation as much as it would emphasize multiple use of the site, which includes cultural arts and other activities.

**Historic Preservation and Interpretation (HPI)** This Alternative would not result in an adverse effect to the site (refer to 36 CFR 800.9(b) Section 106 of NHPA). Under this Alternative, the site would be managed for its full range of preservation and interpretive opportunities and program goals. Events and use that complements the historic development of the site will be emphasized.

**Update Master Plan - Boathouse Theatre (UMP-BT)** This Alternative would result in an adverse effect to the Valhalla Boathouse interior (refer to 36 CFR 800.9(b) Section 106 of NHPA). Under this Alternative, the site management would not emphasize historically accurate preservation and interpretive opportunities and program goals. Emphasis would be placed on multiple or mixed use with unavoidable effect to the historic landscape and fabric of the properties which lie within the site.

**Update Master Plan - Boathouse Theatre with Restrooms (UMP - BTRR)** This Alternative would result in an adverse effect to the Valhalla Boathouse interior (refer to 36 CFR 800.9(b) Section 106 of NHPA). Under this Alternative, the site management would not emphasize historically accurate preservation and interpretive opportunities and program goals. Emphasis would be on multiple or mixed use with unavoidable effect to the historic landscape and fabric of the properties which lie within the site.

**Update Master Plan - Boathouse Theatre with Addition (UMP-BTA)** This Alternative would result in an adverse effect and substantial change to the Valhalla Boathouse exterior and interior as well as the physical setting of the Heller Estate (refer to 36 CFR 800.9(b) Section 106 of NHPA). Under this Alternative, the site would not be managed for its full range of preservation and interpretive opportunities and program goals. Emphasis would be on multiple or mixed use with unavoidable effect to the historic landscape and fabric of the properties which lie within the site.

**Update Master Plan - Boathouse Theatre with Addition and Restrooms (UMP-BTARR)** This Alternative would result in an adverse effect and substantial change to the Valhalla Boathouse exterior and interior as well as the physical setting of the Heller Estate (refer to 36 CFR 800.9(b) Section 106 of NHPA). Under this Alternative, the site would not be managed for its full range of preservation and interpretive opportunities and program goals. Emphasis would be on multiple or mixed use with unavoidable effect to the historic landscape and fabric of the properties which lie within the site.

**Update Master Plan - Boathouse Theatre With Larger Annex (UMP-BTLA)** This Alternative would result in an adverse effect and substantial change to the Valhalla Boathouse exterior and interior as well as the physical setting of the Heller Estate (refer to 36 CFR 800.9(b) Section 106 of NHPA). Under this Alternative, the site would not be managed for its full range of preservation and interpretive opportunities and program goals. Emphasis would be on multiple or mixed use with unavoidable effect to the historic landscape and fabric of the properties which lie within the site.

\*Hydrology and Soils -- For all action alternatives, during facility construction short-term increases in erosion and sedimentation resulting from soil disturbing vegetation removal would occur, especially during construction activities. BMP's would be implemented to insure that solid loss would be kept at a minimum.

\*Noise -- The most substantial noise source which would likely exceed the TRPA - established community noise level (CNEL) would be the activities required during the construction phase of the annex, and potentially the reconstruction of the boathouse if chosen as one of the action alternatives. The duration of this noise would be intermittent, during construction phases such as excavation and construction. This noise would occur during the daylight hours and only for the length of the construction of the annex and reconstruction/renovation of the boathouse. Some mitigation of event scheduling and or accoustic designing may be needed to attenuate the affects of the project if an action alternative is chosen. Some monitoring of evening events may be desired (evening events are weighted in CNEL determinations), to determine if additional noise management actions would be needed.

\*Visual -- The alternatives in which an annex is constructed represent a change in the character of the space between the boathouses. The space becomes cultivated--organized and shaped for a special purpose. Its appearance will reflect that. To those who oppose physical change in the historic site this will be an unavoidable adverse effect. The large annex occupies 50% of the space between the buildings and the small annex uses 33% of the space. The loss of the view, however, is less than this: (1) the young pines obstruct some of the view already; (2) the proposed annex roofline is low enough to reveal the distant mountains.

The "Boathouse Theatre" alone (no annex) has no adverse visual effects.

#### F. RELATIONSHIP BETWEEN SHORT-TERM AND LONG-TERM PRODUCTIVITY

Short-term uses are normally considered as annual activities, while long-term productivity deals with extended time frames, such as 50 years or more.

Alternatives NA and HPI would not change existing or long-term productivity.

The remaining action alternatives would commit portions of National Forest System lands to a theatre and possibly an annex. While the short-term uses of an annex and theatre would affect the environment, mitigation measures have been incorporated into all action alternatives to ensure long-term productivity is maintained over the majority of the area. The specific places where there is substantial construction, such as excavation for the annex, construction of the parking areas and other facilities, would have an impact on long-term productivity.

#### G. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Irreversible commitment of resources refers to the loss of future uses of non- renewable resources while irretrievable applies to the loss of production of renewable resources.

## Heritage Resources

**No Action (NA)** This Alternative would not result in the loss of significant properties or significant historic fabric contained within the Tallac National Register Historic Site. This Alternative emphasizes the existing management structure of the Site which is committed to preservation goals.

**Historic Preservation and Interpretation (HPI)** This Alternative would not result in the loss of significant properties or fabric contained within the Tallac National Register Historic Site. This Alternative emphasizes historically accurate preservation, interpretation, and use.

**Update Master Plan - Boathouse Theatre (UMP-BT)** This Alternative would result in the loss of significant historic fabric contained within the interior of the Valhalla Boathouse. This Alternative emphasizes, with the exception of the Boathouse conversion, existing management practices at the Site.

**Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR)** This Alternative would result in the loss of significant historic fabric contained within the interior of the Valhalla Boathouse. This Alternative emphasizes, with the exception of the Boathouse conversion, existing management practices at the Site.

**Update Master Plan - Boathouse Theatre with Addition (UMP-BTA)** This Alternative would result in the loss of significant historic fabric contained within the interior and exterior of the Valhalla Boathouse. The addition of an annex will result in substantial change to the setting and feeling of the Valhalla Boathouse, the Heller Estate, and the Site as a whole. This Alternative emphasizes, with the exception of the Boathouse conversion, existing management practices at the Site.

**Update Master Plan - Boathouse Theatre with Addition and Restroom (UMP - BTARR)** This Alternative would result in the loss of significant historic fabric contained within the interior and exterior of the Valhalla Boathouse. The addition of an annex will result in substantial change to the setting and feeling of the Valhalla Boathouse, the Heller Estate, and the Site as a whole. This Alternative emphasizes, with the exception of the Boathouse conversion, existing management practices at the Site.

**Update Master Plan - Boathouse Theatre With Larger Annex (UMP-BTLA)** This Alternative would result in the loss of significant historic fabric contained within the interior and exterior of the Valhalla Boathouse. The addition of an annex will result in substantial change to the setting and feeling of the Valhalla Boathouse, the Heller Estate, and the Site as a whole. This Alternative emphasizes, with the exception of the Boathouse conversion, existing management practices at the Site.

Other than the historical resources previously discussed, the remaining action alternatives would cause either some irreversible or irretrievable commitments of resources, as summarized below:

- The irreversible commitment of land to surfaced roads, buildings, trails and other facilities. Because of the anticipated relatively small amounts of earthwork required, it is expected that any disturbed areas be rehabilitated to their original level of productivity.
- The irretrievable loss of timber producing lands and other types of vegetation to the areas occupied by the proposed annex and parking areas. The Forest Plan allocates the entire Tallac Historic Site as unsuitable for timber production. Simply stated, this means that there is no scheduled harvest for these lands. Although there is no scheduled harvest, there is a small area of timber producing lands on the site that will be replaced by the annex and associated facilities. These lands would otherwise produce wood fiber that could be harvested for the purpose of enhancing the visual qualities of the site in accordance with Practice

25-Special Cut ( FP - pg IV - 31). Harvesting could also improve the vegetative diversity when these timber lands become too homogenous.

No alternative has irreversible or irretrievable effects to visual resources, though the commitment involved in an "Annex" alternative would indicate a long-term change was likely. The visible modifications to the Boathouse Theatre will be reversible in a way that would be undetectable to any but historic-architectural specialists.

#### H. EFFECTS UPON MINORITY GROUPS, PHYSICALLY IMPAIRED, WOMEN, AND CIVIL RIGHTS

None of the alternatives would have an effect on minority groups, physically impaired, women, and civil rights. Facility development contractors and the State and Federal Governments are equal opportunity employers. All facilities would provide access and other amenities that would serve the physically impaired. Existing and newly constructed facilities open to the public will be modified or designed to meet ADA requirements.

#### I. EFFECTS UPON WETLANDS OR FLOODPLAINS

None of the alternatives would have an adverse affect on wetlands or floodplains since there are none found within the project area.

#### J. EFFECTS UPON PRIME FARMLAND, RANGELAND AND FORESTLAND

None of the alternatives would affect prime farmland or rangeland because none has been identified within the area proposed for development.

A small area where some alternatives propose the annex (adjacent to the lakeshore) would no longer be managed for dispersed recreation, although developed recreation use contributed to the use of the theatre would still be realized in the form of additional PAOT's.

## CHAPTER IV

### LIST OF PREPARERS

#### *Introduction*

The Interdisciplinary Team (IDT) of Forest Service specialists developed and coordinated the environmental planning activities for the analysis of the proposal. All resource disciplines were integrated according to multiple use principles in accordance with the National Environmental Policy Act and the National Forest Management Act. These individuals were selected by the Forest Supervisor because of their expertise and ability to respond to the major issues (IC&O's) identified during the scoping process and analyzed during the planning process.

#### *Individuals Involved*

Three groups of individuals were involved in the preparation of this EIS; a Forest Service Interdisciplinary Team (IDT) under the direction of the Interdisciplinary Team Leader, representatives from the Tahoe Tallac Association, and the Lake Tahoe Basin Management Unit's Management Team.

#### *Forest Service Interdisciplinary Team (IDT)*

This IDT was composed of a group of specialists who provided detailed information and analysis concerning the various physical, biological, social and economic environmental factors involved with this project.

#### *INTERDISCIPLINARY FUNCTION*

#### *NAME OF IDT MEMBER*

Interdisciplinary Team Leader	George Cadzow
Transportation	Sara Baldwin
Noise	Don Lane
Tallac Historic Site Director	Linda Cole
Recreation/Visual	Frank Magary
Interpretive Services	Jackie Faike
Economic & Social	Joe Oden, Mark Struble
Heritage Resources	Dana Supernowicz, Penny Rucks
Wildlife	Kathy Erwin, Lisa O'Daly
Structural Architecture	Robert Sandusky
Writer/Editor	George Cadzow, Jackie Faike
Publishing, Document Formatting	Camie Schaar
Typing	Katie Ross

*Tahoe Tallac Association (at South Lake Tahoe)*

Different members of the Tahoe Tallac Association participated in an interdisciplinary and informal manner\* with the Forest Service Interdisciplinary Team members. Their primary function was to be certain that specific, technical information concerning the Tallac Historic Site, such as proposed theatre additions or annex needs and building specifications were correctly presented in the EIS. These members included:

Dennis Crabb  
Jon Hoefler  
David Kurtzman  
Ken Kurtzman

Kermit Paulson  
Dena Schwarte  
Carol Spain

\* The Federal Advisory Committee Act forbids nonfederal persons, groups or agencies from participating with Federal agencies in an advisory role, unless a formal advisory committee is named which must be approved by the Secretary of Agriculture. The environmental analysis for updating the Tallac Master Plan directions is documented in the DEIS. In accordance with 40 CFR 1501.5 and 1506.2, different members of the Tallac Association met with the Tallac IDT representatives and acted in joint interdisciplinary planning process to be certain that specific information was correct in the DEIS. They functioned as consultants in an informal basis.

*Management Team*

The following individuals are members of the Lake Tahoe Basin Management Unit's Forest Staff who guided, reviewed, modified as appropriate, and recommended for approval the work of the interdisciplinary team since the initiation of the environmental planning process for this proposal.

Robert Harris  
Sara Baldwin  
Linda Massey  
Robert McDowell  
Nancy Doll  
Dave Marlow  
John Swanson  
Sally Champion  
Dave Cotter  
Ken Karkula

Forest Supervisor  
Forest Engineer  
Public Affairs Officer  
Planning Officer  
Administrative Officer  
Lands Officer  
Fire and Timber Management Officer  
Acting Watershed Officer  
Law Enforcement Officer  
Recreation Officer

## CHAPTER V.

### LIST OF AGENCIES, ORGANIZATIONS, AND PERSONS TO WHOM COPIES OF THIS FINAL ENVIRONMENTAL IMPACT STATEMENT WERE SENT

Copies of the FEIS were distributed or made available to individuals and organizations on the Tallac Master Plan mailing list. This list has been maintained and updated since 1980 when the Forest Supervisor notified the public and other agencies that the planning process for future planning for the Tallac Historic Site. All of those individuals who commented on the Tallac Master Plan were added to the list. Others have been removed via personal request, change of address/returned mail, etc.

Copies of the FEIS or notices of availability were sent to the following agencies, elected officials, organizations, and libraries. In addition, the documents were sent to a variety of individuals who requested copies. The complete mailing list is on file at the Lake Tahoe Basin Management Unit's Office at South Lake Tahoe, California.

#### FEDERAL AGENCIES AND ELECTED OFFICIALS

Advisory Council on Historic Preservation - Washington, DC  
 Environmental Protection Agency (San Francisco & Washington, DC)  
 US Congressman John Doolittle (CA)  
 US Congresswoman Barbara Vucanovich (NV)  
 US Senator Barbara Boxer (CA)  
 US Senator Richard Bryan (NV)  
 US Senator Diane Feinstein (CA)  
 US Senator Harry Reid (NV)  
 USDA Forest Service - Chief  
 USDA Forest Service - Eldorado National Forest  
 USDA Forest Service - Environmental Coordination (Washington Office)  
 USDA Forest Service - Land Mgt. Planning (Region 5)  
 USDA Forest Service - Regional Forester (Region 5)  
 USDA Forest Service - Tahoe National Forest  
 USDA Forest Service - Toiyabe National Forest  
 USDA National Agricultural Library  
 USDI National Park Service (Western Regional Office)  
 USDI Office of Environmental Affairs

#### STATE AGENCIES AND ELECTED OFFICIALS

CA Dept. of Fish & Game (Sacramento)  
 CA Dept. of Parks & Recreation (Sacramento & Tahoma)  
 CA Office of Historic Preservation  
 CA State Archives  
 CA State Clearinghouse  
 CA Tahoe Conservancy  
 Cal Trans District 3  
 Lahontan Water Quality Control Board  
 NV Historic Preservation Office

State Assemblyman David Knowles (CA)  
State Senator Tim Leslie (CA)  
State Senator Lawrence Jacobsen (NV)  
State Assemblyman Lynn Hettrick (NV)

## **LIBRARIES**

Douglas County Library, Stateline Branch  
El Dorado County Library, Placerville Branch  
El Dorado County Library, South Lake Tahoe Branch  
Lake Tahoe Community College  
The Libraries, CO State University  
Nevada State Library, Federal Documents  
Nevada County Library, Truckee Branch  
Placer County Library, Kings Beach Branch  
Placer County Library, Tahoe City Branch  
Sierra Nevada College Library, Incline Village

## **LOCAL GOVERNMENTS, BUSINESSES, AND ORGANIZATIONS**

AARP  
Alpine County Historical Museum  
Arts Vision  
Camp Richardson Resort  
City of South Lake Tahoe  
El Dorado County Museum  
El Dorado County Planning Division  
Gatekeeper's Museum  
Glen Alpine Springs, Inc.  
Lake Tahoe Gaming Alliance  
Lake Tahoe Historical Society  
League to Save Lake Tahoe  
National Trust for Historic Preservation  
Nevada Historical Society  
Rainshadow Associates  
Sacramento Bee  
South Lake Tahoe Arts Commission  
South Lake Tahoe Chamber of Commerce  
South Tahoe Public Utility District  
Tahoe Arts Project  
Tahoe Daily Tribune  
Tahoe Regional Arts Coalition (TRAC)  
Tahoe Regional Planning Agency  
Tahoe Tallac Association  
Tahoe World  
University of Nevada Reno - Anthropology Dept.  
Washoe Tribe of Nevada and California

**INDIVIDUALS**

Michael Atwell  
Dennis Crabb  
Fred Eissler  
Susan Fredericks  
David Hamilton  
Mr. and Mrs. J. Hester  
David Kurtzman  
Del Laine  
Landau Associates, Inc.  
Jeff Laroche  
Bob Lockwood  
Susan Lindstrom  
Steve McNiel  
Bill Morgan  
Mr. and Mrs. H. Newberg  
Patricia Ronald  
Marty and Sue Rueben  
Edward Sadtlar  
Dena Schwarte  
Carol Spain  
John Upton, El Dorado County Supervisor  
Harry Wilson

## CHAPTER VI

## LIST OF RESPONDENTS TO DRAFT EIS

Written Comments on the DEIS have been received by the following. Numbers following the names are used for cross referencing in Response to Public Comments, Appendix H.

**Federal Government**

Department of the Interior - Environmental Affairs	04
Environmental Protection Agency	10

**State Government**

Department of Transportation	06
Lahontan Regional Water Quality Control Board	02
Resources Agency	07

**Individuals**

Fred Eissler	08
Susan A. Fredericks	05
Harriet Goldman	09
Milda Hester	03
Jeff Laroche	01

## GLOSSARY

The following is a list of terms and acronyms that may not be self-explanatory which are defined in the following glossary.

### A

#### **ACHP**

Advisory Council on Historic Preservation.

#### **ADT**

Average daily traffic.

#### **activity**

A work process that is conducted to produce, enhance, or maintain an output or environmental quality objective.

#### **administrative site**

A single or multiple grouping of facilities which may facilitate one or more administrative functions. The site can be either seasonal or year-around activities for particular geographic areas.

#### **affected environment**

The physical, biological, social, and economic environment within which human activity is proposed, that would be affected by a given Federal action.

#### **allocation**

The assignment of sets of management practices to particular land areas to achieve the goals and objectives of the alternative.

#### **alternative**

In forest environmental planning and analysis, a given combination of resource uses and a mix of management practices that achieve a desired management direction, goal, or emphasis.

#### **ambient noise level**

The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

#### **artifact**

A simple object (such as a tool or ornament) showing early human workmanship or modifications.

### B

#### **BMP**

See best management practices.

#### **background**

The view beginning 3-5 miles from the observer and as far into the distance as the eye can detect the presence of objects.

#### **Bailey land capability system**

A system that displays seven land capability classes designated by number in order of increasing tolerance for use without sustaining permanent damage. Land capability involves consideration of (1)

risks of land damage from erosion and other causes, and (2) the subsequent impacts of such damage on vegetation, sedimentation, flooding, wildlife, and water quality.

**benefit**

The total value of an output or other outcome.

**benefit-cost analysis**

An analytical approach to making choices on the basis of receiving the greatest required level of benefits at the lowest cost. Also referred to as cost effectiveness analysis when the benefits cannot be quantified in terms of dollars.

**benefit-cost ratio**

Measure of economic efficiency computed by dividing total benefits by total costs. Usually both benefits and costs are discounted to present. See also discounting.

**best management practices (BMP)**

Management actions which are designed to maintain water quality by preventative rather than corrective means.

**C**

**CEQ**

See Council on Environmental Quality.

**CFR**

Code of Federal Regulations.

**CNEL**

Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

**capability**

The potential of land to produce resources and supply goods and services under a set of management practices and at a given level of management intensity. Capability depends upon site conditions such as climate, soils, and geology as well as the application of management practices, such as silviculture.

**capability areas**

The smallest unit of land or water used in forest planning. They are discrete and recognizable units classified primarily according to: physical (soil), administrative, and biological factors. All land within a capability area is homogeneous in ability to produce resource outputs and in production limitations.

**Class I Area**

An area designated for the most stringent degree of protection from future degradation of air quality. The Clean Air Act designates as mandatory Class I areas each National Park over 6,000 acres and each National Wilderness area over 5,000 acres.

**Class II Area**

An area not designated as Class I. The Clean Air Act designates mandatory Class I Areas. States may redesignate (upgrade) Class II Areas to Class I where appropriate.

**conifer**

A tree that bears cones and in most cases has needle or scale-like leaves, such as pine, spruce, hemlock, or fir.

**corridor**

A narrow strip of land where existing or planned transportation and utility facilities are or will be located.

**cost**

The price paid or what is given up in order to acquire, produce, accomplish, or maintain anything.

**cost effective**

Achieving a specified level of outputs under given conditions for the least cost.

**cover**

Vegetation used by wildlife for protection from predators and weather conditions, or in which to reproduce.

**coverage**

Any structural improvement that results in an impervious surface that prevents infiltration of water.

**Council on Environmental Quality (CEQ)**

An advisory council to the President established by the National Environmental Policy Act of 1969. It reviews federal programs for their effect on the environment, conducts environmental studies, and advises the President on environmental matters.

**critical habitat**

Those areas designated as critical habitat by the Secretary's Interior or Commerce, for the survival and recovery of listed species.

**cultural resources**

Cultural resources are the tangible and intangible aspects of cultural systems, living and dead, that are valued by a given culture or contain information about the culture. Cultural resources include, but are not limited to sites, structures, buildings, districts, and objects associated with or representative of people, cultures, and human activities and events.

**cumulative watershed impacts**

All impacts on beneficial uses of water and soil located outside of primary land use sites. They are the additive or synergistic effects of multiple actions within a watershed. Cumulative effects occur as a result of more than one action and the changes may be either enhance or degrade water quality.

**D****DECIBEL, dB**

A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base of 10 of the ratio of the kpressure, which is 20 micropascals (20 micronewtons per square meter).

**DEIS****demand**

The quantity of goods or services which would be consumed or used, given a price and other combination of factors.

**demand analysis**

A study of the factors affecting the quantity and price of a good or service that would be used or purchased by consumers if made available.

**dependent species**

A species for which a habitat element (e.g., snags, vegetative type) is deemed essential for the species for nesting, roosting or for feeding.

**design capacity**

The maximum theoretical amount of use a developed recreational site was built to accomodate.

**developed recreation site**

Distinctly defined area where facilities are provided for concentrated public use, e.g., campgrounds, picnic areas, boating sites, and ski areas.

**dispersed recreation**

Outdoor recreation which occurs outside of planned and maintained recreational facilities, e.g., scenic driving, hunting, backpacking.

**distance zone**

One of three categories used in the Visual Management System to divide a view into near and far components. The three categories are (1) foreground, (2) middleground, and (3) background. See individual entries.

**disturbance**

from the word "disturb" to disarrange; put out of order. In LTBMU planning usually refers to soil disturbance where an activity disturbs the soil and vegetation, thereby affecting its ability to take up and filter water and nutrients. A temporary state of disorder.

**diversity**

The distribution and abundance of different plant and animal communities and species within an area.

**dominant**

One main crown class of trees with their tops in the uppermost layers of the canopy.

**E****EA**

See Environmental Assessment.

**EAR**

Environmental Analysis Report. Report which documents the analysis.

**EIS**

See Environmental Impact Statement.

**EPA**

Environmental Protection Agency

**ESA**

Endangered Species Act

**early succession**

The plant and animal community that develops immediately following the removal or destruction of the vegetation in an area.

**ecology**

The study of plants and animals in relation to their environment.

**economic cost**

Total fixed and variable costs for inputs, including costs incurred by other public and private parties, opportunity costs, and cost savings.

**economic efficiency**

A measure of how efficiently inputs are used to achieve outputs when all costs and benefits can be identified and valued. Usually measured by present net value or benefit-cost ratios.

**ecosystem**

The system formed by the interaction of a group of organisms and their environment.

**edge**

The area where plant communities meet or where successional stages or vegetative conditions within plant communities come together.

**endangered species**

Any species listed as such in the Federal Register which are in danger of extinction throughout all or a significant portion of their range. Also a species or subspecies which has been listed by a state.

**endemic plant**

A plant confined to a certain country or region and with a comparatively restricted geographic distribution.

**environmental analysis**

An analysis of alternative actions and their predictable short and long term environmental effects, which include physical, biological, economic, social, and environmental design factors and their interaction.

**environmental assessment (EA)**

A concise public document required by the regulations implementing the National Environmental Policy Act which briefly provides sufficient evidence and analysis for determining whether to prepare an environmental impact statement or a finding of no significant impact.

**environmental impact statement (EIS)**

A statement of the environmental effects which would be expected to result from proposed alternative management actions.

**environmental thresholds**

See threshold.

**erosion**

The detachment and movement of soil from the land surface by wind, water, or gravity.

**F****FEIS**

Final Environmental Impact Statement

**FSH**

Forest Service Handbook.

**FSM**

Forest Service Manual.

**FY**

Fiscal Year.

**facility**

A single or contiguous group of improvements for the purpose of shelter and/or support of Forest Service programs (FSM 7310.5). A general term which includes all property (both government owned and privately leased) such as buildings, dams, reservoirs, airports, roads, trails, parking areas, campgrounds and picnic areas, scaling platforms, and lookouts.

**fair share**

An amount of recreation or other resource capacity planned and reserved for public use from the total capability of the Lake Tahoe Basin.

**flood plain**

The lowland and relatively flat areas adjoining inland and coastal waters, including debris areas and flood-prone areas of offshore islands. At a minimum, that area is subject to a 1% (100-year recurrence) or greater chance of flooding in any given year.

**foreground**

The portions of a view between the observer and up to 1/4 or 1/2 mile distant.

**fuels**

Any material capable of sustaining or carrying a forest fire, usually natural material both live and dead.

**G****goal**

As used in the Forest Service, a concise statement that describes a desired condition to be achieved sometime in the future. It is normally expressed in broad, general terms, and may not have a specific date for completion.

**goods and services**

Outputs, including on-site uses, produced from forest and rangeland resources.

**groundwater**

Subsurface water in the part of the ground that is wholly saturated.

**guideline**

An indication or outline of policy or conduct that is not a mandatory requirement (as opposed to a standard, which is mandatory).

**H****H<sub>2</sub>O**

Water.

**habitat**

The sum of environmental conditions of a specific place occupied by a wildlife species or a population of such species.

**habitat capability**

An evaluation based on the resources ability to provide for wildlife habitat.

**historic Property**

Any prehistoric or historic district, site, building or structure, or object included in, or eligible for inclusion in, the National Register.

**I**

**ICO's**

See issues, concerns, and opportunities.

**ID Team**

See interdisciplinary teams.

**Impervious surface coverage**

Any structural improvement that results in an impervious surface that prevents infiltration of water.

**Indicator species**

Species selected to represent fish, wildlife, or vegetation in directing and coordinating forest management and monitoring the effects of management activities.

**Inputs**

Land, labor, and capital required to produce outputs. Inputs are generally represented by activity costs.

**interdisciplinary team**

A group of individuals with different training that solves a problem or performs a task through frequent interaction so that disciplines can combine to provide new solutions.

**interpretive services**

Activities and displays that interpret the natural and social history of the national forest environment for the visiting public and inform them about national forest goals, programs, and services.

**Irretrievable commitments**

Applies to losses of production or use of renewable natural resources for a period of time. For example, timber production from an area is irretrievably lost during the time an area is used for skiing. If the use is changed, timber production can be resumed. The production lost is irretrievable, but the action is not irreversible.

**Irreversible commitments**

Decisions causing changes which cannot be reversed. Once used, the resource cannot be reinstated, nor can opportunities be recovered. Applies to nonrenewable resources such as minerals and cultural resources.

**issue**

A point of discussion, debate, or dispute.

**Issues, concerns, and opportunities (ICO's)**

see Public Issues, Management Concerns, and Opportunities.

**J**

No "J" terms

**K**

No "K" terms

**L**

**LTBMU**

Lake Tahoe Basin Management Unit.

**landform**

A natural landscape that exists as a result of wind, water, or geologic activity; e.g., a plain plateau, basin, mountain, etc.

**land status**

The ownership status of lands within the national forest boundaries.

**Ldn**

Day-Night Average Sound Level. The average equivalent sound level during a 24 hour day, obtained dasfter addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00a.m.

**Leg**

Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. LEG is typically computed over 1, 8 and 24-hour sample periods.

**lifestyle**

The characteristic way people live, indicated by consumption patterns, work, leisure, expressed values, and other behavior

**Lmax**

The maximum sound level recorded during a noise event.

**Ln**

The sound level exceeded "n" percent of the time during a sample interval. L10 equals the level exceeded 10 percent of the time (L90, L50, etc.)

**local roads**

See roads.

**long-term effects**

Those outcomes that will be significant beyond the RPA planning horizon of 50 years.

**low standard service**

A level of recreation management prescribed when recreation costs are reduced in an alternative and would therefore require different management direction.

**M****M**

Prefix indicating one thousand.

**MA**

See management area.

**MM**

Prefix indicating one million.

**MCF**

Thousand cubic feet. A measure of wood volume.

**MIS**

See management indicator species.

**MMBF**

Million board feet. A measure of lumber volume equal to 1' x 1" x 1,000,000'.

**MMCF**

Million cubic feet. A measure of wood volume.

**MMR**

Refers to either Minimum Management Requirement.

**maintenance level costs (long term)**

Costs required to keep capital assets at a given level of service and availability. These are variable costs.

**management area**

A contiguous area of land used in planning, usually consisting of differing analysis areas, to which one or more prescriptions are applied. Management areas do not vary between alternatives; however, the prescriptions applied to them vary.

**management concern**

An issue or problem requiring resolution.

**management direction**

A statement of multiple use and other goals and objectives, the management prescriptions, and the associated standards and guidelines for attaining them.

**management emphasis**

Long term management direction for a specific area or type of land.

**management indicator species (MIS)**

Plant and animal species selected for emphasis in planning, and which are monitored during forest plan implementation in order to assess the effects of management activities on their populations of other species with similar habitat needs which they represent.

**management intensity**

The management practice or combination of management practices and their associated costs designed to obtain different levels of goods and services.

**management practice**

A specific action, measure, or treatment.

**management prescription**

Management practices selected and scheduled for application on a specific area to attain multiple-use benefits and other goals and objectives.

**maximum modification**

See visual quality objectives.

**middleground (middle distance)**

The space between the foreground and the background in a picture or landscape. The area located from 1/4 - 1/2 to 3-5 miles from the viewer.

**mitigation**

Actions to avoid, minimize, reduce, eliminate, or rectify the adverse impacts of a management practice.

**modification**

See visual quality objectives.

**monitoring and evaluation**

The evaluation, on a sample basis, of forest plan management practices to determine how well objectives have been met, as well as the effects of those management practices on the land and environment.

**mortality**

Dead or dying trees resulting from forest fire, insects, diseases, or climatic factors.

**MOA**

Memorandum of Agreement.

**MOU**

Memorandum of understanding.

**multiple use**

The management of all renewable surface resources of the national forests so that they are utilized in the combination that will best meet the needs of the American people.

**Municipal water supply**

A water system which has at least five service connections or which regularly serves 25 individuals for 60 days.

**N**

**NEPA**

See National Environmental Policy Act.

**NFMA**

National Forest Management Act.

**natural opening**

A break in the forest canopy; an area of essentially bare soil, grasses, forbs, or shrubs in an area dominated by trees.

**National Environmental Policy Act (NEPA)**

A 1970 Act of Congress which is our basic national charter for protection of the environment.

**National Forest System land**

National forests, national grasslands, and other related lands for which the Forest Service is assigned administrative responsibility.

**National Natural Landmark**

Sites or areas which possess exceptional values or qualities which illustrate or interpret the natural heritage of the nation.

**National Register of Historic Places**

A listing maintained by the U.S. National Park Service of areas which have been designated as historically significant. The Register includes places of local and State significance, as well as those of value to the nation in general.

**new construction**

Any process or project which creates a new facility.

**no action alternative**

The alternative which continues current management direction.

**noncommodity**

An intangible output normally associated with a service or opportunity provided to the public; for example, nonmotorized recreation.

**nonconsumptive species**

Wildlife species normally observed, studied, photographed, etc. rather than hunted or trapped (not a harvest or consumptive species).

**nonconsumptive use**

Use of a resource that does not reduce the supply. For example, nonconsumptive uses of water include hydroelectric power generation, boating, swimming, and fishing.

**nongame**

Species of animals which are not managed as a sport hunting resource.

**nonmotorized recreation**

Recreational opportunities provided without the use of any motorized vehicle. Participation in these activities will be accomplished through the use of foot, ski, snowshoe, or horseback travel. Motorized vehicle equipment may be authorized for administrative purposes of resource management.

**O****OHV**

Off-highway vehicle; refers to (1) type of vehicle description (see off-road vehicle). (2) System road or route generally impassable by normal highway vehicles.

**objective**

A concise, time-specific statement of measurable planned results that respond to pre-established goals. An objective forms a basis for further planning to define the precise steps to be taken and the resources to be used in achieving identified goals. (36 CFR 219.3 NFMA Regulations.)

**off-highway vehicle (OHV)**

Any motorized vehicle capable of cross-country travel on or immediately over land, water, snow, ice, or other natural terrain. Examples of off-road vehicles include motorcycles, four-wheel drive vehicles, and snowmobiles.

**opening**

An area of land from which timber has been harvested (generally using even-aged management). In Region 5 the maximum size of openings is 5 to 60 acres for Douglas fir and 5 to 40 acres for all other

forest types. An opening is no longer considered an opening when a specified number of trees per acre within a specific forest type and site class have reached 4.5 feet in height.

**opportunity**

A proposal that is considered in developing alternative activities, projects, or programs where an option exist to invest profitably to improve or maintain a present condition.

**output**

A good, service, or on-site use produced from forest and rangeland resources.

**P**

**PAOT**

See persons-at-one-time.

**PL 94-579**

The Federal Land Policy and Management Act.

**PL 96-586**

The 1980 Santini/Burton Act that provides for acquisition of unimproved building lots and other parcels of environmentally sensitive lands in the Tahoe Basin.

**PFR**

Preferred Alternative.

**partial retention**

See visual quality objectives.

**persons-at-one-time (PAOT)**

A term used to measure recreation capacity which means the number of people that can use a facility or area at one time.

**planning area**

The area of the National Forest System covered by a regional or forest plan.

**planning criteria**

Standards, terms, tests, rules and guidelines by which the land and resource management planning process is conducted, and upon which judgments and decisions are based.

**planning period**

One decade. The time interval within the planning horizon that is used to show incremental changes in yields, costs, effects, and benefits.

**planning records**

A system that documents data collections, analysis, inter-disciplinary team decisions, and activities that result from the process of developing a forest plan, revision, or significant amendment.

**plant association**

See plant community.

**plant community**

Any aggregation of plants that are similar in species composition and structure and occupy similar habitats.

**policy**

A guiding principle upon which is based a specific decision or set of decisions.

**practice**

See management practice.

**preferred alternative**

The alternative recommended for implementation as the forest plan.

**prescription (RX)**

The set of management practices applied to a specific area to attain specific objectives. Region 5 distinguishes between FORPLAN RX's and management RX's. FORPLAN RX's are sets of "pure" activities without spatial allocation and standards and guidelines. Management RX's are written as a result of allocating FORPLAN solutions to management areas and imposing standards and guidelines. See also management areas.

**preservation**

See visual quality objectives.

**public issue**

A subject or question of widespread public interest relating to management of the National Forest System. (36 CFR 219.23 NFMA Regulations)

**Q**

No "Q" terms

**R****R-5**

The Pacific Southwest Region of the U.S. Forest Service.

**RVD**

See Recreation Visitor Day.

**RX**

See prescription.

**raptor**

Bird of prey. Examples include hawks, owls, falcons, and eagles.

**rare species**

One that, although not presently threatened with extinction, is in such small numbers throughout its range that it may be endangered if its environment worsens.

**rate-of-return**

Rate of interest at which the net discounted benefits equal the net discounted costs. (Internal rate-of-return is a similar measure appropriate to private firms.)

**real dollar value**

A monetary value which compensates for inflation.

**reconstruction**

Any modification, improvement, or renovation of an existing facility.

**recovery species**

Federally listed threatened or endangered wildlife and fish species for which an objective has been set to raise the population to a viable level.

**Recreation Visitor Day (RVD)**

Twelve (12) hours of recreation use in any combination of persons and hours, i.e., one person for 12 hours, three persons for 4 hours, etc.

**resource element**

A major category of activity required to accomplish the Forest Service mission. The eight resource elements are: recreation, wilderness, wildlife and fish, range, timber, water, minerals, and human and community development.

**responsible line officer**

The Forest Service employee who has the authority to select and/or carry out a specific planning action. (36 CFR 218.3 NFMA Regulations.)

**restoration**

Work necessary to restore a facility to the original construction standard or to repair to an acceptable condition any damage resulting from natural causes which exceeds that normally occurring for the area and not anticipated or provided for in the annual maintenance plan.

**retention**

See visual quality objectives.

**retrofit**

The installation of a later control device to replace parts of an existing facility with newer, improved components.

**right-of-way**

An accurately located land area within which a user may conduct operations approved or granted by the landowner. May also refer to a permit, easement, lease, license, or Memorandum of Understanding (MOU) used to authorize the land use.

**right-of-way acquisition**

Acquiring rights-of-way for Forest Service use of lands owned by others.

**right-of-way grant**

Rights-of-way granted to others to use national forest land in the manner specified.

**riparian area**

Land situated along the bank of a stream or other body of water and directly influenced by the presence of water, e.g., streambanks, lake shores, etc.

**rip rapped**

Refers to the installation of rock or cobble for soil stabilization.

**S****SEZ**

Stream environment zone. Land area influenced by a water course including the stream, the area of riparian vegetation, the flood plain, and areas of high ground water.

**SISTHP**

Secretary of the Interior's Standards for the Treatment of Historic Properties

**scoping process**

Process used to identify issues and concerns which are within Forest Service authority to resolve.

**sedimentation**

The transporting and disposition of detached soil and rock material by concentrated flows of water.

**Selected Alternative**

FEIS the alternative which was chosen by the Forest Supervisor to be the alternative to be implemented on the 64 acre site. The Selected Alternative was based on the analysis documented in the RDEIS.

**sensitive species**

Species identified by the Regional Forester for which population viability is a concern.

**sensitivity level**

A particular degree or measure of viewer interest in the scenic qualities of the landscape.

**seral**

A biological community which is a developmental, transitory stage in an ecologic succession.

**SHPO**

California State Historic Preservation Officer and staff.

**slash**

The residue left on the ground after timber cutting, or after storms, fire, etc. It includes unused logs, uprooted stumps, broken stems, branches, twigs, leaves, bark, and chips.

**snag**

A standing dead tree from which the leaves and most of the branches have fallen.

**social category**

People with a common social characteristic such as age, nationality, occupation, hobby, interest, or educational level.

**social group**

People who cooperate to pursue common interests and/or attain mutual goals.

**social impact**

Changes in social or cultural conditions that directly or indirectly result from a Forest Service program, project, or activity.

**social impact analysis**

The social component of the environmental analysis process; a systematic effort to determine how present programs or proposed actions affect the human environment.

**social organization**

The structure of a society described in terms of roles, relationships, norms, institutions, and/or community cohesiveness and stability.

**social value**

A shared standard of preference or desirability, as wealth, beauty, good health, honesty, or privacy.

**social variable**

A social or cultural element such as population size, employment, opinion on an issue, crime rates, satisfaction with community life or recreation-use patterns, that can be evaluated at different times or places to show the effects of a Forest Service action.

**soil resource inventory**

The systematic examination, description, classification and mapping of soil.

**Special Interest Area (SIA)**

Areas established and managed for their unique special feature. They include geological, historical, archaeological, botanical, and other memorable features.

**special-use permit**

A permit authorizing the occupancy and use of National Forest land in the manner specified.

**stand**

A community of trees or other vegetation which is sufficiently uniform in composition, constitution, age, spatial arrangement, or condition to be distinguishable from adjacent communities and to thus form a management entity.

**standard**

A principle requiring a specific level of attainment, a rule to measure against.

**STPUD**

South Tahoe Public Utility District.

**succession**

The gradual supplanting of one plant community by another as the site changes over time until the climax community is reached.

**suitability**

The appropriateness of applying certain resource management practices to a particular area of land, as determined by an analysis of the economic and environmental consequences and the alternative uses foregone. A unit of land may be suitable for a variety of individual or combined management practices. (36 CFR 219.3 NFMA Regulations).

**T****T & E**

Threatened and endangered species. See separate listings.

**TRPA**

Tahoe Regional Planning Agency - an agency established by California and Nevada, ratified by the Congress in PL 96-551, to plan for and regulate activities in the Lake Tahoe Basin.

**TRPA Regional Plan**

Refers to the Regional Plan of the Tahoe Regional Planning Agency.

**TRPA threshold**

See threshold.

**target**

A statement used to express planned results to be reached within a stated time period.

**threshold**

An environmental standard necessary to maintain a significant scenic, recreational, scientific, or natural value of the region or to maintain public health and safety within the region.

**threatened species**

Any species which is likely to become an endangered species within the foreseeable future and which has been designated in the Federal Register as a threatened species; or listed by a state.

**tiering**

Refers to the practice of covering general matters in broader environmental impact statements which are subsequently incorporated by reference into narrower environmental impact statements or environmental analyses, allowing them to concentrate solely on the issues relevant to a specific project.

**tradeoff**

The impact on an output or cost caused by changing another output or cost.

**trail**

A general term denoting a way for purposes of travel by foot, stock, or trail vehicle having a width less than 40 inches.

**U****USGS**

United States Geological Survey.

**unavailable**

Lands not available for timber regulation since they have been withdrawn by the Chief or higher authority.

**understory**

Low-growing vegetation (herbaceous, brush or reproduction) growing under a stand of trees. Also, that portion of trees in a forest stand below the overstory.

**Undertaking**

Any project, activity or program that can result in changes in the character or use of historic properties, if any such historic properties are located in the area of potential effects.

**Urban Interface**

A Fire Management Analysis Zone (FMAZ) including or adjacent to urbanized areas in the basin. Also, the area of land for which management is influenced by its proximity to a community.

**V****VIS**

Visitor Information Service.

**VMT**

Vehicle miles traveled.

**VQO**

See visual quality objective.

**VQI**

See visual quality index.

**variety class**

A classification system with three visual landscape categories:

1. Distinctive (Variety Class A) -- Unusual and/or outstanding landscape variety that stands out from the common features in the landscape.
2. Common (Variety Class B) -- Prevalent, usual, or widespread landscape variety; also refers to ordinary or undistinguished visual variety.
3. Minimal (Variety Class C) -- Little or no visual variety in the landscape; monotonous or below average compared to the common features in the landscape.

**viable populations**

Populations of reproductive plants or animals of sufficient numbers and distribution to assure perpetuation of the species in perpetuity.

**Visual Absorption Capability (VAC)**

The ability of the landscape to withstand management manipulation without significantly affecting its visual character. Rated as high, moderate, and low.

**visual condition level**

A measure of the degree of human-caused alteration of a landscape from its natural condition. The amount of alteration defined by each level is as follows:

- I - Pristine, no trace of human activities; only alteration from natural ecological processes.
- II - Evidence of management activities is not detectable by the average viewer.
- III- Effects on the landscape of management activities are visible but remain visually subordinate to the characteristic landscape.
- IV - Landscape alterations caused by management activities visually dominate the characteristic landscape but vegetative and land form alterations must borrow visual characteristics that naturally occur within the surrounding area.
- V - Effect of human activities visually dominate the natural landscape, but the visual characteristics of the alteration must appear to be of natural occurrence only when viewed in the background. When seen in the foreground or middleground, they may not appear at all natural.
- VI - Landscape alterations totally dominate the natural landscape and appear unnatural when viewed at any distance and in stark contrast to surrounding natural features.

**visual quality index**

A numerical rating of scenic quality that reflects both the condition of the landscape and the acreage of land in each of the six condition levels ranging from Type I which appears to be untouched by human activities to Type VI where changes in the landscape appear to be drastic disturbances and are in glaring contrast to the natural appearance.

**visual quality objective (VQO)**

A set of measurable maximum levels of future alteration of a characteristic landscape. The levels are:

1. Preservation -- Ecological change only here.
2. Retention -- Human activities are not evident to the casual forest visitor.
3. Partial Retention -- Human activity may be evident but must remain subordinate to the characteristic landscape.
4. Modification -- Human activity may dominate the characteristic landscape but must, at the same time, follow naturally established form, line, color, and texture. It should appear as a natural occurrence when viewed in foreground or middleground.
5. Maximum Modification -- Human activity may dominate the characteristic landscape but should appear as a natural occurrence when viewed as background.
6. Enhancement -- A short term management alternative which is done with the express purpose of increasing positive visual variety where little variety now exists.

**visual quality objective, initial**

A visual quality objective developed from an inventory which followed the standard Forest Service procedures outlined by Agricultural Handbook 462 and Regional FSM 2380 supplements. It sets a goal for how the landscape should look based on predictions of the amount of landscape alteration that would be generally acceptable to the public. It is developed without consideration of other competing resource values.

The initial VQO is derived by combining indexes quantifying the public's concern for scenic quality (sensitivity level); the diversity of natural features (variety class); and distance zones (foreground, middleground and background).

Initial VQO is not current landscape management direction. FSM 2300, Supplement 147 specifies that they will be used as management guidelines prior to approval of a forest plan, wherever landscape management is not cover by existing unit plans.

**visual variety class**

A measure of the inherent potential of the landscape for scenic value, based on the premise that greater diversity in landscape features increases the natural scenic quality. The three variety classes are:

- Class A (distinctive) - Areas with landforms, water features, vegetative patterns or rock formations that create a landscape of unusual and outstanding visual quality.
- Class B (common) - Areas with landscape features that provide an average amount of variety and create a landscape that is common to the area.
- Class C (minimal) - Areas with little change in their landscape features and thus with little scenic quality.

**W**

**water bar**

Any structure used to divert or control runoff and erosion.

**water rights**

The legal right to use water.

**watershed**

The entire area that contributes water to a drainage system or stream.

**watershed association**

A grouping of watersheds.

**Water Quality Plan 208**

A federal Act, PL 92-500 providing for a planning process dealing with water quality protection. The State of California and the TRPA both have developed "208" plans; to date the State of Nevada has not.

**water yield**

The total amount of water coming from an area of land, commonly a watershed, over a given period of time.

**wetlands**

An area at least periodically wet or flooded, where water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface, e.g., bogs and marshes.

**wilderness**

Briefly, under the Wilderness Act of 1964, wilderness:

- is undeveloped Federal land without permanent improvements or human habitation; is protected and managed so as to preserve its natural conditions;
- has outstanding opportunities for solitude or primitive recreation;
- has at least 5,000 acres or is of sufficient size to make practical its conditions; and may contain features of scientific, educational, scenic, or historical value, as well as ecologic and geologic interest.

**wildfire**

An unplanned fire requiring suppression action.

**Wildlife and Fish Habitat Relationships (WFHR)**

A system for organizing information about wildlife and fish species, their habitats, and relationships between them which is used in land and resource management planning to set standards and guidelines, evaluate species and habitat diversity, identify special habitat needs, etc.

**wildlife habitat diversity**

The distribution and abundance of different plant and animal communities and species within a specific area.

**Wildlife Habitat Relationship**

A multiagency program developed to provide land managers with qualitative and quantitative information regarding the responses of wildlife species to land management activities.

**window**

A critical segment of terrain through which rights-of-way could pass in traversing from points of origin to destination.

**X**

**No 'X' terms**

**Y**

**No 'Y' terms**

**Z**

**No 'Z' terms**

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**TALLAC HISTORIC SITE**  
**Management Plan**

June 2, 1992.

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## PURPOSE

This Management Plan has been assembled to identify, control and monitor the most critical problems within the Tallac Historic Site.

Visitation to the Tallac Site has dramatically increased from several thousand visitors annually in 1980 to over 100,000 in 1990. In order to ensure the preservation of the historic values and ambiance, and the protection of the historic and architectural qualities of the grounds and structures, new construction, rehabilitation and restoration projects will conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (1992) and Sections 110 and 106 of the National Historic Preservation Act.

Forest Service management for the Site is consistent with direction found in the LTBMU Land and Resource Management Plan, Tallac Master Plan ROD/FEIS, Tallac Historic Structures Report and conditions set forth in the current Special Use Permit and Memorandum of Understanding (MOU-5-92-19-016) between the Tahoe Tallac Association and the Forest Service for partial use of the Site.

## MANAGEMENT DIRECTION

### I. GENERAL OPERATIONS

The Site will be developed and managed to enhance interpretive, cultural and recreational activities while preserving its historic values and protecting any threatened and endangered species. Management will strive for a balance between preservation, use, and adaptability while maintaining the integrity and serenity of the area.

- a. Management for the Tallac Historic Site will be headquartered at the Baldwin Estate.
- b. The Site will operate as a year-round, day/evening use area. Overnight occupancy/camping is prohibited. (Exceptions: Nevada Air National Guard, Tallac Restoration Volunteers, FS housing). Most public facilities will be closed for the winter. Facilities will be open, at the discretion of the Forest Service, in coordination with any Special Use Permit holders.
- c. Interpretive, natural and cultural history activities, as well as cultural arts activities, will be provided. Off-season, educational activities may be developed. Visitors will be encouraged to enjoy and appreciate the charm and relative isolation of the area.
- d. Winter visitation to the site, by foot, cross-country skiing or snowshoeing will occur. Parking for these activities will continue along Highway 89 or at the Taylor Creek Snow Park. Kiva parking lot will be closed for the winter season. Valhalla parking will be plowed only for scheduled events. Forest Service environmental education programming, such as "Winter Trek", will continue during the off season and will take precedence over other scheduling options.

e. Distinct habitats, such as the Pope arboretum, the natural forested areas with old growth trees, and threatened and endangered species throughout the Site will be managed to assure minimum public use impact. Corrective measures to protect these concerns will be taken as necessary.

f. The individual Estates will be managed for use as defined in the Tallac Master Plan 1989 and updated in the Tallac Master Plan FEIS, 1994.

g. Monitoring Reports for environmental and cultural impacts will be completed and evaluated annually.

h. The Americans with Disabilities Act of 1990 (ADA) and the Uniform Federal Accessibility Standards (UFAS) will be addressed wherever appropriate.

i. Outdoor ceremonies, such as but not limited to weddings, baptisms, christenings, religious ceremonies, etc., will not be allowed on the Estate grounds.

j. Consumption of alcoholic beverages on the Site will be monitored for effects on the grounds and structures.

## II. PRESERVATION OF HISTORIC INTEGRITY

The historic integrity of both the grounds and the structures as identified in the National Register Statement of Significance will be maintained and preserved. Guidelines will adhere to the themes and historic contexts identified therein. Problems identified for monitoring their impact on the historic significance of the Site include, but are not limited to, the damage to the interiors of the historic buildings, impact to natural and landscaped vegetation, noise pollution, traffic and parking.

a. An Operations Plan and Maintenance Plan will direct the operations and maintenance of the Site. Routine maintenance will be conducted and approved preservation products applied. Maintenance projects will include guidelines delineated in the Historic Structures Report.

b. An annual condition survey of structures and grounds will be conducted prior to June 30th of each year by Site personnel. Monitoring will occur throughout the year. Problems will be evaluated and corrected as necessary.

c. The site manager shall at his or her discretion prohibit the use or access to certain properties or areas within the site in order to ensure the preservation of the site.

d. The Forest Service will coordinate all projects occurring at the Site.

e. Existing erosion problems will be corrected by delineating trails, installing steps, revegetating etc.

1. Trail systems throughout the Site will be improved, rerouted, and/or reestablished.

2. "Footprint trails" to view the interiors of closed or non-staffed buildings will be constructed to control foot traffic and protect the vegetation.

3. Steps and/or stairs will be constructed in areas where undesirable foot traffic has caused or accelerated erosion. Some eroded areas may be landscaped and/or revegetated as an alternative.

4. Specific areas will be landscaped to control foot and/or vehicular traffic.

f. Irrigation systems for the individual Estates will be designed and installed.

g. Native species will be planted to screen and obscure contemporary visual intrusions such as propane tanks, non-historic fencing and administrative uses.

h. Music and noise levels must meet TRPA standards to respect the rights of the general public enjoying the serenity of both the site and Camp Richardson. Amplified music and public address systems will be restricted to the interior of the buildings, excluding previously agreed upon exceptions, i.e. Bluegrass concert on Valhalla lawn.

i. All types of and methods for decorating the buildings will be authorized by the Forest Service. Nails, staples, and/or tape of any kind will not be used. All decorations and signing must be removed immediately after an event.

**\*Footprint trails:** Dirt paths, no wider than 24", cleared of vegetation. May or may not be defined by rock outlining.

### III. HEALTH AND SANITATION

a. Safety and building codes will be followed to the extent feasible.

b. Hazard trees will be removed in affected areas and planted with disease resistant trees or shrubs. During the highest wind seasons, i.e. fall and winter, scheduling may necessitate indoor activities and possible periodic closures.

c. Drinking fountains, designed to fit with the historic surroundings, will be installed at convenient locations.

d. Rest benches and trash receptacles, designed to fit with the historic surroundings, will be placed at appropriate sites.

### IV. FIRE AND SAFETY

Fire protection for the historic buildings, landscaping and natural forested areas, and visitor and employee safety will be the primary considerations in planning and implementing programs and projects.

a. Buildings will be inspected for public safety on an annual basis by the Forest Service and the Lake Valley Fire Department.

b. Adequate fire extinguishers will be provided and maintained. A map with the location of extinguishers and Exit signs will be posted in a conspicuous place in each building.

c. Fire alarms systems may be installed as funding allows. They will be monitored on a regular basis.

d. Exit doors to public facilities will be unlocked at opening and relocked at the closing of the day/event.

- e. After restoration, existing historic fireplaces and/or wood stoves may be used at the discretion of the Forest Service.
- f. The fire lane, forming the circle drive on the south side of Valhalla will be kept clear at all times.
- g. The maximum allowable occupancy for each building will be posted: one occupant per fifteen square feet, as per the Uniform Building Code, Table 33A.
- h. A Fire Plan identifying the locations of fire tools, evacuation routes, dispatch procedures etc. will be available and updated as needed. Pertinent information of individual buildings will be posted therein.
- i. NO SMOKING signs will be posted in visible places inside all buildings open to the public.
- j. Bike path speed controls will be established to allow all visitors to enjoy the Site.
  - 1. Access on roads and bike paths, to and within the Site, will be controlled by signing and law enforcement.
  - 2. Speed dips at the entrances to the Site's bike path may be installed and signed "WHEELED VEHICLES, SLOW TO WALKING SPEED", for visitor safety. The bike path along Highway 89 will be signed "BIKE ROUTE".
  - 3. The trail system throughout the Site and to individual buildings will be defined and improved. The current walking trail will be redesigned to establish a loop through the Estates.
  - 4. Foot trails will be signed "WALK YOUR BIKE" and covered with wood chips to discourage bike riding. Some trails will be left free of chips to maintain access for disabled persons.
  - 5. Bike and walking paths will be monitored regularly for visitor safety and deficiencies and/or problems addressed and corrected.
- k. An analysis of shoreline boat docking and possible offshore motorized water vessel restrictions will be pursued, focusing on noise and visitor safety, and on the serenity and quietude of the site.
- l. Historically appropriate exterior lighting may be installed and maintained for security and public safety.

#### **IV. SECURITY**

Security and protection for the preservation of the Site may be provided as funding allows.

- a. Intrusion Alarm Systems may be installed as appropriate.
- b. Uniformed, on-Site caretakers may be re-established as funding allows to monitor targeted issues, report CFR violations, provide continuity and presence on the Site etc. Volunteers residing on Site will be encouraged to continue patrolling after-hours. Site personnel will be advised on law enforcement and safety procedures.

- c. Evening patrol periods may be initiated.
- d. Interagency cooperative protection programs will be encouraged.
- e. Locking bike racks will be considered for installation at each of the Estates to prevent theft.

## V. SCHEDULING ACTIVITIES AND EVENTS

The Site use will be balanced with visitor capacities to maintain the historic values and for management control. Scheduling of events, tours, hours and days open to the public etc., will be carefully monitored and subsequently enforced. Capacities have been set by acceptable PAOTs (i.e. Final Environmental Impact Statement for the Tallac Historic Site Master Plan, 1994) and/or Fire Department restrictions.

- a. Due to heavy use of the beach area during low lake level years, programming of events may be limited to after 3:00 p.m. from June 1 through September 5 to avoid exceeding identified 525 PAOT (Persons At One Time) capacity of the site.
- b. Due to the nature of the Site, and its joint use with a permittee, the Forest Service will be consulted before scheduling any public events so that Site PAOTs (525) are maintained and events are not conflicting.
- c. No simultaneous events will be scheduled for an individual estate. Events which may occur simultaneously at the different Estates will be discussed with the Forest Service prior to scheduling.
- d. No simultaneous Special Events\* will be scheduled on the Site. Special Events will be limited to two daytime and/or one evening event(s) per month to maintain the integrity of the Site environment, including heritage resource and biological concerns.
- e. All special events will be subject to Forest Service approval, and will be encouraged to take place during low public use periods.
- f. Activity within designated structures and/or grounds areas will be limited, to control damage resulting from the increased use.
- g. Numbers and sizes of tours of the Pope Estate may be limited to five tours per day except during special events. No more than 15 people per tour.

\*Special Events are those events which are intended to attract more than 525 persons at one time (PAOT) to the entire site.

## VII. PARKING AND TRAFFIC CONTROL

The Tallac Site attracts nearly 150,000 visitors annually, most of which arrive by motorized vehicles. The grounds contribute to the historic integrity of the site and contemporary moving and parked vehicles are inconsistent with the Site's significance. Traffic and parking for both public and administrative uses have been on-going problems.

- a. Alternative forms of transportation will be promoted. A partnership or arrangement with the hotels/motels presently utilizing a shuttle system may be investigated. Car pooling will continue to be encouraged.
- b. Shuttles and/or alternate parking arrangements are required when parking is expected to exceed available capacity.
- c. The Forest Service administrative parking lot at the Pope Estate will be unavailable for public use until Forest Service uses are relocated.
- d. Pay parking lots may be considered to manage PAOT's.
- e. Vehicular traffic will be controlled through scheduling, signing and landscaping. Boulders or another fencing/barrier system, from Highway 89 to Valhalla and from the Kiva entrance 'Y', will be installed along the roadside.
- f. Recreation vehicles belonging to restoration volunteers will park in the lot designated for AD parking.
- g. In the event the Valhalla Boathouse Theater is operating prior to the relocation of the administrative uses of the Site, item "b" above will require proof of compliance.
- h. FS administrative parking will be available at the administrative parking lot south of the Pope garage and barn. Baldwin (McGonagle) and Pope barracks residents will park in the administrative lot south of the Pope barn and garage.
- i. Parking is limited to asphalted, designated (lined) spaces.
- j. Vehicles within the Site will, at all times, heed the 15 MPH speed limit and yield the right-of-way to visitors.
- k. The Valhalla Pier is currently unavailable for boat-in access until necessary repairs can be made. At such time, a one hour tie-up limit will be in effect. Longer docking arrangements must be made elsewhere.

## **VI. SIGNING**

Signing is essential for good interpretation, and to establish continuity, maintain integrity, control foot and vehicular traffic and give directions.

- a. A uniform Sign Plan addressing directional, institutional, interpretation and other Site specific concerns will be designed and implemented as funding allows.
- b. Signing will be historically appropriate in design to period, style, material, etc. All signs will be designed and implemented within the Sign Plan guidelines.
- c. No signs or advertising devices will be erected on the Site without prior approval by the Forest Service. Erected signs will be maintained or renewed as necessary to neat and presentable standards, as determined by the Forest Service.
- d. Maps and 'you-are-here' signs may be considered for distribution, along with returnable brochures.

**e. Highway 89 signing will be changed to "TALLAC HISTORIC SITE". Picnicking and beach use will be allowed but not encouraged.**

**f. Kiosks will contain pertinent and appropriate materials. No material is to be tacked, nailed, or otherwise posted to the exteriors of the kiosks. All requests to post information in the kiosks must be directed to the Forest Service.**

**THE SECRETARY OF THE INTERIOR'S  
STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (1992)**

There are standards for four distinct, but interrelated, approaches to the treatment of historic properties - **Preservation, Rehabilitation, Restoration, and Reconstruction**. **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time (Protection and Stabilization have been consolidated under this treatment). **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. **Restoration** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods. **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

**Choosing an appropriate treatment for a historic property, whether preservation, rehabilitation, restoration, or reconstruction is critical. This choice always depends on a variety of factors, including the property's historic significance, physical condition, proposed use, and intended interpretation (USDI, National Park Service: The Secretary of the Interior's Standards for the Treatment of Historic Properties 1992).**

**Standards For Preservation**

1. A property shall be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property shall be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property shall be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their right shall be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples or craftsmanship that characterize a property shall be preserved.
6. The existing condition of historic features shall be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material shall match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

### **Standards For Rehabilitation**

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **Standards For Restoration**

1. A property shall be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period shall be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period shall not be undertaken.

3. Each property shall be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods shall be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period shall be preserved.
6. Deteriorated features from the restoration period shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period shall be substantiated by documentary and physical evidence. A false sense of history shall not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
9. Archaeological resources affected by a project shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
10. Designs that were never executed historically shall not be constructed.

#### **Standards For Reconstruction**

1. Reconstruction shall be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location shall be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures shall be undertaken.
3. Reconstruction shall include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction shall be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property shall re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction shall be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically shall not be constructed.

**AMENDMENT**  
**to the**  
**BIOLOGICAL EVALUATION**  
**for the**

**TALLAC HISTORIC SITE MASTER PLAN**

**LAKE TAHOE BASIN MANAGEMENT UNIT**

Prepared by:

*K M Erwin*

**KATHRYN M. ERWIN**  
**Forest Wildlife Biologist**

Date:

7 Jan 94

This amendment to the Biological Evaluation (BE) for the Draft Environmental Impact Statement for the Tallac Historic Site Master Plan (Tallac DEIS) is being prepared to update the BE since its last revision in March, 1993. The amendment is necessary to document current information that is pertinent to the decision making process. The Final Environmental Impact Statement is being prepared and is expected to be completed in 1994.

Items addressed in this amendment include changes in the following sections of the Tallac DEIS BE (see attachment):

- II. Nearby, Reasonably Foreseeable and Past Projects and Activities
- II. Description of the Proposed Action and Alternatives
- III. Consultation
- VII. Determination

### **Nearby, Reasonably Foreseeable and Past Projects and Activities**

The proposed Taylor Creek Wildlife Viewing Platform mentioned in the March, 1993 analysis was built in September, 1993. A biological assessment was written and informal consultation with the United States Fish and Wildlife Service (USFWS) was conducted. It was determined that, "the project may affect, but is not likely to adversely affect, the bald eagle or its habitat," (USDA 1993). The USFWS Service concurred with the determination provided that the mitigation measures identified in the document were followed. Mitigation measures common to both projects include: 1) No noise generating activities between October 15 and March 15, 2) No use of the facilities between November 1 and March 15 for the Boathouse Theater and between November 1 and Memorial Day for the Wildlife Viewing Platform, 3) Continued monitoring of bald eagle use of the area.

An additional project has been proposed in the Tallac area which will remove all bug infested, diseased and otherwise hazardous trees. Hazard tree removal is an ongoing process in the developed recreation sites, but severe Jeffrey Pine Beetle and root rot infestation has progressed to a point where a large scale analysis is necessary. This is mentioned in the March, 1993 Tallac DEIS BE, but does not reflect the severity of the current conditions. Large wintering eagle perch trees may be lost immediately, but in the long term, insect and disease suppression will provide for future recruitment of eagle perch sites.

### **Description of the Proposed Action and Alternatives**

The proposed action identified in the March, 1993 Tallac DEIS BE was Alternative 7, the Boathouse Theatre With Large Annex. This was the maximum development alternative, and analysis of this action reflected the "worse case scenario."

The current proposed action is now Alternative 4, Boathouse Theatre With Restrooms. This alternative proposes to convert the boathouse to a theatre, including restrooms, but does not include construction of the additional annex. This proposed action reflects less development and therefore less disturbance to the site.

**Consultation**

A new species list has been obtained from the Sacramento Endangered Species Office of the USFWS. The current list, dated September 17, 1993 (Reference No. 1-1-93-SP-959), identifies the same listed species as were identified previously in the March, 1993 Tallac DEIS BE.

Informal consultation regarding this ammendment was conducted on January 6, 1994 with Ken Sanchez of the USFWS.

**Determination**

The determination of effects to the bald eagle in the March, 1993 Tallac DEIS BE has been changed. The proposed action will not remove or degrade any habitat for bald eagles. The proposed project is approximately one-half mile from the Taylor Creek bald eagle wintering area. There will be no use of the proposed community theater during the critical winter use period. Eagle use of the area will continue to be monitored and consultation will be reinitiated if the monitoring indicates that eagle use is negatively affected within 0.25 mile of the proposed boathouse theatre.

It is my determination that the Tallac Historic Site Master Plan proposed action will not affect the bald eagle or its habitat.

**BIOLOGICAL EVALUATION**  
for the  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT**  
for the  
**TALLAC HISTORIC SITE MASTER PLAN**  
**LAKE TAHOE BASIN MANAGEMENT UNIT**

Prepared by: Donald Grande Date prepared May 19, 1992  
District Wildlife Biologist  
Eldorado NF, Pacific RD

Wm O'Day Date updated March 19, 1993  
Community Planner  
Lake Tahoe Basin Management Unit

Z M Green Date signed 7 Jan 94  
Forest Wildlife Biologist  
Lake Tahoe Basin Mgmt Unit

**Biological Evaluation  
for  
Tallac Historic Site Master Plan**

## **I. INTRODUCTION**

The purpose of this biological evaluation (BE) is to determine the effects of the proposed Forest Service action and alternatives for the Draft Environmental Impact Statement for the Tallac Historic Site Master Plan, Lake Tahoe Basin Management Unit, on species listed as threatened, endangered, or proposed for listing by the U.S. Department of Interior Fish and Wildlife Service (USFWS) and species designated as sensitive by the Regional Forester. This BE is prepared in accordance with legal requirements set forth under Section 7 of the Endangered Species Act of 1973 {19 U.S.C. 1536[c]} (USFWS), and follows standards established in the U.S. Department of Agriculture Forest Service Manual (FSM 2672.42). The BE provides a process through which federally proposed, threatened, and/or endangered species receive full consideration in the decision making process. For sensitive species, this document will evaluate whether the proposed action will result in a trend towards federal listing as threatened or endangered by USFWS.

## **II. DESCRIPTION OF PROJECT**

### **Location**

The Tallac Historic Site Master Plan project is located on the California side of the Lake Tahoe Basin, in the south shore region adjacent to the shoreline of Lake Tahoe. The proposed project area is entirely within the Fallen Leaf Management Area as identified in the U.S. Department of Agriculture, Land and Resource Management Plan for the Lake Tahoe Basin Management Unit (USDA 1988c) (from now on referred to as the Forest Plan). The management prescription assigned to the area is Prescription 1, Developed Recreation.

The project area encompasses approximately 74 acres, and includes parts of Township 13 North, Range 17 East, Southeast 1/4, Section 25, Mount Diablo Baseline and Meridian. All of the affected estates are on the National Register of Historic Places. East of the project area lies the Camp Richardson Resort, Jameson Beach subdivision, and Pope Beach and Pope Marsh, which is a wildlife sanctuary, and west is Kiva and Baldwin beaches, the Forest Service Visitor Center, and the designated bald eagle winter foraging area at Taylor Creek. Taylor Creek and Baldwin marshes, also in the vicinity, provide important wildlife habitat.

### **Background Information**

The trees at the Tallac Historic Site, on the shores of Lake Tahoe, are mixed conifers with numerous large Jeffrey and ponderosa pine. These trees were unaffected by the clearcutting of the late 1800's, as Elias "Lucky" Baldwin preserved trees on his private land by the lake, now National Forest, in the vicinity of his now-razed Tallac Hotel. Insects and disease, and the low water table due to the six-year drought, have affected Tallac's stands, including the large trees, in recent years. Many of the standing dead trees are removed due to the safety hazards they pose to the recreation use in the area.

The Tallac Historic Site has three estates and their outbuildings which are listed on the National Register of Historic Places. A popular bike trail runs through the site. For more information on the affected

environment of the Tallac Site, reference the Tallac Historic Site Master Plan Draft Environmental Impact Statement (USDA 1993.d).

### **Nearby, Reasonably Foreseeable and Past Projects and Activities**

The proposed project is located within two miles of the Spring Creek Summer Home Tract - Camp Shelly Hazard Reduction Project (Spring Creek-Camp Shelly). The Tahoe Mountain Hazard Reduction project, in the Fallen Leaf Lake/Tahoe Mountain vicinity, is also within one mile of the Tallac Site.

The Spring Creek-Camp Shelly Project is 495 acres and 3.8 million board feet (MMBF) is planned for harvest beginning in 1993. A Cumulative Effects Analysis (CEA) for the California Spotted Owl was completed for this project. It was determined that existing spotted owl habitat would not be modified by the project. For more information, see the Environmental Assessment, Spring Creek Summer Home Tract - Camp Shelly Reduction Project (USDA 1992b).

The proposed action for the Draft Environmental Assessment, Tahoe Mountain Hazard Reduction Project proposed project (USDA 1993b) includes approximately 1,500 acres which 21 MMBF of timber and cull is planned for removal. Owl surveys conducted for this proposed project resulted in no detections. The proposed project is planned to be implemented during 1994. For more information, see the Draft Environmental Assessment, Tahoe Mountain Hazard Reduction Project (USDA 1993b).

Reasonably foreseeable future actions in the Pope Baldwin area include development of a Taylor Creek Wildlife Viewing Platform, overlooking the bald eagle wintering area, and a sizeable Washoe Cultural Center, in the Taylor Creek parking lot across Highway 89 from the Visitor Center. Highway 89's bridge over Taylor Creek will be replaced by the California Department of Transportation with a larger structure in the summer of 1994.

Within the last five years, active timber harvest, primarily of small white fir, has occurred at the Tallac Site and at the adjacent Kiva Beach and picnic area. Many of the standing dead trees at Tallac and nearby recreation areas are removed due to the safety hazards they pose to recreationists.

There is currently a high level of summer and fall visitor use in the Taylor Creek area near the proposed project and moderate visitor use of the project area itself. A Kokanee Salmon Festival is held annually in the Taylor Creek Visitor Center vicinity during the first weekend in October. This activity has attracted from 10,000 to 15,000 visitors. In addition, the Taylor Creek Stream Profile Chamber attracts approximately 30,000 people during October to view the spawning salmon.

The Profile Chamber, Visitor Center, and most of the Tallac Site structures are not open to the public between November and May, although the public is not prohibited from skiing, walking, biking, skating, etc., on the grounds. In recent years there has been an increase in winter use of the Kiva/Tallac area due largely to cross country skiing or lack of snow during the drought that facilitated access and parking availability. Public parking is not allowed within the project area except for scheduled events. (A public parking lot is located outside the project area near the Baldwin Museum.) Snow plowing of roads and parking for administrative access occurs regularly in the winter, due primarily to the access needed for the year-round Forest Service barracks and Baldwin Museum office space, and holiday parties at Valhalla. Further, a Winter Trek Environmental Education Program, a Forest Service program for local school children, operates approximately three days per week out of Valhalla. Public parking is not plowed, and consequently the public must park along Highway 89 and at Camp Richardson resort. Some members of the public do park, without permission, in the administrative spots. In recent years, the Visitor Center parking lot was plowed as a Snow Park facility, but that plowing was discontinued in the 1992-93 season. A Snow Park is plowed across Highway 89 from the Visitor Center, at the Taylor Creek parking lot.

In addition, sleigh rides in the Camp Richardson area are offered during the winter whenever there is snow on the ground. Such sleigh rides are sometimes offered to the Christmas parties at Valhalla, and the sleighs drive to Valhalla, along the bike trail, and to Kiva. As knowledge of the wintering bald eagle population becomes better known, visitors have come to the area specifically to view bald eagles.

### **Description of the Proposed Action and Alternatives**

**Background:** The 1980 Master Plan for this area projected use at 294 people at one time, although in 1990, actual use was estimated at 600 to 650. The proposed action would change the acceptable level of use in the project area to 520 people at one time, the majority of which would visit during the summer months. Use of the proposed theater and surrounding project area would occur in all seasons, although use would be diminished in the winter.

*Alternative 1: (No Action)* This alternative would manage the Tallac Historic Site in its current (1993) condition. No action or activity would take place to restore or further improve the facilities on the site. All buildings would be retained and stabilized. There would be no further adaptive uses of facilities or site development as described in the 1989 Master Plan. The existing site development consisting of the bike trails, access roads to the parking areas, and the existing facilities would remain. Public activities currently being implemented would also remain, including the Baldwin Museum, special events, self guided interpretive exhibits, guided tours and living history. Tahoe Tallac Association activities authorized under special use permit would continue. No additional parking spaces would be constructed. Current administrative parking lot would be utilized by the public to mitigate present parking problems. Lights and necessary shuttle busses would be provided. Relocation of current administrative parking would be necessary. Some large special events would be permitted on site. No landscape management except for erosion control measures and vegetative stabilization would be implemented on the site. Trees that die and become unsafe to visitors would be removed.

*Elements Common to All Action Alternatives:* Existing roads, trails, bike paths, buildings, and parking lots would remain. All buildings would be retained and stabilized or restored. The Pope Main House would be open for limited guided tours and living history interpretation during the summer. The Pope Estate boathouse, barn, and garage would be rehabilitated to accommodate public access to newly-developed historical transportation exhibits. The Forest Service administrative use now operating from the Pope Estate garage and parking area would be relocated, possibly as soon as 1996. The current administrative parking lot would be utilized by the public to mitigate present parking problems. Lights and necessary shuttle busses would be provided for Valhalla/Boathouse Theater events. Some large special events would be permitted. A landscape management plan would be developed which would return the grounds to their condition in 1900 by replacing vegetation that has been lost over time. When construction projects would occur and how long they would take to complete is currently unknown.

*Alternative 2: (Historic Preservation and Interpretation)* This alternative would focus on historic preservation and interpretation of the site and buildings to the circa 1900 period for a summer estate at Lake Tahoe. The visitors would participate in a "Sutter's Fort" type of living history experience. No additional parking spaces would be constructed.

*Alternative 3: (Boathouse Theatre)* This alternative would update the 1989 Master Plan direction including the conversion of the Valhalla boathouse to a small community theatre. No annex or restrooms would be added to the converted Valhalla Boathouse. The Valhalla Main House would be used as a support facility for the community theatre, including restrooms. Boathouse Theater events and Valhalla events will be mutually exclusive, i.e., events will not occur simultaneously in both structures. A total of 88 parking spaces would be provided by augmenting the existing 32 parking spaces with 13 new parking spaces and using the existing 43 space parking lot at the adjoining administrative site.

**Alternative 4: (Boathouse Theatre with Restrooms)** This alternative would update the 1989 Master Plan direction including the conversion of the Valhalla boathouse into a small community theatre. Restrooms would be included within the boathouse. No annex would be added. The Valhalla Main House would be used as a support facility for the community theatre. Boathouse Theater events and Valhalla events will be mutually exclusive, i.e., events will not occur simultaneously in both structures. A total of 88 parking spaces would be provided by augmenting the existing 32 parking spaces with 13 new parking spaces and using the existing 43 space parking lot at the adjoining administrative site.

**Alternative 5: (Boathouse Theatre With Addition)** This alternative would update the 1989 Master Plan direction including the conversion of the Valhalla boathouse into a theatre with a 1,300 square foot addition. The addition would include a lobby, wardrobe and dressing facilities, and storage. The Valhalla Main House would be used to provide restrooms and as a support facility for any additional theater needs. Boathouse Theater events and Valhalla events will be mutually exclusive, i.e., events will not occur simultaneously in both structures. A total of 88 parking spaces would be provided by augmenting the existing 32 parking spaces with 13 new parking spaces and using the existing 43 space parking lot at the adjoining administrative site.

**Alternative 6: (Boathouse Theatre With Addition and Restrooms)** This alternative would update the 1989 Master Plan direction including the conversion of the Valhalla boathouse into a theatre with a 1,300 square foot addition. Restrooms would be included within the Valhalla Boathouse. The addition would include a lobby, wardrobe and dressing facilities, and storage. Boathouse Theater events and Valhalla events will be mutually exclusive, i.e., events will not occur simultaneously in both structures. A total of 88 parking spaces would be provided by augmenting the existing 32 parking spaces with 13 new parking spaces and using the existing 43 space parking lot at the adjoining administrative site.

**Proposed Action -- Alternative 7: (Boathouse Theatre With Large Annex)** This alternative would update the 1989 Master Plan direction to include the conversion of the Valhalla boathouse into a community theatre. An annex of approximately 2,200 square feet would be added to the west side of the boathouse to provide for wardrobe storage, dressing rooms, restroom facilities, a ramp for access to the theatre stage, and ticket and concession sales. Linear lake front of the building would be increased by 48 feet. A courtyard of approximately 1,800 square feet would unify the exterior and provide a sheltered gathering area for theatergoers. Additional coverage of about 3,230 square feet would be used for the access ramp, planters, and steps. Another 2,300 square feet of temporary parking for loading would be installed on the east side of the boathouse. Boathouse Theater events and Valhalla events will be mutually exclusive, i.e., events will not occur simultaneously in both structures. A total of 88 parking spaces would be provided by augmenting the existing 32 parking spaces with 13 new parking spaces and using the existing 43-space parking lot at the adjoining administrative site. The bike path will be relocated to accommodate the annex and courtyard design.

### III. CONSULTATION

The Lake Tahoe Basin Management Unit (LTBMU) requested a species list from the Sacramento Endangered Species Office of the USFWS. This list was not a project specific list and covered the California side of the LTBMU. A species list dated December 22, 1992, (Reference No. 1-1-93-SP-218) was received from the USFWS listing bald eagle (*Haliaeetus leucocephalus*), American peregrine falcon (*Falco peregrinus anatum*), Lahontan cutthroat trout (*Oncorhynchus clarki henshawi*), and Truckee barberry (*Berberis sonnei*) as federally listed species that may occur within the Lake Tahoe Basin (Appendix B). There are no species proposed for listing that may occur in the Lake Tahoe Basin. According to the USFWS letter dated December 22, 1992, no critical habitat for bald eagle, American peregrine falcon, Lahontan cutthroat trout, and Truckee barberry is designated in the Lake Tahoe Basin. Informal consultation regarding the proposed project was conducted on May 19, 1992 with Phil Dietrich from the USFWS.

#### IV. CURRENT MANAGEMENT DIRECTION

##### Threatened, Endangered, and Proposed Species

As defined by the Endangered Species Act of 1973 (ESA), a threatened species is any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. An endangered species is any species which is in danger of extinction throughout all or a significant portion of its range, and proposed species are those that are proposed in the Federal Register by the USFWS to be listed as threatened or endangered. Section 7 of the ESA directs Federal departments and agencies to ensure that actions authorized, funded, or carried out by them are not likely to jeopardize the continued existence of any threatened or endangered species or result in the destruction or adverse modification of their critical habitat

The Forest Service is required to manage National Forest lands so that all existing native and desired nonnative wildlife, fish, and plants can maintain at least viable populations. Forest Service activities are to be conducted so as to avoid actions which may cause a species to become threatened or endangered (FSM 2670.12).

Current management direction is to manage National Forest system habitats and activities for threatened and endangered species to achieve recovery objectives so that special protection measures provided under the ESA are no longer necessary (FSM 2670.21).

One Federally listed threatened species occurs in the Lake Tahoe Basin, the Lahontan cutthroat trout (*Oncorhynchus clarki henshawi*), hereinafter, LCT. As stated in the USFWS Species List dated December 22, 1992, "the LCT are native to the Lahontan basin of Central Nevada and mid-eastern California. The present distribution of the LCT is restricted to a small number of lakes and streams. In California, LCT occupy less than 5 percent of their historic habitats." The following California lakes and streams in the Lake Tahoe Basin have been identified as candidate reintroduction sites for LCT in the California Department of Fish and Game's LCT Management Plan: Upper Truckee River, Big Meadows Creek, Saxon Creek, and Meiss Lake. These lakes and streams do not occur in the wildlife analysis area.

Three Federally listed endangered species occur in the Lake Tahoe Basin, the American peregrine falcon (*Falco peregrinus anatum*), bald eagle (*Haliaeetus leucocephalus*), and the Truckee barberry (*Berberis sonnei*). Nesting habitat for the peregrine falcon consists of "vertical cliffs with large potholes or ledges that are inaccessible to land predators." Preferably, "located near habitat that has a high avian prey population" (such as wetlands with large breeding populations of birds). "Peregrine falcons are known to forage near and occasionally within forested habitat types; however, it is not considered an essential habitat type for any stage of their life history." Suitable nesting habitat for the peregrine falcon is not present in the wildlife analysis area. To date, no sightings of peregrine falcons have been reported in the wildlife analysis area.

The bald eagle does occur in the wildlife analysis area and is discussed in depth later in the analysis.

The only known occurrence of the Truckee barberry is located along the Truckee River, in the town of Truckee outside the Lake Tahoe Basin. A portion of the the Truckee River occurs in the Lake Tahoe Basin from Tahoe City to the basin's boundaries, downstream toward the town of Truckee. Based on the restricted habitat, suitable habitat for the Truckee barberry does not occur in the analysis area and no sightings of this plant have been reported.

##### Forest Service Sensitive Species

Forest Service sensitive species are those plants and animals identified by the Regional Forester for which population viability is a concern. Concern is warranted by a downward trend in population

numbers, density, or habitat conditions that would reduce a species' existing distribution (FSM 2670.5). Sensitive species are managed so that Forest Service actions ensure that these species do not become threatened or endangered (FSM 2670.22).

Sensitive wildlife species that may occur in the Lake Tahoe Basin include: northern goshawk (*Accipiter gentilis*), California spotted owl (*Strix occidentalis occidentalis*), Sierra Nevada red fox (*Vulpes vulpes necator*), marten (*Martes americana*), and willow flycatcher (*Empidonax traillii*).

Habitat for the northern goshawk consists of older-age mixed coniferous and deciduous forest habitat. The habitat also consists of large trees for nesting, a closed canopy for protection and thermal cover, and open spaces allowing maneuverability below the canopy (USDA 1988a). Nesting activities extend from March through August (USDA 1992a). The wildlife analysis area does not include suitable primary habitat due to insufficient canopy closure. No sightings are recorded for the area. Potential secondary habitat does occur, and the open canopy would allow unrestricted goshawk movement through the trees and is adjacent to a water source.

The California spotted owl's nesting and roosting habitat typically includes a forest stand with greater than 70 percent canopy cover, according to the California Spotted Owl Sierran Province Interim Guidelines Environmental Assessment (USDA 1993a). Nest stands exhibit a mixture of tree sizes with some very large, old trees present, and usually at least two canopy layers present. In addition, nest stands usually have some large snags and an accumulation of logs and limbs on the ground (USDA 1993c). There is no suitable nesting habitat in the analysis area.

Foraging California spotted owls generally use habitat ranging from old-aged to intermediate-aged forests, which occasionally have less than 40 percent canopy cover and relatively low tree densities. Foraging habitat typically contains a mixture of tree sizes with some trees exceeding 24 inches diameter at breast height (DBH). The foraging habitat may include a wide range of tree heights in a stand, but not necessarily in distinct layers. Foraging habitat usually exhibits signs of decadence including snags, old trees, and large downed logs. Flying space within and beneath the canopy is generally evident (USDA 1993a).

The California Spotted Owl Sierran Province Interim Guidelines Environmental Assessment references the California Spotted Owl Report (also known as the CASPO Report) in providing an overall estimate of home-range sizes. In the Sierran conifer forest, 4200 acres is estimated for owl pairs during the breeding season.

While foraging habitat characteristics are present in the analysis area, sufficient acreage for breeding owl pairs and nonbreeding owls home range does not exist. No field surveys were conducted.

The Sierra Nevada red fox is a rare furbearing mammal that is nocturnal and seldom seen. Since trapping of this species was banned in 1974, very little information on the Sierra Nevada red fox has been reported (Steinhart 1990). Preferred foraging habitat is found in red fir and lodgepole forests near openings and meadows (USDA 1992a). Rock outcrops, talus slopes, and down logs are necessary for den sites. They are sensitive to human disturbances including logging, grazing, and recreation activities (Steinhart 1990).

The high level of recreation use in the analysis area and lack of rock outcrops, talus slopes, and down material make the area unsuitable habitat for the red fox. No sightings have been reported.

The marten's preferred habitat is characterized by dense (60-100% canopy closure), multi-story, multi-species mature coniferous forests with a high number of large snags and down logs. High quality habitat also includes close proximity to dense riparian corridors used as travelways, and an interspersed of small (<1 acre) openings with good ground cover used for foraging (Freel 1991). While numerous

sightings of martens have been recorded in the Tahoe Valley, Desolation, and Fallen Leaf MA, which are adjacent to and in the wildlife analysis area (USDA 1993c), the Tallac site's open nature and limited amount of snags and down material makes it unsuitable habitat for the marten.

The willow flycatcher's preferred habitat includes large, open stands of willows in wet meadows and other riparian habitats. Habitat loss and nest parasitism has led to a decline in the populations of willow flycatchers throughout its range, and the species is currently listed as endangered by the State of California (Sanders et al. 1989). Historical sightings have been reported near Pope Marsh (Orr and Moffitt 1971) and in 1992 at Taylor Creek by Forest Service wildlife staff. No wet meadows occur in the wildlife analysis area; thus, suitable habitat is not present.

Sensitive plant species that occur in the Lake Tahoe Basin include: Galena Creek rock cress (*Arabis rigidissima* var. *demota*), Tahoe Draba (*Draba asterophora* var. *asterophora*), Cup Lake Draba (*Draba asterophora* var. *macrocarpa*), Torrey's buckwheat (*Eriogonum umbellatum* var. *torreyanum*), long-petaled Lewisia (*Lewisia longipetala*), Tahoe yellow cress (*Rorippa subumbellata*), and hidden-petal campion (*Silene invisa*).

Habitat for Galena Creek rock cress includes open, rocky areas along forest edges of conifer and/or aspen stands. Usually found on northerly aspects above 7,500 feet, the populations are a regional endemic, known to occur only in the Carson Range of the Sierra Nevada in southern Washoe County (Tiehm 1989). Suitable habitat does not exist and no sightings of the species have been recorded in the analysis area.

Habitat for Tahoe Draba and Cup Lake Draba include open, granite talus slopes above 7,500 feet. Populations of Tahoe Draba within the Lake Tahoe Basin occur on the slopes of Mt. Rose, in Washoe County, and on the slopes of Freel Peak and Job's Sister, in El Dorado and Alpine Counties. An isolated population of Cup Lake Draba occurs in Desolation Wilderness, El Dorado County, near Cup Lake and Saucer Lake (USDA 1989). Suitable habitat does not exist and no sightings of the species have been recorded in the analysis area.

Torrey's buckwheat grows in dry gravelly to stoney sites, often on harsh exposures, such as ridge tops or steep slopes. Ranging in elevation from 6,000 to 8,000 feet, the species has been located in Nevada and Placer counties, primarily near Donner Summit (USDA 1989). No current populations have been found within the Lake Tahoe Basin. Suitable habitat does not exist and no sightings have been recorded in the analysis area.

Habitat for long-petaled Lewisia includes gravelly areas or rock crevices fed by melting snow. This plant ranges in elevations between 9,000 to 12,500 feet (USDA 1989). Populations that occur in the Lake Tahoe Basin are located in Desolation Wilderness, El Dorado County. Suitable habitat does not exist and no sightings of the species have been recorded in the analysis area.

Tahoe yellow cress is restricted to growing on beaches along the shores of Lake Tahoe (Ferreira 1987). Habitat for the Tahoe yellow cress occurs in the analysis area and is discussed in depth later in the analysis.

Hidden-petal campion is an endemic to California. The plant occurs primarily in the upper montane (red fir) zone and/or sub-alpine zone on the western slope of the Sierra Nevada, from 5,800 to 9,000 feet in elevation. Populations exist on slight to moderately-steep slopes (0-60%) usually on northerly aspects. The species thrives under or near canopies that provide midday and afternoon shade (USDA 1988b). No suitable habitat occurs in the analysis area and no sightings have been recorded.

### Forest Plan Direction

The Fallen Leaf MA of the Forest Plan recognizes that there are several conflicts and opportunities regarding wildlife and sensitive plants. "Recreation use around Taylor Creek can be disruptive to the wintering bald eagle populations...The beach areas are suitable habitat for *Rorippa subumbellata*, a sensitive plant, which is located in places where it is easily disturbed by beach users and by beach cleaning equipment. Some sites are currently fenced to protect them from disturbance, but this also reduces the valuable beach area" (Forest Plan, page IV-86).

Pages IV-88/89 of the MA also provides specific direction regarding the Tallac Site: "Implement the plan for the Tallac Historic Site approved in 1980, to provide for public use and enjoyment, while preserving the historically significant aspects of the estates. Where it doesn't conflict with public access the structures and grounds will be made available for a variety of adaptive uses to help generate restoration and maintenance funds. Valhalla's main house will be used as a community resource, managed by the Tahoe Tallac Association, to accommodate non-profit cultural and educational events, ceremonies, performances, meetings or exhibits appropriate to its scale and harmonious with the ambient atmosphere desired for the complex. Encourage the Tahoe Tallac Association to evaluate the feasibility of converting the boathouse into a small community theater. Begin restoring and refurbishing the Pope main house and kitchen to portray an interpretive example of a 1920's summer resort at Lake Tahoe in such a manner that it may also be used for a variety of adaptive uses. The outbuildings may be used for interpretation, public demonstration and exhibition, storage, office space, bathrooms, or barracks. The Baldwin/McGonagle Estate main house will contain the Tallac Museum, collections curation, and office and work space for interpretive and museum specialists. The outbuildings will be used for educational, interpretive, historical, residential, facilities maintenance or storage purposes."

MA direction for eagles states on page IV-90: "Manage the bald eagle winter forage area at Taylor Creek for low human disturbance from mid-October to February. Maintain large dominant trees and snags for perching, especially those near water." Regarding the sensitive plant *Rorippa subumbellata*: "Continue management efforts to protect existing and potential habitat of *Rorippa subumbellata* on the lakeshore. Prohibit mechanical raking and cleaning of the beaches on these habitat sites." It further states on page IV-91 that "Conflicts between recreation, wildlife and sensitive plants will be continuously evaluated to assure compatibility. *Rorippa* communities will be protected. It is recognized, however, that there is no way to completely protect all potential habitat without closing the beaches."

### Other Direction

The Pacific Bald Eagle Recovery Plan (1986) describes a target recovery situation for the LTBMU of three territories on the California side of Lake Tahoe and one territory on the Nevada side of Lake Tahoe.

In 1979 the LTBMU designated wintering bald eagle habitat around Lake Tahoe and completed a bald eagle management plan. Approximately 885 acres of wintering habitat in the Taylor Creek area was identified. No nesting habitat was designated. In 1991, a study was conducted through Humboldt State University to evaluate lands on the California side of the LTBMU for nesting and wintering bald eagle habitat (Golightly 1991). This study identified one area as potentially supporting bald eagle nesting (Emerald Bay) and sixteen areas as potentially supporting bald eagle wintering habitat. Taylor Creek was identified as the primary area of bald eagle winter use on the LTBMU.

The Environmental Threshold Carrying Capacities for the Lake Tahoe Basin require a minimum of 26 population sites of the Tahoe yellow cress around Lake Tahoe.

## V. EXISTING ENVIRONMENT

### Habitat and Species Discussion

#### *Species Not Affected*

The following Federally listed threatened and endangered species would not be affected by the proposed project activities because suitable spawning, nesting, or germination habitat does not occur in the wildlife analysis area: Lahontan cutthroat trout, American peregrine falcon, and Truckee barberry. The following sensitive species would not be affected by the proposed project activities because suitable habitat does not occur in the wildlife analysis area: Sierra Nevada red fox, marten, willow flycatcher, Galena rock cress, Tahoe Draba, Cup Lake Draba, Torrey's buckwheat, long-petaled Lewisia, and hidden-petal campion. Although suitable habitat exists in the wildlife analysis area, occurrences of the following sensitive species in the Lake Tahoe Basin should not be affected by the proposed project activities: northern goshawk, and California spotted owl. Habitat for these latter two species in the wildlife analysis area is not crucial to nesting or denning, but could be used for foraging.

#### *Bald Eagle*

The bald eagle is a Federally listed endangered species. Wintering habitat consists of mature coniferous forests with the presence of dominant (usually Jeffrey and sugar pine) and co-dominant trees (defined as trees taller and with a greater circumference of the upper canopy relative to the surrounding stand) usually within one mile and in clear view of large bodies of water (Lehman 1979 and 1980 and Golightly 1991). Important habitat characteristics are the availability of prey, having perches, preferably near pools, for resting and hunting, nighttime roost trees for protection from weather or threats from the ground, and lack of disturbance.

Mid-winter bald eagle surveys are conducted during January of each year. Recent numbers of bald eagles observed in the Lake Tahoe Basin counts range from 5-20 birds. Suitable habitat is present and wintering bald eagles have been observed in the wildlife analysis area (USDA 1993c).

Taylor Creek adjacent to the project area supports one of the largest kokanee salmon runs in the LTBMU. This area has historically been the focal point for the majority of wintering bald eagles entering the LTBMU, assumably to take advantage of the supply of dead and dying salmon during the annual spawning. Consequently, the area -- and the shoreline around Lake Tahoe -- has been designated as bald eagle wintering habitat. Taylor Creek is managed for low human disturbance from mid-October to February. In addition, winter roost areas occur in the Tallac vicinity. A single bald eagle has been observed roosting in trees along the shoreline within the project area. Bald eagles typically remain within the LTBMU through April.

Bald eagles historically nested in the Lake Tahoe Basin, but no confirmed nesting birds have been sighted since 1971. The Pacific Bald Eagle Recovery Plan (USDI 1986) identifies four nesting territories as the goal for the Lake Tahoe Basin. While potential nesting habitat exists in the wildlife analysis area, high public use in the winter, including cross country skiers and bald eagle viewers, creates a level of disturbance that would be a deterrent to nesting.

#### *Tahoe Yellow Cress*

Currently, the Tahoe yellow cress is listed as a category 1 species by the U.S. Fish and Wildlife Service (USFWS). Category 1 plants are those species for which the USFWS has on file enough substantial information on biological vulnerability and threat(s) to support proposals to list them as threatened or endangered. The California Department of Fish and Game lists the species as endangered, and Region 5 of the USDA Forest Service lists the species as sensitive.

Found in both California and Nevada, the Tahoe yellow cress can occur in two habitats: along sandy, or more rarely, cobbly beaches or along margins of drainages. All present populations of Tahoe yellow cress are found only on the beaches of Lake Tahoe.

The beach from Tallac Point east to the Valhalla pier was surveyed by members of the Garden Club of America on July 29, 1992. The survey method included walking transects along the beach and visually inspecting the area. The nearest population was .25 miles west of the Valhalla pier on a sandy path between two rocky areas.

## **VI. EFFECTS OF THE PROPOSED PROJECT**

### **Direct and Indirect Effects of the Proposed Project**

This project will not remove or directly affect any suitable habitat for wintering bald eagles. The construction of the 13 additional parking spaces would remove approximately five small (6"-12" dbh) trees. Trees in this size class would not be used by bald eagles and do not contribute significantly to bald eagle habitat. Most of the additional parking space construction will be infilling the existing parking lot; however, an addition "pod" will be constructed for six spaces. Additional tree mortality could occur as an indirect effect of parking lot construction. Any dead tree within falling distance of a parking lot would be considered a "hazard tree," and consequently removed.

This project will not directly affect bald eagle prey bases since the only significant terrestrial feeding is associated with carrion feeding, primarily in the winter. This project will have no affect on random carrion prey and will not affect area fisheries. There may be an indirect affect to prey due to human disturbance to the waterfowl that use the shoreline adjacent to this project. However, the beach area is already commonly used. In the summer, such use is intense; in the winter, more moderate. It is unlikely that theater use will dramatically increase the numbers of beachgoers, especially in winter. Since theater and Valhalla events will be mutually exclusive, much of the boathouse use will replace existing use, and use will be primarily in summer. While dogs running along the beach can cause waterfowl to avoid the area and may affect bald eagle foraging opportunities, the theatergoers are not likely to bring their pets with them, and other aspects of the site are unchanged by the master plan regarding the amount of visitation. Further, beach use has steadily increased throughout the recent drought since the size of the beach area has increased. If the drought ends, the beach will become smaller and less desirable; consequently, beach use could decrease.

This project will result in periods of increased human activity within the project area due to theater activities. Further, vehicle traffic would increase during scheduled events; however, the parking area is not for the public during other times. Such periods of activity, and aggravated traffic and parking situations, currently occur for Tallac Site special events and activities at Valhalla. Because Valhalla and theater events will be mutually exclusive, the new activity actually displaces Valhalla use. There may, however, be a net increase of activities in the area. Valhalla has become steadily more popular for activities and it is assumed that the Boathouse will also be popular. Consequently, there is a possibility that one structure would be used during the day and the other at night, which doesn't often occur with Valhalla due to the need to set-up and clean the building for events. Valhalla events occurring in the winter months are generally limited to parties during the Christmas season and the Forest Service Winter Trek environmental education program. The Valhalla parties typically occur at night and thus do not affect the bald eagles. The daytime Winter Trek program could discourage eagle use in the vicinity of the groups of school children. This program continues under the new Master Plan, but is not a new use.

The proposed theater is located approximately three-quarters of a mile from Taylor Creek and one-quarter mile from the winter roost sites in the Tallac area. Human disturbance to the Taylor Creek area directly related to this project is not likely to occur do to physical distance. However, the Tallac roost

could be directly disturbed by winter use of the proposed facility. Human activity occurring within line of sight of bald eagles without vegetative screening may cause the eagles to flush and leave their perches or roosts for extended periods (USDA 1979).

#### *Tahoe Yellow Cress*

This project will not remove or directly affect any suitable habitat for, or populations of, Tahoe yellow cress. Construction of the annex will take place above the plant's beach habitat. Possible indirect effects of the construction of the annex and the boathouse conversion could be additional foot traffic on the beach from theatergoers, as well as beachgoers coming to see the new construction and getting a closer look at the structure. If materials were stockpiled on the beach during construction, it would prevent the ability of any plants to grow on the suitable habitat. Implementation of the rest of the master plan will ensure that the use already received by the beach will continue and could increase, potentially degrading habitat or disturbing the existing population.

Future landscaping of the lakeside of the boathouse could affect habitat for the Tahoe yellow cress if plantings, planters, or structural decorations (such as rock or logs) extend to the beach.

### **Cumulative Effects**

#### *Bald Eagle*

There may be an indirect cumulative effect due to increased visitor knowledge of the Tallac area obtained by attending events at the site. As knowledge of the area increases, some visitors may return to the area for other activities. If this project increases the level of use within the Taylor Creek area during the critical winter months of November to March, it may cause increased bald eagle disturbance. This is a concern raised in the Bald Eagle Management Plan (USDA 1979).

This mortality in large conifers and the subsequent removal of snags reduces the habitat capability for bald eagles. In addition, projects that have incrementally increased the level of disturbance in the Pope/Baldwin vicinity have subtly changed the bald eagle's wintering environment. Any winter use of the Boathouse Theater or other parts of the Tallac Site, in combination with the other activities occurring as listed in the Nearby and Past Projects and Activities section, can increase the level of disturbance in the ambient environment. In combination with the change in habitat capability for the bald eagle from snag removal, this could discourage potential nesting or even use of the Tallac Site or vicinity by bald eagles.

#### *Tahoe Yellow Cress*

The Tallac master plan and Boathouse Theater continues public use of the estate structures and creates an attraction for the public to visit. While master plan activities do not directly affect the Tahoe yellow cress or its beach habitat, the behavior of beach users at the Tallac beach will change if the drought diminishes. Currently, the lake is well below its natural rim, exposing beach that does not exist when the lake's reservoir is filled (six feet above the natural rim). Since this condition has existed for several years, beachgoers have flocked to the "new" beach that, while not sandy like Pope and Baldwin beaches, is free-use. The existing population of Tahoe yellow cress lies between the most westerly Tallac Site structures and Kiva Point. As the beach gets smaller as the lake refills, the people used to recreating at the Tallac beach will continue to visit, concentrating use on the smaller portion of exposed beach. This intensive use could threaten the populations of Tahoe yellow cress. However, the quality of the beach will diminish more as the lake refills to where eventually beachgoers will find other places to recreate. When the reservoir finally fills, the present population of Tahoe yellow cress will be under water.

### **Compliance with Management Direction**

The proposed project complies with direction in the Forest Plan regarding management of bald eagle nesting and wintering areas. The proposed project does not propose to remove any habitat for the bald eagle and it will not directly increase human activity within the Taylor Creek wintering bald eagle management area. The proposed project also complies with Forest Plan direction regarding the Tahoe yellow cress. No populations will be directly affected by implementation of the project.

There may be a conflict with the stepdown recovery recommendations in the Pacific Bald Eagle Recovery Plan since buildings will be constructed within 400 meters of feeding waters near winter use areas. The Recovery Plan suggests that construction of small developments (campgrounds) may occur if human use during critical wintering months is restricted.

### **VII. DETERMINATION**

#### *Bald Eagle*

The proposed action will not remove or degrade any habitat for bald eagle. The proposed project is approximately one-half mile from the Taylor Creek bald eagle wintering area. There will be some human use of the proposed community theater during the critical winter use period which may result in bald eagle disturbance.

It is my determination that the Tallac Historic Site Master Plan proposed action may affect but is not likely to adversely affect the bald eagle or its habitat. Since the proposed action is the maximum development alternative, all other alternatives will affect bald eagle to a level that is at, or less than, what is presented regarding the proposed action.

#### *Tahoe Yellow Cress*

The proposed action will not remove or degrade any habitat for the Tahoe yellow cress beyond the extent that is already occurring.

It is my determination that the Tallac Historic Site Master Plan may affect but is not likely to adversely affect Tahoe yellow cress or its habitat. Since the proposed action is the maximum development alternative, all other alternatives will affect Tahoe yellow cress to a level that is at, or less than, what is presented regarding the proposed action.

### **VIII. MANAGEMENT RECOMMENDATIONS**

In order to avoid effects to bald eagles, the following recommendations should be implemented:

- 1) All noise generating construction activities on the site, whether inside or outside the structures, shall not occur between October 15 and March 15 to prevent disturbance to the bald eagle. Additionally, plowing areas currently unplowed will be prohibited during the construction phase to discourage new access to the area that could disturb wintering bald eagles.
- 2) Do not permit use of the proposed boathouse community theater from November to March 15 until, at least, completion of a study to determine winter disturbance potential. This study should focus on winter bald eagle use of the shoreline from Pope Beach to Baldwin Beach. This study was instigated in 1992 and should be completed by 1995. This study should

make recommendations on acceptable levels of winter use, recommendations to avoid disturbance, and further define the periods of critical winter bald eagle use. This recommendation will ensure compliance with the Recovery Plan item 1.333.

- 3) Minimize administrative vehicle traffic on the proposed site from November to March 15 pending completion of the above study. This recommendation will ensure compliance with the Recovery Plan item 1.334.
- 4) Ensure adequate signing and patrolling of the Taylor Creek Bald Eagle Management Area during the critical winter months. The 1991 study suggests that stronger language be incorporated into the closure signs.
- 5) Incorporate a monitoring scheme as determined by recommendation #1 for wintering bald eagle use into any special use permits issued in the project area.
- 6) No materials associated with construction activities will be stockpiled or temporarily placed on the beach to protect the habitat for the Tahoe yellow cress.

#### IX. LITERATURE CITED

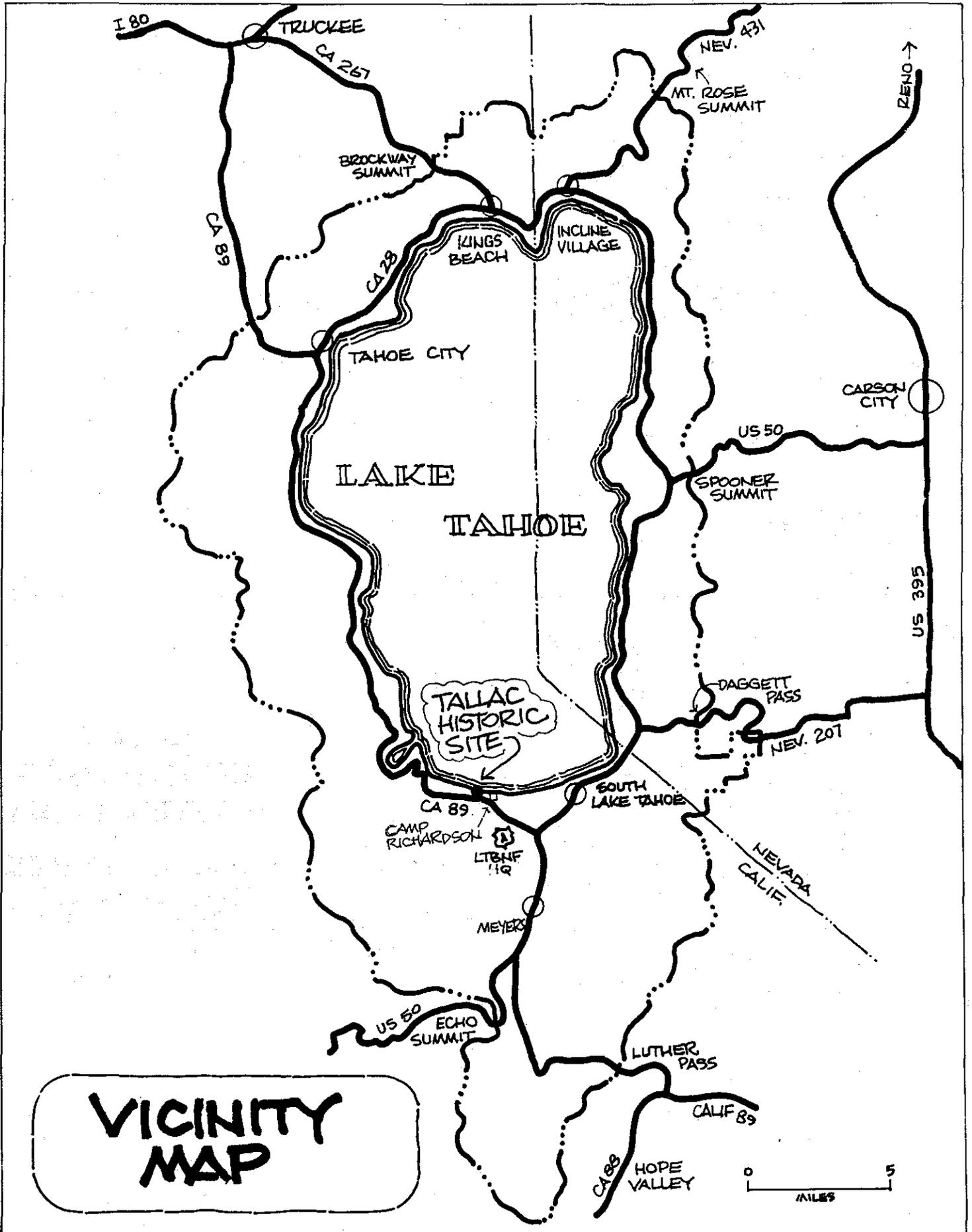
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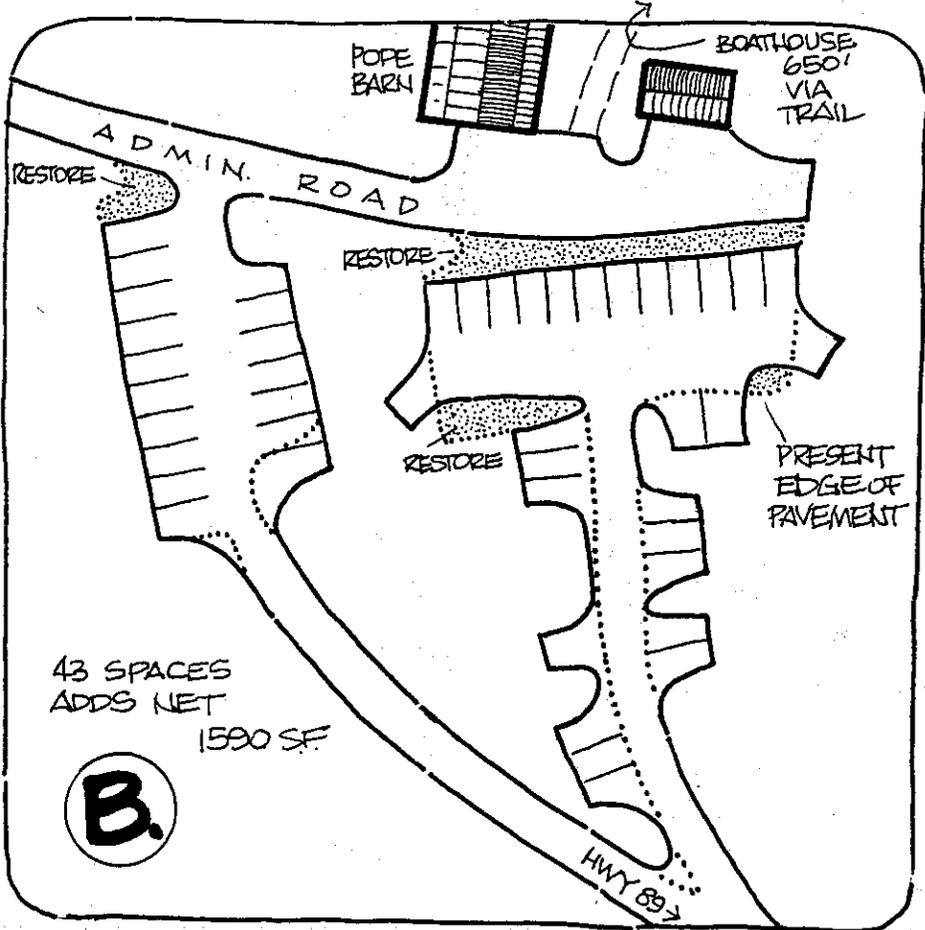
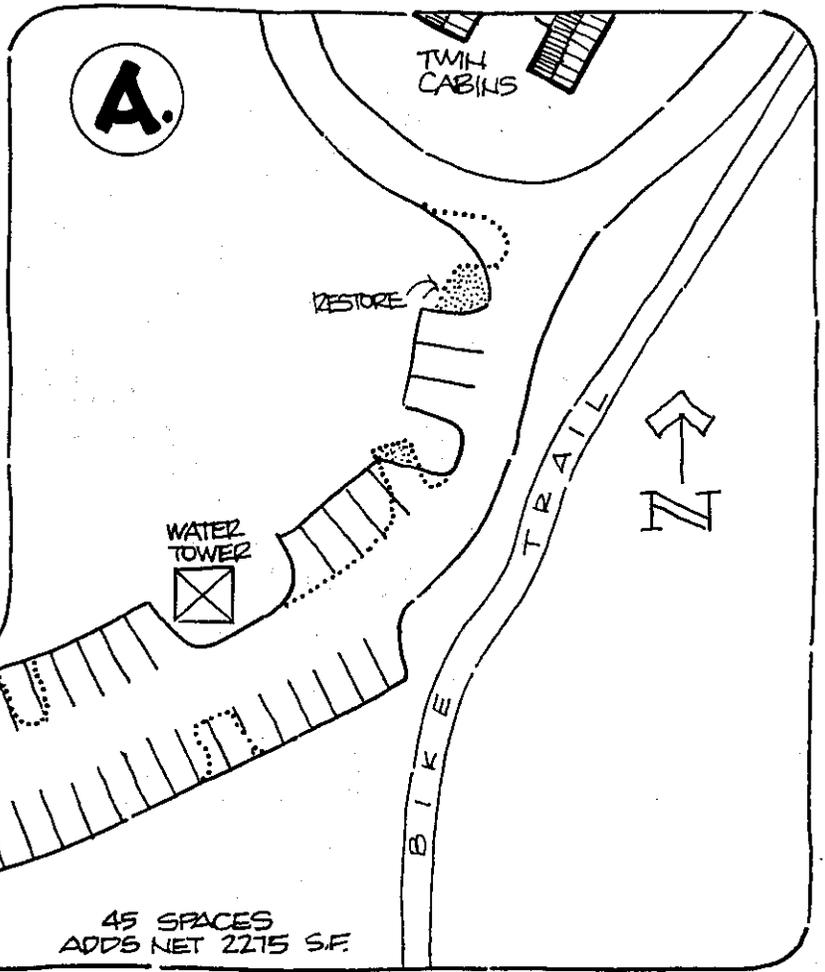
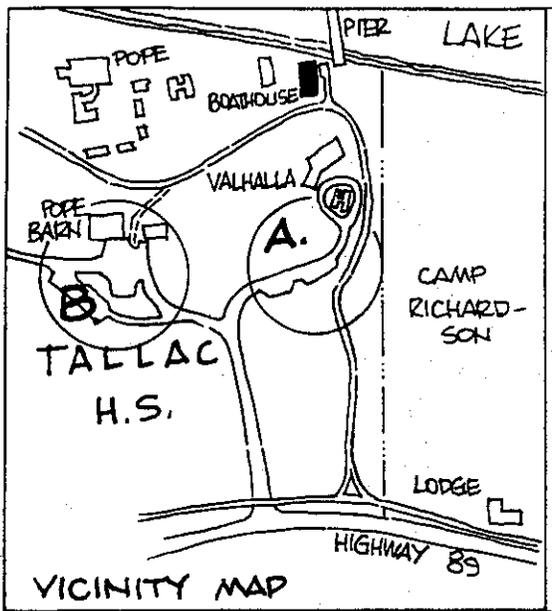
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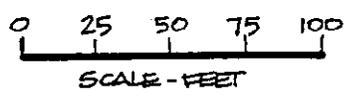


LAKE TAHOE BASIN MANAGEMENT UNIT



# TALLAC HISTORIC SITE MASTER PLAN

ALTERNATIVE UMP-BTRR  
UPDATE MASTER PLAN - B.H. THEATER/RESTROOMS



THEATER PARKING

United States  
Department of  
Agriculture

Forest  
Service

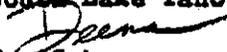
Lake Tahoe Basin Management Unit  
P.O. Box 731002  
South Lake Tahoe, CA 95731-7302  
916 573-2600

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Reply to: 7700

Date: August 23, 1990

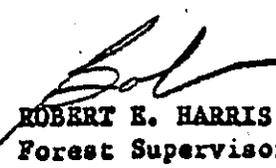
Ms. Deena Schwarte  
P.O. Box 10530  
South Lake Tahoe, Ca 95731

  
Ms. Schwarte:

A few weeks ago at a field review of proposed locations for additional Valhalla parking, you asked me to look into the issue brought up about possible supersaturated soil conditions at the site. I asked my staff engineer, Sara Baldwin, to research this. Enclosed are photocopies of two maps and a copy of the inspection notes with regards to the supersaturated ground conditions encountered during the 1982 construction of the access road and parking project at the Estates.

Apparently a clay barrier (the blue highlighted line on one of the maps) causes the water table in the area to approach the surface during wet years. Our construction engineers, involved with the 1982 situation, feel that it would be difficult to ascertain whether we would have a similar problem in this area in light of the recent drought years. In 1982, we dealt with the situation with filter cloth overlaid with 12-18 inches of aggregate base. The treated area has held up well. If a similar situation were to be encountered during construction of the proposed parking area, we feel a similar treatment would be adequate but would probably mean additional construction costs.

This information should be adequate for your environmental documentation. If you need further clarification of this information, please contact Sara directly at 573-2675.

  
ROBERT E. HARRIS  
Forest Supervisor

Enclosures

cc:  
B.Olson - ENF  
R.McDowell - Rec, SU  
L.Cole - IS

**CONTRACT DAILY DIARY**  
(Reference FSH 6309.11)

1. FOREST <b>LTBMU - ELDORADO</b>		2. CONTRACT NO. <b>50-9155-1-6548</b>		3. PROJECT <b>ESTATED ROAD SYSTEM</b>	
4. CONTRACTOR <b>DON GARCIA EXCAVATING &amp; PAVING</b>			5. CONTRACTOR REPRESENTATIVE ON SITE <b>DON GARCIA</b>		
6. GOVERNMENT OFFICIALS ON SITE					

7. DATE <b>6-3-82</b>	8. DAY OF WEEK <b>THURS</b>	9. TIME ARRIVED <b>10:30</b>	10. TIME DEPARTED <b>4:30</b>	11. WEATHER <b>clear &amp; windy</b>	
12. TEMPERATURE °F. Min. <b>34</b> Max. <b>58</b>		13. GROUND CONDITION <b>Damp to Saturated</b>		14. CONTRACT TIME <b>180</b>	16. COMPLETION DATE <b>NOV 72</b>
17. TIME USED (%)		18. WORK COMPLETED (%)		19. WORK ON SCHEDULE <input type="checkbox"/> YES <input type="checkbox"/> NO	
20. CONTRACTOR'S WORK (X Appropriate Box) - Explain in narrative <input type="checkbox"/> Acceptable <input type="checkbox"/> Unacceptable					

21. CHANGE ORDERS/AMENDMENTS ISSUED	22. WORK ORDERS ISSUED (Include SUSPEND/RESUME)
-------------------------------------	---

23. MATERIALS FURNISHED TO JOB SITE (Furnished By: G-Govt.; C-Cont.; S-Subcont.)		24. LIST EQUIPMENT ON SITE (Furnished By: G-Govt.; C-Cont.; S-Subcont.)	
Type	Contract Item Number and Location of Use	Type	Contract Item Number and Location of Use
		CASE	3000 ROLLER BACKhoe
		EXP	12' GRADER (BTR) (2000)
		300V	300V GAL WATER TRUCK
			DRUM TRUCKS (2)
			DRUM TRUCK WITH WHEEL
			SEMI TRUCK
			375 G LOADER
			10' PAVING MACHINE
			40' 20' CRATER TRAIL TRUCK
			20' GRADER (BTR) (1000)

25. LIST CONTRACT PAYMENTS, REPORTS, CORRESPONDENCE, ETC.			26. WORKERS ON SITE		
Item	Prep	Submit	Classification	Number	
			Contractive	PRIME	SUB
			EQUIP OPERATOR	1	
			SURVYORS	2	

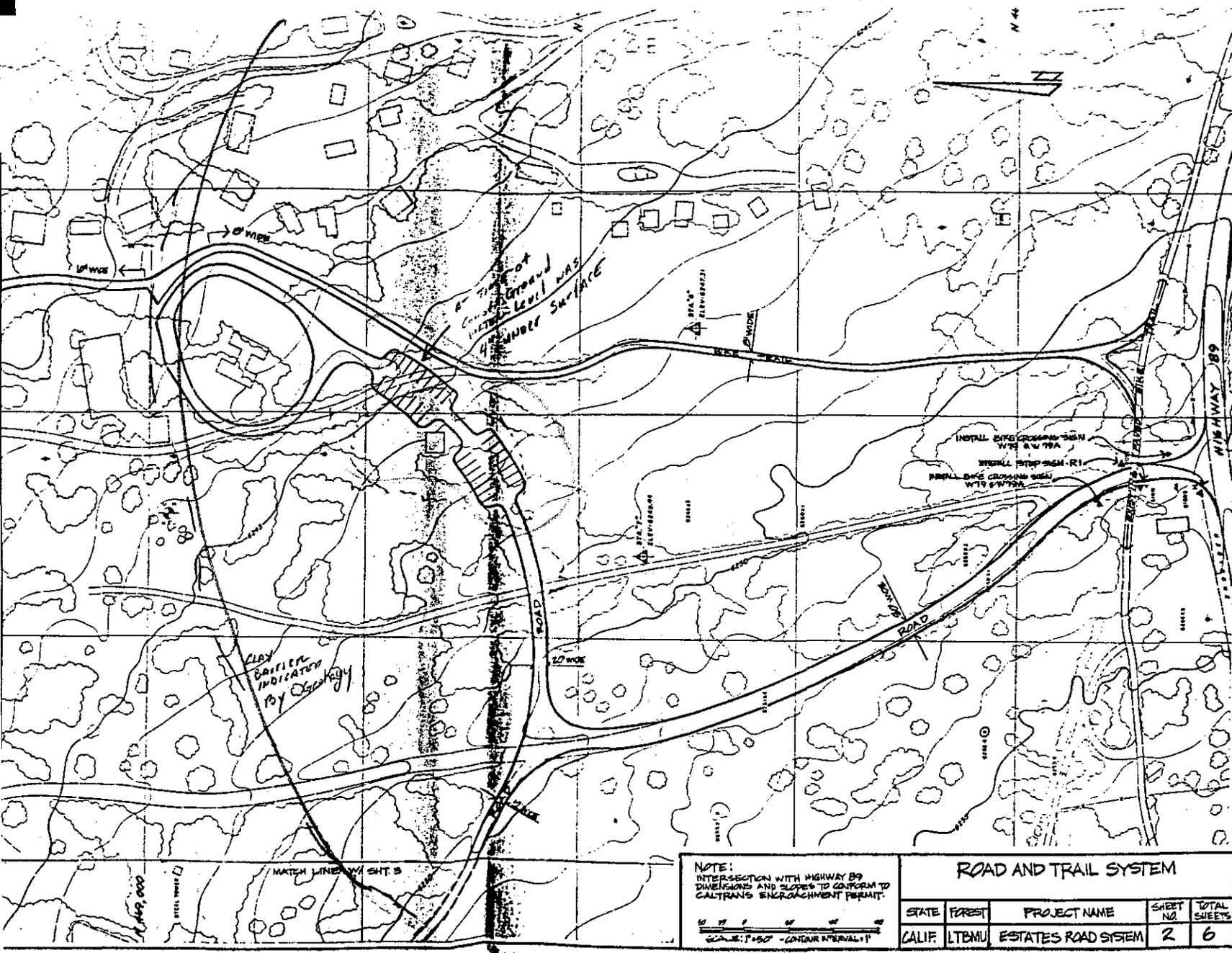
27. GOVERNMENT PROVIDED SERVICES ADEQUATELY AND TIMELY  
 YES  NO - Explain in narrative

28. NARRATIVE REPORT  
Access Road to Volcanilla (new section) is super saturated. Ground WATER TABLE IS LESS THAN 6" ABOVE SURFACE. Took pictures to show this. I don't believe that the 3" AC @ 2" AGG-BLISE will support traffic without major failures. I think that a 6" to 12" layer of (3/4" dia.) will be NECESSARY with 4-6 inches of base and a min. of 4" A.C. Below. Bridges will occur or some equivalent structure. Note: Little of any soil disturbance and Contractor did his small hole stuck. And the loader got stuck just traveling over the surface. Surveyors completed STAKING of RITA PARKING LOT AS SHOWN ON ADJUTING PLAN (SHEET 6); JUNE 7 TIME. Don began clearing of access road - east end of area. Some preliminary grading of the area.

29. SIGNATURE <i>Michael L. [Signature]</i>	30. TITLE	31. ADDTL SPACE NEEDED (continued on 6300-21)
--	-----------	---

Pictures not available

D-2



0-3

NOTE:  
 INTERSECTION WITH HIGHWAY B9  
 DIMENSIONS AND SLOPES TO CONFORM TO  
 CALTRANS ENCROACHMENT PERMIT.

0 20 40 60 80 100  
 SCALE: 1"=50' - CONTOUR INTERVAL 1'

ROAD AND TRAIL SYSTEM

STATE	FOREST	PROJECT NAME	SHEET NO.	TOTAL SHEETS
CALIF.	LTBNU	ESTATES ROAD SYSTEM	2	6



FEATURES/STRUCTURES	1980 ALT. IV	PRESENT USE	FUTURE USE	IMPACTS	MITIGATION
1 2 3 4 5 6 7 8 9 TALLAC HISTORIC SITE	1980 EA direction: A complex of educational & interpretive uses with an emphasis on non-motorized access & a maintaining of the tranquility & feeling of timelessness that sets the area apart from much of the So. Shore.	1989 Master Plan direction: Use-oriented development which preserves historic values while allowing for interpretive & recreational activity. Strike balance between preservation & adaptability while maintaining the integrity & serenity of site			
10 11 BALDWIN ESTATE	Center for educational, historic, and interpretive uses	Serve as educational/cultural center of the site			
12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 Main House " " " " " " " " School District environmental education center " Office for supervisory naturalist " Training institute for USFS naturalists	Lake Tahoe library of historic, cultural & scientific materials. Some historic exhibits to complement the library. Could rotate these with the South Lake Tahoe Historical Society Museum.	Forest Service museum Educational audio-visual presentations Site administrative offices Curation/storage Washoe exhibits		Increased use	Controlled use in museum to protect artifacts on display. Minimize impacts to building.
28 29 30 31 32 33 34 35 36 37 Dextra Baldwin Cabin VI " " " " "	Removed	Photo gallery		Interior traffic Traffic from beach	Controlled access Limit auto access Control artist delivery Limit parking duration Provide period vehicle
38 39 40 41 42 43 44 45 46 47 Anita Gibson Cabin V " " " " "	Removed	Artists in Action program inside & out Children's environmental workshop-inside & out		Interior traffic Exterior traffic to workshops	Controlled access Limit auto access Control artist delivery Limit parking duration Provide period vehicle
48 49 50 Garage "	Workspace to build displays for LTBMU office and Visitor Center	Restoration workshop	Add water		
51 52 Caretaker's House	FS housing	FS barracks	Admin offices for Site?		
53 54 55 Straw Barn	Storage for Watershed	FS storage	Removal		
56					

FEATURES/STRUCTURES	1980 ALT. IV	PRESENT USE	FUTURE USE	IMPACTS	MITIGATION
57 Boathouse	Removed	Storage of large, minimum-value artifacts and restoration items	Exterior & minnow tank to be interpreted	Traffic patterns	Controlled access
58 "					
59 "					
60 -----					
61 Tennis Court	Not addressed	Passive	Restore to period of significance.	Traffic patterns	Controlled access
62 "					
63 "					
64 -----					
65 Grounds		Interpreted; left natural; Washoe Demonstration Garden; A.D. firefighter parking	Washoe Demo garden, natural area; A.D. parking to be removed.	Erosion from increased foot/bike traffic; soft coverage.	Harden pathways, provide beach access; revegetate impacted areas.
66					
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71 R/V Parking Area	Not addressed	Temporary R/V parking for Tallac Site volunteers	Baldwin Trailer Park expansion may provide R/V parking.	Soft coverage, traffic patterns	Controlled access Define pathways
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73					
74					
75					
76 A/D Parking Area	Not addressed	A/D firefighter parking area	Removal	Soft coverage	Revegetate
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83 POPE	Interpretive Center, managed to a low intensity for historic/visual interest contributing toward the mood of the area. Options left open for future use as patterns of use, management problems & funding sources become evident. All buildings preserved on the exteriors only. Interiors left unrestored/unused. No utilities.	Historic Interpretive Center: Exteriors of all 19 buildings restored, interiors restored &/or rehabilitated for adaptive use, consistent with historic interpretation. Electric to some.	Electric to all water/sewer to selected	Increased use	Controlled use to buildings to minimize impacts
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	FEATURES/STRUCTURES	1980 ALT. IV	PRESENT USE	FUTURE USE	IMPACTS	MITIGATION
113						
114	Garage	YACC workshop	Fire workshop/admin. office	Antique car museum	Traffic patterns, int./ext.	Controlled access and parking
115	"					
116	"				Loss of security	Intrusion alarm
117						
118	Boathouse	Storage	FS storage	Marine museum	Traffic patterns	Controlled access
119	"					
120	"		Passive interpretation	Electricity	Int./ext. use	Signage
121	"					
122	"					Intrusion alarm
123						
124	Honeymoon Cabin	Bedroom & back porch removed/ cabin stabilized	Active interpretation, traditional craft demonstration inside/on porch		Interior use	Controlled access
125	"				Exterior traffic	Steps outside windows
126	"					
127	Artist Cabin	Removed	Active interpretation; Art in Action trades craft demonstration		Interior use	Controlled access
128	"				Exterior traffic	
129						
130	Power House	Removed	Shutter storage	Passive interpretation	Exterior traffic	Controlled access
131	"					
132	Blacksmith Shop	Removed	Active interpretation consistent with original use		Interior use	Controlled access
133	"				Exterior traffic	
134	"					
135	Twin Cabins	Stabilized but unused	Fine arts exhibits inside/on porch		Interior use	Controlled access
136	"				Exterior traffic	Signage
137	"					
138	Servant's Cabin III	Stabilized but unused	Tours & passive interpretation	Electricity		Intrusion alarm
139						
140	Servant's Cabin IV	Stabilized but unused	Tours & passive interpretation	Electricity	Interior use	Restoration, Controlled access, Intrusion alarm, Steps outside windows
141	"				Exterior traffic	
142	"					
143	Servant's Cabin V	Stabilized but unused	Tours & passive interpretation	Electricity, Water		Intrusion alarm, restoration
144						
145	Cooler Shed (Dairy)	Stabilized but unused	Tours & passive interpretation	Electricity	Interior use	Restoration
146	"				Exterior traffic	Controlled access
147	"					
148	Ice/Smoke House	Removed	Storage	Passive interpretation		
149						
150	Pump House	Storage	Paint storage shed	Passive interpretation		
151						
152	Grounds	Not addressed	Landscaping and irrigation in progress	Historic landscape; Pier rebuilt?; irrigation	Increased erosion due to foot traffic	Harden pathways; improve access from beach; revegetate impacted areas, BMP's
153	"					
154	"					
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FEATURES/STRUCTURES	1980 ALT. IV	PRESENT USE	FUTURE USE	IMPACTS	MITIGATION
Arboretum, Gazebo, Pond	Arboretum in existing garden	Area of quietude & serenity	Reestablish landscape	Increased erosion due to foot traffic	Harden pathways; Revegetate impacted areas
Polo field	Not addressed	Unmanaged, native vegetation	Restore field	Additional traffic	Control access
VALHALLA ESTATE	Year-round community resource, accommodating many non-profit cultural & educational events, ceremonies, performances, or exhibits appropriate to its scale & harmonious with the other purposes of the Estates complex. Events scheduled during low public use. Bike ferry & parking lot. Area to be used with highest intensity by public.	Same but used at ALL times (high & low use periods).		Int./ext. heavy use Damage to integrity/serenity	Schedule to low public use time Limit occupation
Twin Cabins " " "	Removed	Museum store, TTA administrative office/storage	Active/passive interpretation	Interior use Exterior traffic	Restoration Controlled access Signage
Boathouse " " " " "	Removed	Storage	Proposed theatre conversion	Int/ext historical integrity Foot traffic Heavy use Parking	Controlled access; parking controls; Revegetate impacted areas
Grounds " " " " " " "	Perimeter parking: closest parking will be 600' from Lake. Parking lots are kept to edges of site to avoid worse possible visual intrusion. Driveway to become bike path.	Consistent with use, mostly lawn; bike path passes through grounds; lighting added to parking lot and driveway		Heavy use Foot/motorized vehicle traffic Parking @ Boathouse Historic integrity	Irrigation Controlled access across bike path to Boathouse Parking controls; Harden pathways; Improve access from beach; revegetate impacted areas
Pier	Multiple-use pier and bike ferry	Pedestrian pier; boat access eliminated due to current safety hazards	Rebuild pier Bike ferry?	Needs repair Heavy use	Rebuild entire pier Control access
CUMULATIVE EFFECTS	Serenity of site balanced with public use.	Increased public use		100-150,000 persons using site annually Foot/bike traffic Increased beach use due to drought;	Limit use to PAOT'S defined; limit special events; Control access and parking; harden pathways; revegetate impacted areas, add

FEATURES/STRUCTURES	1980 ALT. IV	PRESENT USE	FUTURE USE	IMPACTS	MITIGATION
225 226				Int./ext. historic fabric integrity	BMP's; improve access from beach

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5'

## APPENDIX F - BEST MANAGEMENT PRACTICE EFFECTIVENESS

The objective of this document is to identify and discuss the effectiveness of the Best Management Practices (BMP's) proposed for this action. These are contained in the USDA Forest Service's Best Management Practices (BMP's) documented in Forest Service Handbook 2509.22 1/ identifying 98 BMP's and the Tahoe Regional Planning Agency's 2/ best management practices which supplement these BMP's. The acronym BMP is also used to refer to practices.

This discussion does not replace the detailed discussion of the BMP's practices presented in either agency's BMP Handbooks, but it is necessary to meet the requirements in 40 CFR 1502.14 and 1502.16. These CFR's state that agency's must include proper mitigation measures which would be effective to mitigate adverse environmental impacts.

This document is organized in three main sections: Appendix H from the Forest Plan which provides a list of the 98 Forest Services BMP's which indicate if they are further supplemented in the TRPA Water Quality Plan, a list of the TRPA BMP's that are considered appropriate for this proposed action, and last, a list of the Forest Service BMP's that are considered appropriate for this proposed action .

1/ Forest Service Handbook 2509.22; the Soil and Water Conservation Handbook, Chapter 10: Water Quality Management for National Forest System Lands in California, U.S. Forest Service, Pacific Southwest Region, 1987.

2/ Water Quality Management Plan for the Lake Tahoe Region; Volume II, Handbook of Best Management Practices, Tahoe Regional Planning Agency, November 30, 1980.

**WATER QUALITY MANAGEMENT - BEST MANAGEMENT PRACTICES AND PROCESS**  
(Appendix H from the LTBMU Forest Plan)

Introduction: Water quality management at Lake Tahoe has been controversial and divided. As a result, standards are not consistent throughout the area and numerous documents must be referenced. Two handbooks of Best Management Practices (BMP) apply to national forest land in the Lake Tahoe Basin.

In 1974, the Environmental Protection Agency (EPA) designated the Tahoe Regional Planning Agency (TRPA) as the agency to develop and ensure implementation of a water quality management plan for the Lake Tahoe Basin in compliance with Section 208 of the Federal Clean Water Act (PL 92-500, as amended). Completed in 1978, the 208 Plan was conditionally approved by the State of Nevada, but was rejected by California for failure to include control actions and enforcement commitments considered necessary to protect Lake Tahoe. The State of California withdrew from area wide water quality planning with Nevada at Lake Tahoe and adopted a more restrictive plan in 1980 for the portion of the basin within California.

Recognizing the desirability of a single bi-state 208 Plan for the Lake Tahoe Basin, the California State Water Resources Control Board recommended changes to the TRPA Water Quality Plan. Amendments were made to the TRPA Water Quality Plan with the understanding that further change would be made when the TRPA Regional Plan is revised. The amended plan was certified by California and Nevada and adopted by TRPA (Ordinance 81-4) in 1981.

With adoption of a revised TRPA Regional Plan in July 1987, work commenced, but has not been completed, on revising the water quality plans to reconcile differences between the two states and between agencies. Until reconciliation is completed, implementation of water quality management plans will remain confusing, requiring numerous documents to be referenced to determine appropriate standards and measures to be applied. Until then, the intent of the EPA to have a unified approach to water quality management will not have been achieved.

Implementation Process: For each individual project that is initiated to implement the forest plan, a separate site specific environmental analysis is conducted. The appropriate BMP necessary to protect or improve water quality and the methods and techniques of implementing the BMP are identified at the time of this on-site project specific analysis. In this manner the methods and techniques can be tailored to fit the specific physical-biological environment as well as the proposed project activities.

Protection and mitigation measures are then carried forward into project plans and implementation documents; e.g., contract language, design specifications, etc., to assure they are part of the project work accomplished. Implementation on the ground is assured by the Forest Service official responsible for on-site administration of the project. Quality control of BMP implementation is attained through review of environmental assessments and contracts, field

reviews of projects, and monitoring the quality of the water in the project area when warranted.

The Best Management Practices: There are two handbooks of best management practices that apply to national forest land activities at Lake Tahoe. Both are incorporated into this plan by reference.

A handbook of Best Management Practices (Chapter II of the TRPA Water Quality Plan) has selected measures proven effective in erosion control and surface runoff management in the Lake Tahoe Basin. Most of the practices described in the handbook are designed for activities occurring in the more developed portion of the basin. Primary emphasis is on specific temporary and permanent erosion control measures which can be implemented during construction of or retrofitting of residential and commercial structures or roads and parking improvements.

Best management practices for all national forest land in California are presented in: Forest Service Handbook 2509.22, The Soil and Water Conservation Handbook, Chapter 10: Water Quality Management for National Forest System Lands in California, U.S. Forest Service, Pacific Southwest Region, 1987. The practices were certified by the State Water Resources Control Board and approved by EPA. (Through reference in the TRPA 208 Plan, these practices have been extended to the Nevada portion of the basin.) A 1981 Management Agreement resulted in formal designation of the Forest Service as the water quality management agency for the lands it administers in California. (Again, this designation was extended to national forest land in Nevada through the TRPA Plan.) The TRPA Best Management Practices Handbook is used as a reference in developing detailed site specific project plans on national forest land.

There are 98 practices identified, in eight different resource categories, in the Forest Service publication, Water Quality Management for National Forest System Lands in California. They are listed below noting where they are further supplemented in the TRPA Water Quality Plan.

<u>Best Management Practices</u>		<u>Supplemented by TRPA Plan</u>
<b>TIMBER</b>		
1.1	Timber Sale Planning Process	X
1.2	Timber Harvest Unit Design	
1.3	Use of Erosion Hazard Rating for Timber Harvest Unit Design	X
1.4	Use of Sale Area Maps for Designating Water Quality Protection Needs	
1.5	Limiting Operating Period of Timber Sale Activities	X
1.6	Protection of Unstable Areas	
1.7	Prescribing the Size and Shape of Clearcuts	X
1.8	Streamside Management Zone Designation	X
1.9	Determining Tractor Loggable Ground	
1.10	Tractor Skidding Design	
1.11	Suspended Log Yarding in Timber Harvesting	
1.12	Log Landing Location	
1.13	Erosion Prevention and Control Measures During Timber Sale Operations	X
1.14	Special Erosion Prevention Measures on Disturbed Land	
1.15	Revegetation of Areas Disturbed by Harvest Activities	
1.16	Log Landing Erosion Prevention and Control	
1.17	Erosion Control on Skid Trails	X
1.18	Meadow Protection During Timber Harvesting	
1.19	Streamcourse Protection	X
1.20	Erosion Control Structure Maintenance	
1.21	Acceptance of Timber Sale Erosion Control Measures Before Sale Closure	
1.22	Slash Treatment in Sensitive Areas	X
1.23	Five-Year Reforestation Requirement	
1.24	Non-recurring "C" Provision That Can Be Used For Water Quality Protection	
1.25	Modification of the Timber Sale Contract	
<b>ROAD AND BUILDING SITE CONSTRUCTION</b>		
2.1	General Guidelines for the Location and Design of Roads	
2.2	Erosion Control Plan	X
2.3	Timing of Construction Activities	X
2.4	Road Slope Stabilization (Preventative Practice)	X
2.5	Road Slope Stabilization (Administrative Practice)	
2.6	Dispersion of Subsurface Drainage from Cut and Fill Slopes	
2.7	Control of Road Drainage	X
2.8	Constraints Related to Pioneer Road Construction	
2.9	Timely Erosion Control Measures on Incomplete Road and Stream crossing Projects	X
2.10	Construction of Stable Embankments	X
* 2.11	Minimization of Sidecast Material	
2.12	Servicing and Refueling Equipment	

2.13	Control of Construction in Streamside Management Zones	X
2.14	Controlling In-channel Excavation	X
2.15	Diversion of Flows Around Construction Sites	X
2.16	Stream crossings on Temporary Roads	X
2.17	Bridge and Culvert Installation	X
2.18	Regulation of Streamside Gravel Borrow Areas	X
2.19	Disposal of Right-of-Way and Roadside Debris	
2.20	Specifying Riprap Composition	X
2.21	Water Source Development Consistent with Water Quality Protection	
2.22	Maintenance of Roads	X
2.23	Road Surface Treatment to Prevent Loss of Materials	X
2.24	Traffic Control During Wet Periods	X
2.25	Snow Removal Controls to Avoid Resource Damage	X
2.26	Closure or Obliteration of Temporary Roads	X
2.27	Restoration of Borrow Pits and Quarries	
2.28	Surface Erosion Control at Facility Sites	X

## MINING

* 3.1	Administering Terms of U.S. Mining Laws	
3.2	Administering Terms of BLM Issued Permits or Leases	
	for Mineral Exploration and Extraction on National Forest System Lands	
3.3	Administering Common Variety Mineral Removal Permits	X

## RECREATION

4.1	Sampling and Surveillance of Designated Swimming Sites	
4.2	On-site Multidisciplinary Sanitary Surveys will Be Conducted to Augment the Sampling of Swimming Waters	
4.3	Provide Safe Drinking Water Supplies	
4.4	Documentation of Water Quality Data	
4.5	Control of Sanitation Facilities	
4.6	Control of Refuse Disposal	
4.7	Assuring that Organizational Camps Have Proper Sanitation and Water Supply Facilities	
4.8	Water Quality Monitoring Off-Road Vehicle Use According to a Developed Plan	X
4.9	Sanitation at Hydrants and Faucets Within Developed Recreation Sites	
4.10	Protection of Water Quality Within Developed and Dispersed Recreation Areas	X
4.11	Location of Pack and Riding Stock Facilities in Wilderness, Primitive, and Wilderness Study Areas	

## VEGETATIVE MANIPULATION

5.1	Seed Drilling on the Contour	
5.2	Slope Limitations for Tractor Operation	X
5.3	Tractor Operation Excluded from Wetlands and	X

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Meadows

- 5.4 Revegetation of Surface Disturbed Areas X
- 5.5 Tractor Windrowing on the Contour
- 5.6 Soil Moisture Limitations for Tractor Operation
- 5.7 Contour Disking
- 5.8 Pesticide Use Planning Process
- 5.9 Apply Pesticide According to Label and EPA  
Registration Directions
- 5.10 Pesticide Application Monitoring and Evaluation
- 5.11 Pesticide Spill Contingency Plan
- 5.12 Cleaning and Disposal of Pesticide Containers  
and Equipment
- 5.13 Streamside and Wet Area Protection Zone During  
Pesticide Spraying
- 5.14 Controlling Pesticide Drift During Spray Application

FIRE SUPPRESSION AND FUELS MANAGEMENT

- 6.1 Fire and Fuel Management Activities
- 6.2 Consideration of Water Quality in Formulating Fire  
Prescriptions
- 6.3 Protection of Water Quality from Prescribed Burning Effects X
- 6.4 Minimizing Watershed Damage from Fire Suppression  
Efforts
- 6.5 Repair or Stabilization of Fire Suppression Related  
Watershed Damage
- 6.6 Emergency Rehabilitation of Watersheds Following  
Wildfires

WATERSHED MANAGEMENT

- 7.1 Watershed Restoration X
- 7.2 Conduct Floodplain Hazard Analysis and Evaluation X
- 7.3 Protection of Wetlands X
- 7.4 Oil and Hazardous Substance Spill Contingency Plan
- 7.5 Control of Activities Under Special Use Permit X
- 7.6 Water Quality Monitoring
- 7.7 Management by Closure to Use (Seasonal,  
Temporary, and Permanent) X

GRAZING

- 8.1 Range Analysis, Allotment Management Plan, Grazing  
Permit System, and Permittee Operating Plan
- 8.2 Controlling Livestock Numbers and Season of Use
- 8.3 Controlling Livestock Distribution Within Allotments
- 8.4 Rangeland Improvements X

\* These are the two practices that have not been recommended for certification and approval as BMP at this time.

DISCUSSION OF TRPA BMP'S CONSIDERED APPROPRIATE FOR THE PROPOSED ACTION

The general format of this document presents the title of the practice (BMP), the purpose, and the effectiveness. If the reviewer desires to review each BMP further, he/she may find a complete discussion of each practice along with detailed drawings (when appropriate) in the WATER QUALITY PLAN FOR THE LAKE TAHOE REGION: VOLUME II HANDBOOK OF BEST MANAGEMENT PRACTICES, dated November 30, 1988.

Those BMP's that are HIGHLIGHTED in CAPITAL LETTERS are the initial BMP in each chapter or section which describes the conditions and guidelines which each set of BMP's apply.

**TEMPORARY BEST MANAGEMENT PRACTICES (BMP-T)**

**TEMPORARY CONSTRUCTION SITE BMPs (BMP-TCS)**

Definition

Temporary construction site practices are installed at the onset of construction, must remain in place until all construction activity is completed and/or until permanent BMP's are installed.

Purpose

To reduce or prevent any erosion and sediment transport from the construction site.

Effectiveness

The effectiveness of practices is dependent upon cooperation between construction site personnel and inspectors from the various agencies.

**DEVELOPMENT SITE PLAN**

Definition

A site plan identifies the physical features of the site, the location of proposed development, and the location and permanent BMP's.

Purpose

The required site plan provides basic information about the physical characteristics of the site so that development can be situated to minimize impact on the land and to enable water quality protection measures and runoff conveyance measures to be properly located.

Effectiveness

N/A

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### GRADING SEASON

#### Definition

The grading season is from May 1 to October 15. All grading, clearing, and evacuation work must be conducted during this period.

#### Purpose

To time grading and construction work in order to minimize bare and disturbed soil exposure during the rainy season and winter.

#### Effectiveness

N/A

### WINTERIZATION

#### Definition

Winterization is the preparation of the construction for the rainy season and winter.

#### Purpose

To produce the water quality impacts during the winter months resulting from construction work.

#### Effectiveness

N/A

### BOUNDARY FENCING

#### Definition

Boundary fencing is temporary fencing used on the construction site to mark the limits of clearing and grading and to define areas which must be protected.

#### Purpose

Boundary fencing is used in order to minimize disturbed areas, to protect trees and vegetation, and to prevent any encroachment in stream environment zones, on steep slopes, and or other highly sensitive areas.

#### Effectiveness

The boundary fencing can be very effective in minimizing the land disturbance during the activities. The key to the effectiveness depends on the skill and cooperation of the equipment operators and the location of the boundary fencing. If the fencing is too close to the construction activities, it will be knocked over and ignored. Protection can save the expense of replacement or restoration.

## STABILIZED CONSTRUCTION ENTRANCE

### Definition

A stabilized entrance consists of a pad of crushed stone or gravel located at any point where construction traffic enters or leaves a construction site at a public right-of-way, street, or parking area.

### Purpose

To reduce or eliminate the tracking or flowing of sediment off the construction site.

### Effectiveness

Stabilization construction entrances and roadways are very effective in preventing sediment transport from the site. These practices are very cost effective because the cost of the subgrade is part of the permanent roadbed.

## DUST CONTROL

### Definition

Dust control is the control of wind blown soil or other materials from construction sites and roads.

### Purpose

To prevent blowing and movement of dust from bare or disturbed soil surfaces, to reduce on-site and off-site damage, and to reduce health and traffic hazards.

### Effectiveness

Vegetative cover is the most effective practice on bare and disturbed areas not exposed to construction traffic. Stone or gravel mulches are very effective when used where the permanent driveway and parking areas are planned. This insures good consolidation of permanent roadbeds before paving. Sprinkling is the least effective of the various practices. Oiling of prepared subgrades has a limited ability to withstand use before break-up.

## PROTECTION OF TREES AND OTHER VEGETATION

### Definition

Protection of trees and other vegetation from mechanical and other injury during construction activities.

### Purpose

To protect existing vegetation which is the most effective form of erosion control. In addition, to insure the survival of desirable trees and other vegetation that have value for aesthetics, shade, and other reasons.

Effectiveness

The protection of trees and other vegetation can be very effective in minimizing damage or injury during construction activities. The key to effectiveness depends on the skill and cooperation of the equipment operators and the location of the protective fencing. Show fencing is much more effective than rope or flagging because it provides a more obvious physical barrier to equipment operators. Flagging hanging from the tree branches is the cheapest, but also the least effective. Equipment operators will often take short cuts below tree canopies not realizing that the intent of the protection is minimize soil compaction. Protection of trees and vegetation can save the expense of replacement or restoration.

TEMPORARY SEDIMENT BARRIERS

Definition

Temporary sediment barriers are temporary structures constructed to slow runoff and trap small amounts of sediments.

Purpose

To intercept and detain small amounts of sediment from small disturbed and unprotected areas.

Effectiveness

N/A

STRAW BALE SEDIMENT BARRIER

Definition

Straw bale sediment barriers are temporary berms, diversions, or other barriers that are constructed of bale straw.

Purpose

Straw bale sediment barriers that are constructed to intercept and detain small amounts of sediment from unprotected areas of limited extent.

Effectiveness

The straw bale sediment barriers are only effective if they are properly installed and in accordance with the design criteria. Sandbags are more effective on paved surfaces than the straw bales, and filter fences are more effective on soil surfaces. The barriers are not effective for use to prevent or check channel erosion.

FILTER FENCE

Definition

Filter fences are a temporary sediment barrier consisting of filter fabric attached to supporting posts. Usually a wire mesh or similar material is used to help support the fabric.

Purpose

Filter fences are constructed to intercept and detain sediment while decreasing the velocity of runoff.

Effectiveness

The filter fences are only effective if they are properly installed and in accordance with the design criteria. In general, a filter fence can last about twice as long as a straw bale sediment barrier and is more effective in trapping sediments. The greater effectiveness of the filter fence is due to stronger construction, greater depth of ponding, and by allowing fewer soil particulates to pass through it.

STRAW BALE DROP INLET SEDIMENT BARRIER

Definition

Straw bale drop inlet barriers are temporary sediment barriers consisting of straw bales placed around drop inlets.

Purpose

Drop inlet sediment barriers are constructed to prevent sediment from entering the storm drain system in unpaved areas.

Effectiveness

The drop inlet protection devices are only effective if they are properly installed and in accordance with the design criteria. If the bales are not tightly abutted, sediment can freely enter the storm drain system. The straw bale devices are not effective and should not be used on paved streets at curb inlets.

SANDBAG CURB INLET SEDIMENT BARRIER

Definition

Sandbag curb inlet barriers are temporary sediment barriers consisting of sandbags placed on the uphill side of the inlet and overlapping onto the curb.

Purpose

Curb inlet sediment barriers are used to prevent sediment from entering the storm drain system in paved areas.

Effectiveness

N/A

FILTER BERM

Definition

A filter berm is a temporary ridge of gravel or crushed rock constructed across a graded driveway.

Purpose

To retain sediment on-site by retarding and filtering runoff while allowing water to be discharged from the site and construction traffic to proceed along the driveway.

Effectiveness

Filter berms are very effective in preventing sediment transport from construction sites. The practice is cost-effective when the berms are located on the permanent roadbeds. The gravel or crushed stone can be used as subgrade material before paving.

SILTATION BERM

Definition

A siltation berm is a temporary barrier of gravel or crushed rock covered with plastic sheeting constructed around construction sites.

Purpose

To capture and retain runoff from construction sites, to allow sediments to settle out, and to direct runoff water through filter berms at outlets to stabilized drainage ways.

Effectiveness

Siltation berms can be effective if they are properly installed and maintain on relatively flat sites. Filter fences are more effective in situations, except where runoff needs to be directed to certain discharge points.

TEMPORARY SOIL STABILIZATION PRACTICES

Definition

Temporary soil stabilization practices are used to prevent soil erosion and/or enhance short-term vegetation during construction activities or until permanent BMPs, including long-term vegetation, have been installed.

Purpose

To temporarily stabilize bare and disturbed soils, to control soil erosion by protecting the soil surface from raindrop impact, to prevent soil compaction or crusting, to decrease runoff, to control weeds, to increase infiltration, to conserve moisture, and to provide a mulch which enhances vegetation.

Effectiveness

These practices can be very effective for short periods of time. Straw mulch appears to be the most cost effective in the Basin.

**TEMPORARY SOIL STABILIZATION PRACTICES (NON-VEGETATIVE)****STRAW MULCH**Definition

Straw mulch is used as a temporary mulch to protect bare or disturbed soil areas that have not been seeded. Straw mulch can also be considered as a temporary practice when used as a mulch for short-term vegetation, such as, grass seeding on graded right-of-way. However, straw mulch is a permanent practice when used to help establish the long-term or permanent vegetation.

Purpose

To temporarily stabilize bare and disturbed soils, to protect the soil surface from raindrop impact, to increase infiltration, to conserve moisture, to prevent soil compaction or crusting, to decrease runoff, and to provide a mulch for short-term vegetation if seeded.

Effectiveness

Straw mulch is very effective if it is kept in place. Anchoring increases the costs, but it is necessary on steep slopes. Although jute matting over straw is very costly, it is one of the most effective treatments for critical areas.

**HYDROMULCH**Definition

Hydromulch is combination of wood fiber and water and is applied hydraulically as a slurry.

Purpose

To temporarily stabilize bare and disturbed soil, to protect the soil surface from raindrop impact, and to provide mulch for short-term vegetation if the area was seeded.

Effectiveness

Hydromulch is not effective as a mulch. It is preferable to straw mulch only for limited applications. It can be used very effectively as a tackifier for straw mulch.

**PINE NEEDLE MULCH**Definition

## Tallac FEIS

Pine needle mulch is used as a temporary or permanent mulch to protect bare or disturbed areas.

### Purpose

To temporarily stabilize bare and disturbed soils, to protect the soil surface from raindrop impact, to increase infiltration, to conserve moisture, to prevent soil compaction or crusting, to decrease runoff, and to provide a mulch for long-term vegetation if planted.

### Effectiveness

Pine needles are very effective under natural conditions, and thus, should be just as effective when used as a mulch. Pine needles are less likely to be subjected to wind damage.

## JUTE NETTING

### Definition

Jute netting is a heavy woven jute mesh with 1-inch by 1-inch spacings. Although frequently referred to as jute netting the more appropriate term.

### Purpose

To hold mulch in place on steep slopes and along drainage ways and to help establish revegetation in critical areas. As a temporary mulching practice over straw, it stabilizes bare and disturbed soils, protects the soil surface from raindrop impact, increases infiltration, conserves moisture, prevents soil crusting or compaction, and reduces erosion caused by overland flow.

### Effectiveness

Jute netting is very effective in providing soil protection when applied over a mulch and in aiding the establishment of permanent vegetation. The use of jute netting is cost effective on steep slopes and highway cut and fill slopes.

## PLASTIC NETTING

### Definition

Plastic netting is used to hold mulch in place on steep slopes.

### Purpose

To hold mulch in place on steep slopes and along drainage ways and to help establish revegetation in critical areas. As a temporary mulching practice over straw, it stabilizes bare and disturbed soils, protects the soil surface from raindrop impact, increases infiltration, conserves moisture, prevents soil crusting or compaction, and reduces erosion caused by overland flow.

### Effectiveness

Plastic netting is as effective as jute netting and because of its lower cost, it is more cost effective.

#### WOOD EXCELSIOR BLANKET

##### Definition

A mat made of interlocking wood excelsior fibers with a paper or plastic mulch net backing on one side only (similar to the material used for evaporative cooler pads).

##### Purpose

To provide a protective mulch on steep slopes and along drainage ways and to help establish vegetation in critical areas. As a temporary mulching practice, it stabilizes bare and disturbing soils, protects the soil surface from raindrop impact, increases infiltration, conserves moisture, prevents soil crusting or compaction, and reduces erosion caused by overland flow.

##### Effectiveness

Wood excelsior blankets are very effective in providing soil protection and in aiding the establishment of vegetation. They can be as cost effective as jute and straw on steep slopes and more cost effective on graded construction sites because of easier installation.

#### EROSION CONTROL BLANKETS OR GEOTEXTILES

##### Definition

Erosion control blankets or geotextiles is a generic name given to support and filter fabrics that are placed in contact with the soil.

##### Purpose

To provide a protective mulch on steep slopes or along drainage ways and to help establish vegetation in critical areas. As a temporary mulching practice, it stabilizes bare and disturbed soils, protects the soil conserves moisture, prevents soil crusting or compaction, and reduces erosion caused by overland flow. As a channel liner, it minimizes channel erosion by restraining the soils from movement while allowing free passage of water along the plane of the fabric.

##### Effectiveness

Erosion control blankets are very effective in providing soil protection and in aiding the establishment of vegetation. They can be as cost effective as jute and straw on steep slopes and more cost effective on graded construction sites because of easier installation.

#### CHEMICAL MULCHES AND TACKIFIERS

##### Definition

## Tallac FEIS

A tackifier is a gluey substance used to help hold down mulches, particularly straw and wood fiber. Chemical mulches are organic or plastic substances sprayed on soils from a crust.

### Purpose

To provide temporary soil stabilization and dust controlled by "tacking" fibers to slopes or forming a crust on the soil surface.

### Effectiveness

N/A

## BMP-TD TEMPORARY RUNOFF CONTROL (DIVERSIONS) ON SLOPES

### Definition

Temporary diversion practices divert surface runoff away from disturbed and bare and direct it to a stable outlet.

### Purpose

To divert the flow of surface runoff away from bare and disturbed slopes.

### Effectiveness

The diversion practices are only effective if they are properly installed and in accordance with the design criteria. These practices are designed to be effective only during the grading season or until permanent BMPs are installed or the disturbed areas stabilized.

## TEMPORARY RUNOFF CONTROL (DIVERSIONS) ON SLOPES (BMP-TD)

### DIVERSION DIKE

### Definition

A temporary ridge of compacted soil constructed immediately above new cut or fill slopes and installed with sufficient grade to divert runoff away from bare, exposed slopes.

### Purpose

To intercept overland flow from upslope areas and divert it away from newly constructed, unstabilized, unprotected, or recently seeded slopes to a stable outlet.

### Effectiveness

The dikes are only effective if they are properly installed and in accordance with the design criteria. The dikes should not be used to divert channel flows.

## TEMPORARY RUNOFF CONTROL (DIVERSIONS) ON SLOPES (BMP-TD)

## PERIMETER DIKE

### Definition

A temporary ridge of compacted soil constructed along the perimeter of the construction site or disturbed areas.

### Purpose

To prevent off-site runoff from entering the disturbed area and to convey sediment laden runoff from on-site to a sediment trap or basin.

### Effectiveness

The dikes are only effective if they are properly installed and in accordance with the design criteria. The dikes should not be used to divert channel flows.

## INTERCEPTOR DIKE

### Definition

A temporary ridge of compacted soil constructed across disturbed areas or graded rights-of-way.

### Purpose

To shorten the length of exposed slopes and reduce the erosion potential by intercepting runoff and diverting it to a sediment trap or basin.

### Effectiveness

The dikes are only effective if they are properly installed and in accordance with the design criteria. The dikes should not be used to divert channel flows.

## TEMPORARY AND/OR PERMANENT SEDIMENT RETENTION STRUCTURES

### SEDIMENT TRAP

#### Definition

A sediment trap is a small temporary or permanent basin formed by an embankment and/or excavation designed to intercept the runoff from a drainage area of less than 5 acres.

#### Purpose

To intercept small quantities of sediment-laden runoff generated during construction activities and to trap and retain the sediment in order to protect streams, drainage ways, storm drains, properties, and rights-of-way from sedimentation.

#### Effectiveness

When properly designed, constructed, maintained, temporary sediment retention structures are very effective in removing a significant quantity of both fine and coarse textured sediment from storm runoff. Sediment traps are only effective in coarse sediment removal. The efficiency of sediment trapping is dependent upon soil type. Fine textured soils, such as clays, do not settle out easily once they are suspended in water and thus, require large basins. Because of cost, space limitations on construction sites and in developed areas, it is usually not feasible to construct a structure with a 100 percent trapping efficiency. Thus, sediment retention structures are typically designed with a removal efficiency of 50 to 75 percent.

## PERMANENT BEST MANAGEMENT PRACTICES

### PERMANENT SLOPE STABILIZATION PRACTICES (BMP-RSO)

#### RETAINING STRUCTURES

##### Definition

A retaining structure refers to a wall or other structure placed at the toe of an over-steepened slope.

##### Purpose

To stabilize a slope against mass-movement, to protect the toe or face of a slope against scour and erosion by storm runoff, and to allow flattening above for revegetation purposes.

##### Effectiveness

Retaining structures are very effective in preventing soil erosion from over-steepened slopes. They are most effective when used in combination with vegetative practices.

### RETAINING STRUCTURES (BMP-RS)

#### ROCK RETAINING WALL

##### Definition

A rock retaining wall is a low wall constructed with irregular shaped rock stacked at the toe of an over-steepened slope. Commonly referred to as rock breast walls, gravity walls, or toe walls.

##### Purpose

To stabilize a slope against mass-movement, to protect the toe or face of a slope against scour and erosion by storm runoff, and to allow flattening above for revegetation purposes.

##### Effectiveness

Rock retaining walls are very effective in preventing soil erosion from over-steepened slopes. They are most effective when used in combination

with vegetative practices. Rock retaining walls are more cost-effective than gabions, and more aesthetically pleasing.

#### ROCK RIPRAP

##### Definition

Rock riprap is a layer of loose rock or aggregate placed over an erodible soil surface.

##### Purpose

To protect the soil surface and provide slope stabilization on over-steeped slopes.

##### Effectiveness

Rock riprap is effective in preventing soil erosion from over-steepened slopes. Riprap is most effective when used in combination with long-term vegetative practices. The high cost of hauling hauling rock reduces the cost-effectiveness of this practice.

#### SUBSURFACE DRAIN

##### Definition

A system of drain tiles, pipes, or tubing installed beneath the ground surface to intercept and collect groundwater seepage exposed on cut slopes during construction or on other areas of groundwater seepage.

##### Purpose

To intercept groundwater seepage, to conduct intercepted water to a stable discharge, and to prevent sloughing or mass wasting of slope due to seep areas.

##### Effectiveness

Subsurface drains can be very effective in de-watering seep areas. However, vegetative is more cost-effective if it can provide adequate control.

#### INTERCEPTION TRENCH OR WATERBARS

##### Definition

An interception trench is a permanent man-made channel constructed along slope contours or on top of cut slope.

##### Purpose

To decrease the uninterrupted slope length, to intercept surface runoff from the slope face and convey it to stable outlets at non-erosive velocities, and to reduce the erosion potential of concentrated surface runoff.

Effectiveness

The interception trenches are only effective if they are properly installed and in accordance with the design criteria. The trenches should not be used to divert channel flows.

INFILTRATION SYSTEMS (BMP-IS)

INFILTRATION TRENCH

Definitions

An infiltration trench is a shallow rock- or gravel-filled trench located at the drip line of roofs or adjacent to other impervious surfaces, such as, paved driveways and parking areas.

Purpose

To infiltrate and percolate runoff from impervious surfaces and to prevent erosion of the soil surface which would be caused by such runoff.

Effectiveness

Infiltration systems are only effective if they are properly installed, maintained, and in accordance with the design criteria. The cost of these practices for new structures should be less than that for connecting to storm drain systems. The cost of effectiveness of these practices is questionable because of the frequent maintenance required because of the siltation. These structures are not effective in areas with a high groundwater table.

VEGETATIVE SOIL STABILIZATION PRACTICES (BMP-VSSP)

BMP-VSSP RECOMMENDED GRASS SPECIES

APPROVED GRASS SPECIES

Definition

The TRPA-approved grass species for the Tahoe Basin include native and adapted perennial grasses.

Purpose

To provide short-term stabilization and/or long-term stabilization.

Effectiveness

Grass seeding is a very effective way to establish a ground cover. Grass species are very cost effective because of their low cost and ease of seeding. Hydro-seeding has had limited success in the Tahoe Basin. However, hydro-seeding may be cost effective in certain situations, depending on the scale or magnitude of the operation.

APPROVED SHRUB SPECIES

Definition

The TRPA-approved shrub species for the Tahoe Basin includes native and adapted shrubs.

Purpose

To provide long-term or permanent stabilization.

Effectiveness

The establishment of shrub species is a very effective practice to stabilize the soil and to prevent erosion. Mulches are a very cost effective way to help establish shrubs because they stabilize the soil and increase the moisture available to shrub roots.

APPROVED TREE SPECIES

Definition

The TRPA-approved tree species for the Tahoe Basin consists of native trees.

Purpose

To provide long-term or permanent stabilization.

Effectiveness

The establishment of trees is a very effective practice to stabilize slopes and to prevent erosion. Mulches are a very cost effective way to help establish trees because they stabilize the soil and increase the moisture available to tree roots.

APPROVED FLOWER AND LEGUME SPECIES

Definition

The TRPA-approved flower and legume species includes native and adapted herbaceous plants other than grasses.

Purpose

To add color to the landscape and legumes can add nitrogen to the soil. Both provide some soil stabilization.

Effectiveness

Seeding with flower species is not a cost effective way to establish a ground cover. Flower seed is the most expensive component of seed mixes. Flowers and legumes do provide some color to the landscape and are aesthetically more pleasing than grass landscapes.

BMP-VSSP WOOD CHIP AND BARK MULCHES

Definition

Wood chips and bark mulches are used as a permanent mulch to protect landscape areas which have not been seeded. Bark mulches are usually used around tree and shrub plantings.

Purpose

To protect the soil surface from raindrop impact, to increase infiltration, to conserve moisture around tree and shrub plantings, to prevent soil compaction or crusting, and to decrease runoff.

Effectiveness

Wood chip and bark mulches deteriorate slower than the wood fiber in hydro-mulches and, therefore, retain their effectiveness longer. Wood chips and bark are heavier than straw and less subject to removal by wind.

FERTILIZER MANAGEMENT

Definition

Fertilizer management, when fertilization is necessary, is the careful application of fertilizers in order to prevent any excess from reaching the surface and ground waters of Lake Tahoe.

Purpose

To obtain complete and early establishment of plants when revegetating or landscaping, to maintain the health and vigor of vegetation, to promote nutrient uptake by plants, and prevent excess nutrients from reaching the surface and ground waters of Lake Tahoe.

Effectiveness

Use of fertilizer is usually necessary to achieve early and complete establishment of plants when revegetating or landscaping. Overuse is harmful. Fertilizer management is extremely effective in reducing the input of nutrients to Lake Tahoe. Minimizing the use of fertilizers can reduce the amount of nutrients entering Lake Tahoe by either surface or ground waters.

IRRIGATION

Definition

Irrigation is the application of additional water to newly seeded areas and to planted trees and shrubs.

Purpose

To improve plant establishment and to ensure plant survival during the first growing season.

Effectiveness

Irrigation is a very cost effective way to help establish vegetation. The decision to irrigate or not is usually based on the economics of reseeding or replanting versus the cost of irrigation. However, the damage which could occur if an area is not immediately revegetated is more costly than the cost of watering. Thus, irrigation is recommended for most sites in order to promote rapid plant establishment and to prevent potential erosion from an unprotected area. For sites where water is not available on site, large tanks can be temporarily used for the irrigation season.

## SHOREZONE PRACTICES

### PROTECTION OF SHOREZONE VEGETATION

#### Definition

Protection of vegetation of the interface between the backshore and foreshore zones during any projects or activities in the shorezone.

#### Purpose

To protect existing vegetation which is the most effective form of erosion control. In addition, to issue the survival of vegetation which has value for aesthetics, shade, fish and wildlife habitat, and other reasons.

#### Effectiveness

The protection of vegetation is the most effective form of erosion control. Vegetation prevents erosion and, thus, the protection of it should be the highest priority. The key to the effectiveness depends on the skill and cooperation of the equipment operators and the location of the protective fencing. Show fencing is much more effective than rope or flagging because it provides more obvious physical barrier to equipment operators. Flagging is the cheapest, but also the least effective.

DISCUSSION OF THE EFFECTIVENESS OF FOREST SERVICE BMP'S CONSIDERED APPROPRIATE  
FOR THE PROPOSED ACTION

This document is organized to present the objective, an explanation and effectiveness of each Forest Service BMP considered appropriate for this proposed action. If the reviewer desires to review each BMP further, he/she may find a complete discussion of each BMP in the Forest Service Handbook 2509.22; the Soil and Water Conservation Handbook, Chapter 10: Water Quality Management for National Forest System Lands in California, U.S. Forest Service, Pacific Southwest Region, 1987.

The number that precedes the title of each BMP is an numerical identifier which has no other significance in this document.

2.2 EROSION CONTROL PLAN

OBJECTIVE

To limit and mitigate erosion and sedimentation through effective planning prior to initiation of construction activities and through effective contract administration during construction.

EXPLANATION

Land disturbing activities usually result in at least short term erosion. By effectively planning for erosion control, sedimentation can be minimized. Therefore, within a specified period after award of a construction contract, the Contractor shall submit a general plan which among other things, sets forth erosion control measures. Operations cannot begin until the Forest Service has given written approval of the plan. The plan recognizes the mitigation measures required in the contract.

EFFECTIVENESS

The effectiveness of the practices is dependent upon the cooperation between the construction contractor and his personnel and inspectors from various agencies.

2.3 TIMING OF CONSTRUCTION ACTIVITIES

OBJECTIVE

To minimize erosion by conducting operations during minimal runoff periods.

EXPLANATION

Since erosion and sedimentation are directly related to runoff, scheduling operations during periods, when the probabilities for rain and runoff are low, is an essential element of effective erosion control. Purchasers shall schedule and conduct operations to minimize erosion and sedimentation. Equipment shall not be operated when ground conditions are such that excessive damage will result. Such conditions are identified by

the COR or ER (Forest Service) with the assistance of a soil scientist or other specialists as needed.

In addition, it is important to keep erosion control work as current as practicable with ongoing operations. Construction of drainage facilities and performance of other contract work which will contribute to the control of erosion and sedimentation shall be carried out in conjunction with earthwork operations or as soon thereafter practicable. The operator should limit the amount of area being graded at a site at any one time, and should minimize the time that an area is laid bare. Erosion control work must be kept current when road construction occurs outside of the normal operating season.

#### EFFECTIVENESS

Effectiveness depends upon the cooperation of the contractor and operator so that the installation of drainage facilities are completed soon after the ground is disturbed and the necessary contract work is completed.

### 2.4 ROAD SLOPE AND SPOIL DISPOSAL AREA STABILIZATION (PREVENTIVE PRACTICE)

#### OBJECTIVE

To prevent unacceptable erosion from exposed cut slopes, fill slopes, and spoil disposal areas.

#### EXPLANATION

Depending on various factors such as slope angle, soil type, and climate, most fill slopes, some cut slopes, and some spoil disposal areas will require vegetative and/or mechanical measures to provide the required surface soil stability. The level of effort needed must be determined on a case-by-case basis by appropriate personnel.

Vegetation measures include the seeding of herbaceous species (grass, legumes, or browse species), or the planting of brush or trees. Vegetative measures may include fertilization, and mulching (or even watering) to insure success. A combination of vegetative species often produces a better result than a more simplistic treatment, e.g., grass seeding alone.

Mechanical measures include, but are not limited to: wattling, erosion nets, terraces, side drains, blankets, mats, riprapping, mulch, tackifiers, pavement, soil seals, and gunnite.

#### EFFECTIVENESS

The effectiveness of the practices is dependent upon the cooperation between the contractor and the COR and ER (Forest Service).

## 2.6 DISPERSION OF SUBSURFACE DRAINAGE FROM CUT AND FILL SLOPES

### OBJECTIVE

To minimize the possibilities of cut or fill slope failure and subsequent production of sediment.

### EXPLANATION

Roadways may drastically change the subsurface drainage characteristics of a slope. Since the angle and height of cut and fill slopes increase the risk of instability, it is often necessary to provide subsurface drainage to avoid moisture saturation and subsequent slope failure. Where it is necessary because of slopes, soils, aspect, precipitation amounts, inherent instability etc., one of the following dispersion methods should be used:

1. pipe underdrains
2. horizontal drains
3. stabilization trenches

Dispersal of collected water should be accomplished in an area capable of withstanding increased flows. On erosive soils, energy dissipators need to be placed below pipes carrying large volumes of water. This is a preventive practice.

### EFFECTIVENESS

Refer to TRPA's discussion of effectiveness in "VEGETATIVE SOIL STABILIZATION PRACTICES (BMP-VSSP)".

## 2.10 CONSTRUCTION OF STABLE EMBANKMENTS (FILLS)

### OBJECTIVE

To construct embankments with materials and methods which minimize the possibility of failure and subsequent water quality degradation.

### EXPLANATION

The failure of road embankments and the subsequent deposition of material into waterways may result from the incorporation of slash or other organic matter and from a lack of compaction during the construction of the embankment. As the organic material decomposes, settling the embankment occurs and the resulting tension cracks allow concentrated infiltration of runoff. Upon reaching saturation, the mass becomes unstable and fails. To minimize this occurrence, the roadway should be designed and constructed as a stable and durable earthwork structure with adequate strength to support the pavement structure, shoulders, and traffic. Proper slope ratio design will promote stable embankments. Embankments shall be constructed of inorganic material and shall be placed by one or more of the following methods:

1. Layer placement
2. Controlled compaction
3. Controlled compaction using density controlled strips
4. Special project controlled compaction

On projects where required densities are specified, some type of moisture-compaction control may be necessary. The outer faces of embankments are often not stabilized, because of difficulty in accessing equipment to finished slopes; such areas are especially liable to erosion and slipping.

#### EFFECTIVENESS

The construction of proper embankments using one or a combination of the previous presented construction methods are only effective if they are constructed properly.

### 2.12 SERVICING AND REFUELING OF EQUIPMENT

#### OBJECTIVE

To prevent pollutants such as fuels, lubricants, bitumens, raw sewage, wash water and other harmful materials from being discharged into or near rivers, streams and impoundments, or into natural or man-made channels leading thereto.

#### EXPLANATION

During servicing or refueling, pollutants from logging or road construction equipment may enter a watercourse. This treat is minimized by selecting service and refueling areas well away from wet areas and surface water, and by using berms around such sites to contain spills.

#### EFFECTIVENESS

The COR or ER (Forest Service) will designate the location, size and allowable ukxes of service and refueling areas in accordance with the Forest's Hazardous Wast Contingency Plan.

### 2.13 CONTROL OF CONSTRUCTION IN STREAMSIDE MANAGEMENT ZONES (BUFFER STRIPS)

#### OBJECTIVE

To designate a zone along streams, which will reduce the adverse effect of nearby roads, by:

1. Acting as an effective filter for sediment generated by erosion from road fills, dust drift, and oil traces;

2. Maintaining shade, riparian habitat (aquatic and terrestrial), and channel stabilizing effects;
3. Keeping the floodplain surface in resistant, undisturbed condition to limit erosion by flood flows.

EXPLANATION

Except at designated stream crossings, roads, fills, sidecast, and end-hauled materials must be kept at a distance from nearby streams, to minimize the road's impacts on the critical riparian zone and on the stream itself. Factors such as stream class, channel stability, sideslope, ground cover, and stability are taken into account in developing zone widths. It is vital to stabilize fill slopes before the streamside management zone is saturated with sediment.

Stream classes and buffer zone widths are determined by an interdisciplinary process involving hydrologists, fisheries biologists, and other specialists as required.

EFFECTIVENESS

The protection of vegetation within the designated streamside or lakeside management zone is the most effective form of reducing or eliminating sediment deposition into the waterway(s). The key to the effectiveness depends upon the skill and cooperation of the contractor's equipment operator and the location of the protective fencing. Fencing such as snow fencing is much more effective than flagging or other means of boundary identification.

2.15 DIVERSION OF FLOWS AROUND CONSTRUCTION SITES

OBJECTIVE

- To insure that all stream diversions are carefully planned.
- To minimize downstream sedimentation.
- To restore stream channels to their natural grade, condition, and alignment as soon as possible.

EXPLANATION

Flow must sometimes be guided or piped around project sites. Typical examples are bridge and dam construction. Flow in streamcourses will be diverted if the Forest Service deems it necessary for the contractor to do the job. Such as diverted flow shall be restored to the natural streamcourse as soon as practicable and, in any event, prior to the major storm season.

EFFECTIVENESS

When properly designed, constructed and maintained, temporary structures designed to divert flows around construction sites are a very effective way prevent sediment that would be carried from the disturbed construction site into the stream or lake waters. The effectiveness of the temporary structure is dependent upon soil type. Fine textured soils, such as clays, do not settle out once they are suspended in water, therefore the structures might be required to be constructed quite a distance from the area disturbed.

## 2.20 SPECIFYING RIPRAP COMPOSITION

OBJECTIVE

To minimize sediment production associated with the installation and utilization of riprap material.

EXPLANATION

Riprap is commonly used to armor stream banks and drainage ways from the erosive forces of flowing water. Riprap must be sized and installed in such a way that it effectively resists erosive water velocities. Stone used for riprap should be free from weakly structured rock, soil, organic material, and materials of insufficient size, all of which are not resistant to streamflow and would only serve as sediment sources. Outlets of drainage facilities in erodible soils commonly require riprapping for energy dissipation. The Corps of Engineers and Federal Highway Administration procedures are commonly used for designing riprap structures.

EFFECTIVENESS

Rock riprap is effective in preventing soil erosion from oversteepened slopes. Riprap is most effective when used in combination with long-term vegetative practices.

## 2.24 TRAFFIC CONTROL DURING WET PERIODS

OBJECTIVE

- To reduce road surface disturbance and rutting of roads.
- To lessen sediment washing from disturbed road surfaces.

EXPLANATION

The unrestricted use of many National Forest roads during the wet weather often results in rutting and churning of the road surfaces often carries a high sediment load. The damage/maintenance cycle for roads that are

frequently used in winter can create a disturbed road surface that is continuing sediment source. Roads that must be used during wet periods should have a stable surface and sufficient drainage should be provided to allow such use with a minimum of resource impact. Rocking, oiling, paving, and armoring are measures that may be necessary to protect the road surface and reduce material loss. Roads that are not needed for public access or forest administrative use should be closed to use during the wet season. In many cases, use can be discouraged, but not prevented. Where winter field operations are planned, roads must be upgraded, and maintenance intensified to handle the traffic without creating excessive erosion and damage to the road surfaces.

#### EFFECTIVENESS

Stabilizing road surfaces are very effective to prevent sediment from being transported from the site. These practices are very cost effective because the cost of the subgrade is part of the permanent roadbed.

### 2.25 SNOW REMOVAL CONTROLS TO AVOID RESOURCE DAMAGE

#### OBJECTIVE

To minimize the impact of melt water on road surfaces and embankments and to consequently reduce the probability of sediment production resulting from snow removal operations.

#### EXPLANATION

This is a preventive measure used to protect resources and indirectly to protect water quality. Forest roads are sometimes used throughout the winter for a variety of reasons. For such roads, the following measures are employed to meet the objectives of this practice:

1. The contractor is responsible for snow removal in a manner that will protect roads and adjacent resources.
2. Rocking or other special surfacing and/or drainage measures may be necessary, before the operator is allowed.
3. Snow berms shall be removed or replaced to avoid accumulation of melt water on the road and prevent water concentration on erosive slopes or soils. If the road surface is damaged the purchaser or cooperator shall, prior to road use, replace lost surface material with similar quality material and repair structures damaged in blading operations, unless climatic conditions prevent necessary work from being accomplished or as otherwise agreed to in writing.

EFFECTIVENESS

If properly designed and located out of streamside or lakeside management zones, snow disposal areas can effectively prevent the discharge of degraded melt water from snow.

## 2.28 SURFACE EROSION CONTROL AT FACILITY SITES

OBJECTIVE

Limit the amount of surface erosion taking place on developed sites and the amount of soil entering streams.

EXPLANATION

On lands developed for administrative sites, ski areas, campgrounds, parking areas, or waste disposal sites much ground is cleared of vegetation. Erosion control methods need to be implemented to keep as much of the soil in place as possible and to reduce the amount of soil entering streams. Some examples of erosion control methods that could be applied at a site for keeping the soil in place would be: applying grass seed, jute mesh, tackifiers, hydromulch, paving, or rocking for roads, water bars, cross drains, or retaining walls.

To control the amount of soil entering streams, the natural drainage pattern of the area should not be changed, sediment basins and sediment filters should be established to filter surface runoff, diversion ditches, and berms should be built to divert surface runoff around bare areas. Construction activities should be scheduled to avoid periods of the year when heavy runoff will occur.

EFFECTIVENESS

In order to be effective,, sediment deposition from facility sites must be collected on the site and infiltrated if possible. No surface runoff is allowed to flow over or across public rights-of-way and into the street storm drain system.

## 4.5 CONTROL OF SANITATION FACILITIES

OBJECTIVE

The objective is to protect surface and subsurface water quality from the collection, transmission, treatment, disposal of sewage at Forest Service facilities.

EXPLANATION

Toilet facilities are provided at developed recreation sites. The type and number depends on documented site utilization and the capacity of a given site. Sanitation facilities (which may vary from a pit toilet to a sophisticated treatment plant) will be planned, located, designed,

operated, constructed, operated, inspected, and maintained to minimize the possibility of water contamination.

EFFECTIVENESS

Self contained toilet facilities will be required during construction. Permanent toilet facilities will be provided for all facilities constructed for public use.

4.6 CONTROL OF REFUSE DISPOSAL

OBJECTIVE

The objective is to protect water quality from nutrients, bacteria, and chemicals associated with solid waste disposal.

EXPLANATION

The users of National Forest recreation facilities are encouraged to cooperate in the proper disposal of garbage and trash. Users will be encouraged to burn their combustible trash in fireplaces or stoves. Receptacles are provided for unburnables at most developed sites. Garbage and trash must be packed out by those who use dispersed and wilderness areas.

The final dispersal of collected garbage will be at a properly designed and operated sanitary landfill. Each landfill site will be located where groundwater and surface waters are at a safe distance, as prescribed the provisions of the California Administrative Code, Title 23, Chapter 3, Subchapter 15, and other state or local regulations.

EFFECTIVENESS

The effectiveness of refuse disposal during construction phase is dependent upon the contractor and his operators. Animal and insect proof containers will be required and periodic refuse collection is important.

4.9 SANITATION AT HYDRANTS AND WATER FAUCETS WITHIN DEVELOPED RECREATION SITES

OBJECTIVE

To maintain high water quality standards around hydrants and faucets which provide water for consumptive use in developed recreation sites.

EXPLANATION

The referenced regulation prohibits the cleaning or washing of any personal property, fish, animal, or food at a hydrant or at any water faucet not provided for that purpose. The public must be informed of their responsibilities concerning sanitary regulations. Acceptable designated

areas are those that are located away from consumptive water sources and where effluent from the washing operation can be disposed of properly.

#### EFFECTIVENESS

Cooperation and enforcement of this practice during construction is dependent upon the contractor and his operators. CO and ER's (Forest Service) and other agency inspectors will insist that this practice is followed.

### 4.10 PROTECTION OF WATER QUALITY WITHIN DEVELOPED AND DISPERSED RECREATION AREAS

#### OBJECTIVE

To protect water quality by regulating and discharge and disposal of potential pollutants.

#### EXPLANATION

This practice prohibits placing in or near a stream, lake or other waterbody, materials, or substances which may degrade water quality. This includes includes, but is limited to, human and animal waste, oil, and other hazardous substances. Areas may be closed in order to restrict use in problem areas.

#### EFFECTIVENESS

During construction operations this complying with this practice depends upon the cooperation between the CO and ER (Forest Service) and the contractor. During operation of the facility, the Forest Service will keep the public informed through signing, issuing pamphlets and news statements. Citizens can report violators and Forest officers can issue citations to violators.

### 5.3 TRACTOR OPERATION EXCLUDED FROM WETLANDS AND MEADOWS

#### OBJECTIVE

To limit turbidity and sediment production resulting from compaction, rutting, runoff concentration, and subsequent erosion.

#### EXPLANATION

This practice is a preventive measure designed to keep from concentrating surface water and to keep from compacting soil surfaces which might lead to rill or gully erosion with associated turbidity and sediment production. This measure prevents or reduces the need of having to take corrective measures to solve water concentration problems. Practice 1.19, Meadow Production During Timber Harvest, is related to this practice.

EFFECTIVENESS

The CO and ER (Forest Service) is responsible for identifying wet areas and meadows not previously identified in the construction plans or environmental documents. The project planners are responsible for including appropriate contract specifications and identifying management constraints in the the planning documents previously mentioned.

5.4 REVEGETATION OF SURFACE DISTURBED AREAS

OBJECTIVE

To protect water quality by minimizing soil erosion through the stabilizing influence of vegetation.

EXPLANATION

This is a corrective practice to stabilize the soil surface of the disturbed area. The vegetation selected will be a mix best suited to meet the management objective for the area, be it range, wildlife, timber, or fuels management. Grass or browse species may be seeded between recently planted trees where appropriate for aesthetics, erosion prevention, or wildlife needs. The factors evaluated are soil fertility, slope, aspect, EHR, soil water holding capacity, climatic and weather variables, and suitable species selection. These are both field determinations and office interpretations made by an interdisciplinary team. Practice 1.16, Revegetation of Area Disturbed by Harvest Activities, is related.

EFFECTIVENESS

The identification of disturbed areas and species mix is best determined by an interdisciplinary analysis is made to determine the site specific needs. Coordination is essential between the contractor and CO and ER (Forest Service) to be certain the timing and stabilization with the appropriate species is completed to meet watershed objectives.

5.6 SOIL MOISTURE LIMITATIONS FOR TRACTOR OPERATION

OBJECTIVE:

The objective of this measure is to prevent compaction, rutting, and gullyng with resultant sediment production and turbidity.

EXPLANATION:

This is a preventive measure that reduces surface disturbance during wet soil conditions which would result in compaction, rutting and gullyng. This measure reduces the need to later correct rutting and gullyng problems. Soil erodibility, climatic factors, soil/water relationships, and mass stability are constraining factors which are identified by soil

scientists, geologist, and hydrologists during the environmental analysis process.

Effectiveness:

The CO and ER (Forest Service) along with interdisciplinary input from the appropriate watershed specialist is instrumental in preventing damage to the soil resource. Understanding and cooperation from the contractor is also instrumental in achieving these practice objectives.

5.7 CONTOUR DISKING

OBJECTIVE:

To reduce erosion and associated sediment production by preventing water concentration on disturbed sites.

EXPLANATION:

This measure reduces the concentration of surface water and its associated erosive forces. Soil depth, soil water holding capacity, EHR, and climatic variables must be evaluated by a soil scientist and hydrologist prior to implementation.

EFFECTIVENESS:

Coordination between the CO and ER (Forest Service) and the contractor is essential to achieve the watershed objectives.

5.8 PESTICIDE USE PLANNING PROCESS

OBJECTIVE:

To introduce water quality and hydrologic considerations into the pesticide use planning process.

EXPLANATION:

The Pesticide Use Planning Process (PUPP) is the framework for incorporation of hydrologic considerations contained in BMPs 5.9 through 5.14. An EA/EIS addresses these considerations in terms of impacts and mitigation measures. Project work and safety plans then specify management direction.

EFFECTIVENESS:

Complying with EPA and FS pesticide regulations and during construction phase enforcing the contractor and his operators to comply during the storage and application of pesticides is essential. (Refer to 5.9)

5.9 APPLY PESTICIDE ACCORDING TO LABEL AND EPA REGISTRATION DIRECTIONS

OBJECTIVE:

To avoid water contamination by complying with all label instructions and restrictions.

EXPLANATION:

Directions found on the label of each pesticide are detailed and specific, and include legal requirements for use.

EFFECTIVENESS:

The effectiveness is dependent upon seeing that the contractor, Forest Service and cooperators follow the instructions on each pesticide label.

5.10 PESTICIDE APPLICATION MONITORING AND EVALUATION

OBJECTIVE:

To determine whether pesticides have been applied safely, restricted to intended target areas, and have not resulted in unexpected non-target effects.

To document and provide early warning of possible hazardous conditions resulting from possible contamination of water or other non-target areas by pesticides.

To determine the extent, severity and probable duration of any potential hazard that might exist.

EXPLANATION:

This practice documents the placement accuracy, amount applied, and any water quality effects so as to reduce or eliminate hazards to non-target species. Monitoring methods include spray cards, dye tracing, and direct measurement of pesticide in or near water. Type of pesticide, type of equipment, application difficulty, public concern, beneficial uses, monitoring difficulty, availability of laboratory analysis and applicable Federal, State and local laws and regulations are all factors considered when developing the monitoring plan.

EFFECTIVENESS:

The effectiveness of this practice depends on how well the Forest Service and cooperators implement the monitoring plan.

#### 5.11 PESTICIDE SPILL CONTINGENCY PLANNING

OBJECTIVE:

To reduce contamination of water by accidental pesticide spills.

EXPLANATION:

The Forest Oil and Hazardous Substances Pollution Contingency Plan prepared by each Forest consist of predetermined actions to be implemented in the event of a pesticide spill. The plan lists who will notify whom and how, time requirements for the notification, guidelines for spill containment, and who will be responsible for clean-up.

EFFECTIVENESS:

The effectiveness of this practice depends upon the CO and ER (Forest Service) ensuring that the contractor follows all safe practices recommended on the pesticide labels and follows the Forest Oil and Hazardous Substances Contingency Plan requirements. During the facility operation the Forest Service and cooperators must follow the same requirements.

#### 5.12 CLEANING AND DISPOSAL OF PESTICIDE CONTAINERS

OBJECTIVE:

To prevent water contamination resulting from cleaning or disposal of pesticide containers.

EXPLANATION:

The cleaning and disposal of pesticide containers must be done in accordance with Federal, State, and local laws, regulations, and directives. Specific procedures for the cleaning and disposal of pesticide containers are documented in FSM 2157.3, R-5 Operational Guides for Aerial Application of Herbicides, FSH 2109.12, and State and local laws.

EFFECTIVENESS:

Ensure that the contractor and his operators, Forest Service and cooperators follow the directions contained in "EXPLANATION" above.

#### 5.13 UNTREATED BUFFER STRIPS FOR RIPARIAN AREA AND STREAMSIDE MANAGEMENT ZONE (SMZ) PROTECTION DURING PESTICIDE SPRAYING

OBJECTIVE:

To minimize the risk of pesticide inadvertently entering waters or unintentionally altering the riparian area or SMZ.

EXPLANATION:

When spraying pesticides for the purposes of meeting non-riparian area land management objectives, an untreated buffer strip is left alongside riparian areas or SMZ. Factors which may be considered for extending the width beyond the minimums established in Manual direction are beneficial water uses, adjacent land use, rainfall, wind speed, wind direction, terrain, slope, soils and geology. The persistence, mobility, acute toxicity, bio-accumulation, and formulation of the pesticide may also be considered. Equipment used, spray pattern, droplet size, and application height are other important factors.

EFFECTIVENESS:

Ensure that the contractor and his operators, Forest Service and cooperators follow the directions contained in "EXPLANATION" above.

7.4 OIL AND HAZARDOUS SUBSTANCE SPILL CONTINGENCY PLAN

OBJECTIVE:

To minimize contamination of waters from accidental spills.

EXPLANATION:

A contingency plan is predetermined organization and action plan to be implemented in the event of a hazardous substance spill. Factors considered for each spill are: the specific substance spilled, the quantity, its toxicity, proximity of spill to waters, and the hazard to life and property.

EFFECTIVENESS:

Ensure that the contractor and his operators, Forest Service and cooperators prepare and follow their contingency plan.

7.5 CONTROL OF ACTIVITIES UNDER SPECIAL USE PERMIT

OBJECTIVE:

To protect surface and subsurface water quality from physical, chemical, and biological pollutants resulting from activities that are under special use permit.

EXPLANATION:

Many activities and uses take place on National Forest System lands which are not directly related to Forest Service management activities. Some examples are: electronic sites, highway and railroad rights-of-way, waste water treatment and disposal, solid waste disposal, and power transmission

lines. There are other uses which are recognized Forest Service land management activities which are achieved through permits to a public or private agency, group, or individual. Examples of these types of uses are: organization camps, recreation residence tracts, and ski areas.

EFFECTIVENESS:

The effectiveness of this practice is dependent upon the Forest's Special Use officer enforcing all special use permittees to comply with the provisions in this practice.

7.7 MANAGEMENT BY CLOSURE TO USE (Seasonal, Temporary, and Permanent)

OBJECTIVE:

To exclude activities that could result in damages to either resources or facilities resulting in impaired water quality.

EXPLANATION:

Closure of a site because of the threat to resource damage after an evaluation of the potential damages is completed. This is usually the last step protective measure.

EFFECTIVENESS:

The effectiveness of implementing this practice depends upon an objective and professional evaluation of the potential damages that might occur to the site if it were to remain open to public use.

AMENDED  
MEMORANDUM OF AGREEMENT  
REGARDING THE  
VALHALLA BOATHOUSE-THEATER CONVERSION  
BY AND AMONG THE  
USDA FOREST SERVICE, PACIFIC SOUTHWEST REGION,  
CALIFORNIA STATE HISTORIC PRESERVATION OFFICER  
AND THE  
ADVISORY COUNCIL ON HISTORIC PRESERVATION

WHEREAS, the USDA Forest Service, Pacific Southwest Region, on behalf of the Lake Tahoe Basin Management Unit (LTBMU), has consulted with the California State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (Council), pursuant to 36 CFR 800, Regulations implementing Sections 106 and 110 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470f), regarding effects to the Valhalla Boathouse--a contributing building to the National Register of Historic Places (NRHP) enrolled property of the Heller Estate in the Tallac Historic Site--from a project to rehabilitate and convert the Boathouse to a community theater; and

WHEREAS, the LTBMU, SHPO, and the Council have agreed to amend the Valhalla Boathouse-Theater Conversion Memorandum of Agreement (Agreement) of June, 1992, due to changes in construction plans from the blueprints originally submitted; and

WHEREAS, the LTBMU has determined, in consultation with the Council and the SHPO, that the Boathouse conversion will result in adverse effects to the property, altering historic characteristics of the interior and exterior of the Boathouse that make it eligible to the NRHP; and

WHEREAS, the Council, SHPO, and the LTBMU have agreed in principle that the conversion is justified; and

WHEREAS, the Tahoe-Tallac Association (TTA) has been consulted regarding the Boathouse conversion, and has been invited to concur with this Agreement;

NOW, THEREFORE, the LTBMU, SHPO, and the Council agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account effects of the undertaking on the historic property.

Stipulations

The LTBMU shall ensure that the following measures are carried out:

1. To the extent prudent and feasible, modifications to the Boathouse and other treatments shall be carried out in accordance with recommended procedures in The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1992, and The Secretary of the Interior's Standards for Historic Preservation Projects, with

Guidelines for Applying the Standards (U.S. Department of the Interior, National Park Service, 1985), and with reference to National Park Service Preservation Briefs appropriate to treatment and/or construction.

2. Construction of the project shall be carried out in accordance with amended construction plans which conform, to the extent prudent and feasible, to the Secretary's Standards, pursuant to Stipulation 1. The amended plans shall be submitted to the SHPO and Council for review and comment; the SHPO and the Council shall have 30 days to comment on the plans (see Stipulation 9).
3. Amendments which may affect historic characteristics of the Boathouse and that are made to the plans during the course of work shall conform to Stipulation 1. If such amendments are made, the SHPO shall be contacted and will have 30 days to review and comment on the amended work plans (see Stipulation 9).
4. The LTBMU shall monitor all phases of treatment and construction to ensure that work conforms to Stipulations 1 through 3.
5. The following recordation measures, agreed to in consultation with the Western Region Coordinator of the Historic American Buildings Survey and Historic American Engineering Record (HABS/HAER) for the National Park Service, shall be completed prior to alterations to the Valhalla Boathouse:
  - a. Standard HABS quality photography of the exterior and interior fabric and features of the Boathouse;
  - b. A history of the property, which will include an oral history of its use. The oral history will be conducted with a Washoe informant who once lived in the loft while working for the Hellers in the 1930s. A transcription will be made of the taped interview and shall be curated at the LTBMU's office and at the University of Nevada's special collections;
  - c. A completed Architectural Data Form;
  - d. Field records and floor plans.
6. Based upon approved plans, the TTA shall provide an interpretive exhibit/display inside the Boathouse-Theater that documents the history and historic characteristics of the Boathouse and its role in the Estates, and that explains how the building was changed to accommodate the theater for cultural and recreational activities; the TTA shall develop the plans for the display in consultation with the LTBMU. Plans for the interpretive exhibit/display shall meet requirements set by the LTBMU, and shall be approved by the LTBMU after consultation with SHPO. The LTBMU shall submit the interpretive plans to SHPO for review, and the SHPO shall have 30 days for comment (see Stipulation 9).

7. If archaeological properties are discovered during construction, the LTBMU shall devise a plan to mitigate effects of the conversion project on the discovered properties. SHPO and the Council will have 48 hours to offer interim comments on the plan and will have 30 days to offer final written comments (see Stipulation 9). Any discovered properties shall be evaluated for NRHP eligibility. Mitigation options may range from protection of eligible properties to destruction of the properties, but only after completion of appropriate, agreed to, data recovery or other treatment.
  8. If any of the signatories to this Agreement determines that its terms cannot be met or believes a change is necessary, that signatory shall ask the consulting parties to consider an additional amendment or addendum to the Agreement, whereupon the parties will consult to consider such an amendment. Such an amendment or addendum shall be executed in the same manner as the original Agreement.
  9. Should the LTBMU, SHPO, or the Council object within 30 days to plans submitted pursuant to this Agreement, the LTBMU shall consult with the objecting party/parties to resolve the objection. If the LTBMU determines that the objection cannot be resolved, it will forward all documentation relevant to the dispute to the Council. Within 15 days after receipt of all pertinent documentation, the Council will either:
    - a. Provide the LTBMU with recommendations, which the LTBMU will take into account in reaching a final determination regarding the dispute; or
    - b. Notify the LTBMU that it will comment pursuant to 36 CFR 800.6(b), and proceed to comment. Any Council comment provided in response to such a request will be taken into account by the LTBMU in accordance with 36 CFR 800.6(c)(2) with reference to the subject of the dispute.
- Any recommendations or comments provided by the Council will be understood to pertain only to the subject of the dispute; the LTBMU's responsibility to carry out all actions under this Agreement that are not the subjects of the dispute will remain unchanged.
10. This Agreement may be terminated at any time by the LTBMU, SHPO, or Council provided that the signatory initiating termination provides 60 days notice to this effect, along with a statement of the reasons for the termination, to the other signatories.
  11. Failure of the LTBMU to comply with the terms of this Agreement shall require the reinitiation of consultation pursuant to Section 106 of the NHPA and 36 CFR 800. Furthermore, if the LTBMU cannot carry out the terms hereby agreed to, all actions pursuant to the proposed project with the potential to adversely affect the property will be suspended pending completion of the reinitiated consultation process.

Execution of this Amended Agreement by the LTBMU, SHPO, and the Council, and implementation of its terms, evidence that the LTBMU has afforded the Council an opportunity to comment on the undertaking and its effects on historic properties, and that the LTBMU has taken into account the effects of the undertaking on historic properties.

This Amended Agreement shall take effect upon execution by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the last date written below.

USDA FOREST SERVICE, PACIFIC SOUTHWEST REGION

By: *Ronald E. Stewart*  
FOR Ronald E. Stewart  
Regional Forester

Date: 4/29/94

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

By: *Cherilyn Widell*  
Cherilyn Widell  
California State Historic Preservation Officer

Date: 5/9/94

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: *Robert D. Bush*  
Robert D. Bush  
Executive Director

Date: 6-10-94

Concur:

TAHOE TALLAC ASSOCIATION

By: *David Putzman*  
President

Date: April 24 - 94

**APPENDIX H**  
**RESPONSE TO PUBLIC COMMENT**

The public comment period on the Draft Environmental Impact Statement for the Tallac Historic Site Master Plan began on May 21, 1993, and ended on July 5, 1993. Agencies, officials, and members of the public were invited to comment on the Draft Environmental Impact Statement.

There were a total of 10 letters received. Of those, two were from a federal government agency, three were from a state government agency, and five were from individuals.

Of those respondents expressing an alternative preference among those presented in the Draft Environmental Impact Statement, three favored No Action, Historic Preservation and Interpretation, or a combination of these alternatives. One respondent favored boathouse theatre conversion (no specific alternative); another accepted the idea of the Update Master Plan - Boathouse Theatre with Restrooms alternative. Five of the respondents failed to express an alternative preference.

The Council on Environmental Quality regulations for implementing the procedural provision of the National Environmental Policy Act (40 CFR, parts 1500-1508) state, "Comments on an environmental impact statement or on a proposed action shall be as specific as possible and may address either the adequacy of the statement or the merits of the alternatives discussed or both." (40 CFR 1503.3) Comments and Forest Service responses in this section are based on those types of specific comments, "which proposed to: (1) modify alternatives including the proposed action, (2) develop and evaluate alternatives not previously given serious consideration, (3) supplement, improve, or modify its analysis, and (4) make factual corrections," (40 CFR 1503.4).

Although the entire letters are included in this section, only the specific comments are responded to.

FOREST SUPERVISOR  
LAKE TAHOE MANAGEMENT UNIT  
6-6-93

JEFF LAROCHE  
BOX 11017  
ZEPHYR COVE NV 89448

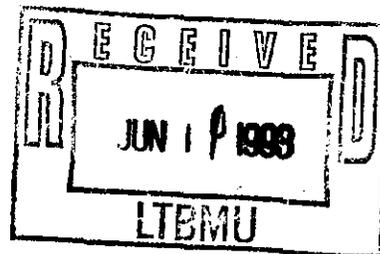
DEAR SIRS

AFTER READING THE ARTICLE RECENTLY IN THE TAHOE TRIBUNE ABOUT THE CONVERSION OF THE VALHALLA BOATHOUSE I WOULD LIKE TO OFFER A SUGGESTION. WHY DO WE NEED ANOTHER PLAYHOUSE ? WE HAVE A PERFECTLY GOOD AMPITHEATER LESS THAN A MILE FROM THE SITE AT THE VISITORS CENTER. THE BOATHOUSE SHOULD REMAIN AS A BOATHOUSE .

A NICE EXHIBIT OF ANTIQUE WOODEN BOATS COULD BE DISPLAYED HERE AND POSSIBLY A WORKING EXAMPLE OF BOATS UNDERGOING RESTORATION. THERE IS A TREMENDOUS NATIONWIDE INTEREST IN ANTIQUE WOODEN BOATS . THE NORTH SHORE PUTS ON A VERY SUCESSFUL WOODEN BOAT SHOW AND THESE TYPES OF MARINE ACTIVITIES ARE NOTICIBLY LACKING ON THE SOUTH SHORE. I BELEIVE THERE IS A PROPOSAL AT NORTH SHORE TO CONSTRUCT A WOODEN BOAT MUSEUM. IM SURE THE MEMBERS OF THE CLASSIC BOAT ASSOCIATION COULD ASSIST YOU IN A REVOLVING SUPPLY OF DISPLAY VESSELS AND STOCK THE BOATHOUSE FULL OF HISTORIC MEMORIBILIA.

DONT TURN THE BOATHOUSE INTO SOMETHING ITS NOT OR EVER WAS. THE CONVERSION OF THIS STRUCTURE INTO A PLAY HOUSE SOUNDS LIKE A BIG WASTE OF MONEY. YOU WOULDNT WANT TO TURN THE VALHALLA ESTATE INTO A BOWLING ALLEY WOULD YOU?

PLEASE CONSIDER MY IDEA AND I WOULD APPRECIATE A REPLY BACK.



H-2

**RESPONSE TO LETTER #01:**

The Lake Tahoe Basin Management Unit Forest Plan (1988) provided the following direction for the Tallac Historic Site:

"Where it doesn't conflict with public access the structures and grounds will be made available for a variety of adaptive uses to help generate restoration and maintenance funds... Encourage the Tahoe Tallac Association to evaluate the feasibility of converting the boathouse into a small community theatre."

A number of adaptive uses for structures at the Tallac Site, including conversion of the Valhalla Boathouse to community theatre, was proposed in the 1989 Tallac Historic Site Master Plan. Future proposed use of the Pope Estate Boathouse is for a Transportation Museum, with emphasis on early boating activities at Lake Tahoe. This proposed use is similar to the exhibit proposed in your letter.

# Memorandum

To : Carol Whiteside  
Resources Agency  
1416 Ninth Street  
Sacramento, CA 95814

Date: June 15, 1993

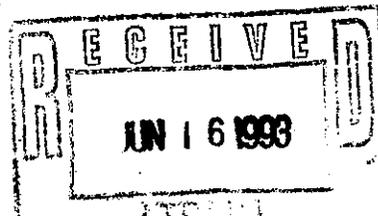
From : Ranjit S. Gill, Environmental Specialist IV (Supervisor)  
California Regional Water Quality Control Board  
Lahontan Region  
2092 Lake Tahoe Boulevard, Suite 2  
South Lake Tahoe, California 96150  
(916) 544-3481 FAX (916) 544-2271

Subject: REVIEW OF DRAFT ENVIRONMENTAL IMPACT STATEMENT, TALLAC HISTORIC SITE MASTER PLAN, SCH # 93054013

Regional Board staff have reviewed the draft Environmental Impact Statement (EIS) being circulated by the U.S. Forest Service, Lake Tahoe Basin Management Unit (LTBMU) for revisions to its Tallac Historic Site Master Plan. The revisions would involve retention of nine buildings previously proposed for demolition, and possible conversion of the Valhalla Estate boathouse into a community theater. Alternatives considered would involve construction of additional restrooms and/or a theater annex building, and different options for expanding visitor parking. A small parking area could also be constructed next to the boathouse for loading/unloading of supplies. Utilities would be undergrounded, using existing roads and trails where feasible.

If construction of the theater and associated facilities is approved, the Regional Board will consider placing them under waste discharge requirements. Our comments are as follows:

1. It is not clear whether the EIS is intended to be programmatic or to serve as a project-level document for the boathouse conversion. The level of detail on construction impacts and mitigation measures is insufficient for our use of the document as a responsible agency under the California Environmental Quality Act (CEQA). In particular the site maps in the EIS do not provide a good basis for evaluating theater project components in relation to the shorezone of Lake Tahoe. If the LTBMU plans to prepare a separate environmental document for the project, and no other state or local agency permits are involved, it may be necessary for the Regional Board to assume CEQA lead agency responsibility for circulation of this document.



2. The areas where construction could occur are said to be land capability Class 5. However, on pages II-5 and III-25 the EIS mentions a portion of the potentially expanded parking lot with a high ground water table where the use of fill would be necessary for stability. Has this area been inspected to determine whether it should be classified as a Stream Environment Zone?
3. On page III-22, the EIS notes the presence of a buried gasoline tank near the boathouse. It is unknown whether this tank is leaking. Removal of this tank is said to be on the LTBMU's list of rehabilitation projects, subject to the availability of funding. Because of the proximity of this tank to Lake Tahoe, its removal, and any necessary soil cleanup, should be given high priority.
4. The continued compaction of soil from unauthorized parking is mentioned as a disadvantage of the "no action" and historic preservation alternatives on page III-27. Gates and barriers are mentioned as a long term solution to parking problems on page III-39. The LTBMU can and should control unauthorized parking to prevent soil compaction regardless of the Master Plan alternative selected.
5. The proposed boathouse annex would involve construction of a "depressed" terrace (page III-46). Is there a risk that construction of the terrace and/or utility lines would involve interception of ground water?

Please contact Judith Unsicker if you wish to discuss these comments, or John Short if you have any questions about our permitting process for the boathouse theater project.

Enclosure

cc: Regional Board Members  
El Dorado County Planning Department  
U.S. Forest Service, Lake Tahoe Basin Management Unit  
TRPA

JEU/sh

## RESPONSE TO LETTER #02:

1. The EIS serves both functions. It is programmatic in regard to proposed long term adaptive usage of structures and grounds at the Tallac Site. Depending on the specific use or activity, a future NEPA analysis may be necessary.

Regarding the proposed theatre conversion of the Valhalla Boathouse, this EIS serves as a project level decision document for NEPA. Prior to actual project implementation, the Forest Service could provide Lahontan with construction drawings and site specific mitigation measures for the selected alternative.

2. A land capability verification was completed by TRPA 10/19/91 which verified land capability class 5 for the area where parking lot construction would occur. Although a portion of the existing boathouse is on Class 1b land, no new disturbance, other than internal building modifications, would occur. The rest of the boathouse is on Class 5 land.

Appropriate mitigation measures have been included in Chapter II of the EIS should a high water table be encountered during parking lot construction.

3. The DEIS should have referred to the tank as an underground storage tank since we are unaware of the type of use of the tank by the previous landowners. Because of potential damage to historic resources, each of the 4 tanks were filled 'in place' in 1993 with concrete. Both TRPA and El Dorado County were informed of the project. A sample of the soils around the tank at the Valhalla Boathouse has been taken to verify whether past leakage occurred and if soils cleanup is necessary. Such cleanup will be given high priority.

4. We will install barriers as a means of preventing off pavement parking within the Tallac Site, regardless of which alternative is selected.

5. The boathouse annex and associated terrace is not a component of the preferred alternative. Specific construction plans will not be completed until an alternative is selected for implementation. It is not anticipated that ground water will be intercepted by implementation of any of the action alternatives. Appropriate mitigation measures have been included in the EIS should a high water table be encountered during construction activities. (See Response to Comment #2, above.)

19131 Charleston Rd.  
Volcano, CA 95689  
June 24, 1993

U.S. Forest Service  
Lake Tahoe Basin Management Unit  
P.O. Box 8165  
South Lake Tahoe 95731

I was given the privilege of studying the EIP for the Tallac Historical Site and am of the opinion that converting the Valhalla boat house into a community theater would be entirely inappropriate for a historical site. I feel that not one of the options would be appropriate.

It would seem that having a theater there would be mixing two opposite points of view--commercial and historical. I don't think they mix.

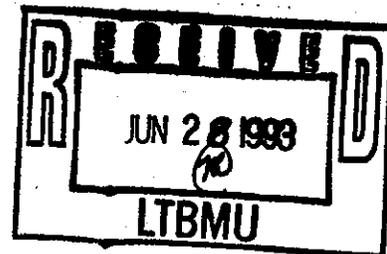
If the site is to be kept as near as possible in it's original condition, the theater is entirely "in left field. "

Most sincerely,

*Milda Hester*

Mrs. Milda Hester

*P.S. I either don't remember or haven't known your last name. More apologies!*



H-7

#3

**RESPONSE TO LETTER #03:**

**No response necessary. Thank you for taking the opportunity to state your opinion on the alternatives.**



IN REPLY REFER TO:

# United States Department of the Interior



OFFICE OF THE SECRETARY  
Office of Environmental Affairs  
600 Harrison Street, Suite 515  
San Francisco, California 94107-1376

ER-93/0406

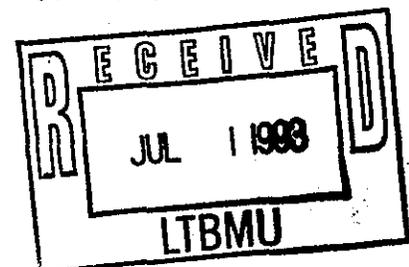
June 28, 1993

Mr. Robert E. Harris  
Forest Supervisor  
Lake Tahoe Basin Management Unit  
870 Emerald Bay Road, Suite 1  
South Lake Tahoe, California 95150

Dear Mr Harris:

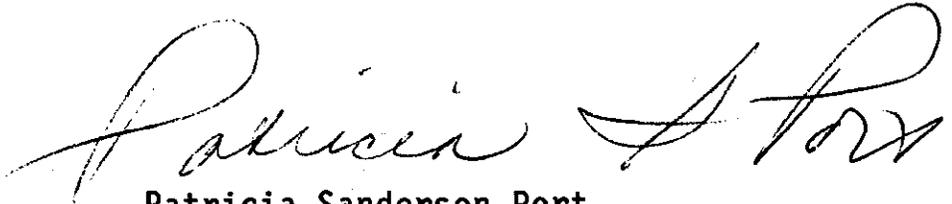
This is in response to the request for the Department of the Interior's comments on the Draft Environmental Impact Statement (DEIS) for **TALLAC HISTORIC SITE MASTER PLAN**, Lake Tahoe Basin Management Unit. This document accurately assesses the impacts of a theater conversion of the Valhalla boathouse on the historic qualities of the Tallac Historic Site. Rehabilitation of the Valhalla boathouse as a theater would affect the historic qualities of both the historic boathouse and the historic district. It is impossible that rehabilitation of the boathouse under the alternative "Update Master Plan - Boathouse Theater" (UMP-BT) and "Boathouse Theater with Restrooms" (UMP-BTRR) could be accomplished in accordance with the Secretary of the Interior's "Standards for Rehabilitation." The large size of the proposed annexes (1,300 square feet and 2,200 square feet), in relation to the existing structure, would adversely affect the historic character of the boathouse and the historic district. We do not recommend adoption of alternatives that would require construction of an annex to the historic boathouse.

If you have questions on these comments, please feel free to contact the National Park Service, Western Regional Office, 600 Harrison Street, Suite 600, San Francisco, California 94107-1372.



Thank you for the opportunity to comment on this DEIS.

Sincerely,



Patricia Sanderson Port  
Regional Environmental Officer

cc:

Jackie Faiké  
Interpretive Services Manager  
Lake Tahoe Basin Management Unit  
870 Emerald Bay Road, Suite 1  
South Lake Tahoe, California 96150

Director OEA  
Regional Director, NPS

H-10



**RESPONSE TO LETTER #04:**

Even though there is an adverse affect to the Valhalla Boathouse from implementation of either the UMP-BT or UMP-BTRR alternatives, the Secretary of Interior's Standards for the Treatment of Historic Properties still apply. The Standards provide guidelines to minimize alterations that impact the significant fabric of the building. Removal of significant historic fabric will be avoided or minimized to the extent possible.

Ann Huston of your staff has concurred with this response.

SUSAN A. FREDERICKS  
P.O. Box 712  
Placerville, CA 95667, USA  
916 622-1993

Mr. Bob Harris  
Tahoe Basin Supervisor  
USDA Forest Service  
870 Emerald Bay Road, Suite 1  
South Lake Tahoe, CA 96150

June 30, 1993

Re: DEIS Tallac Historic Site Master Plan

Dear Mr. Harris;

I have reviewed the Draft Environmental Impact Statement of the LTBMU's seven long term plan site alternatives for up dating the 1989 Tallac Historic Site Master Plan. Since your initial summary did not state the preferred alternative, it took me awhile to figure out it was Update Master Plan - Boathouse Theatre with Restrooms (UMP-BTRR).

In general, this alternative is acceptable to me.

Considering the new 200 seat theater on the college campus at Tahoe Paradise, UMP-BTRR restores buildings. Also it tests the "waters" to see if a boathouse theater is a viable alternative or at least the Forest Service has had buildings restored at someone-else's expense.

Who ever contracts to run the theater should have a set rental fee paid to the Forest Service, not a percent of sales.

The door to the boathouse theater will be facing east. Off this will be a 20'x24' patio. What materials will be used? Does this qualify as an annex?

Will the proposed theater be available for other uses in the daytime like interpretive movies, lectures, etc.?

Since parking is already inadequate for most large functions and 13 new parking spaces are not guaranteed to satisfy the requirements, I see no reason to add new ones. Just stipulate that bussing is required.

I like the idea that the Pope boathouse, barn, and garage would be restored and used as historic transportation exhibits as these were vital to the movement of visitors within the Tahoe Basin.

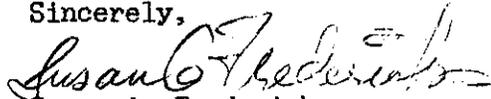
No matter what final plan is chosen, the impact on the surrounding flora and fauna should be kept to a very minimum. This should include lighting, walkways, parking lots, noise, and vistas of Lake Tahoe.

I felt this report was very repetitious and needed better use of tables with less footnotes like the one at the very end of the report. In spite of that, I found it informative.

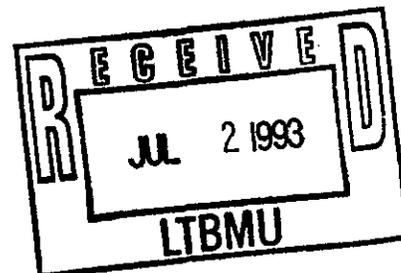
As a side light I find it amusing to note you are trying to save the Tahoe yellow cress, yet it would be lost when the lake level rises to normal.

Thank you for considering my comments in your review process. If you should have any questions, please contact me.

Sincerely,

  
Susan A. Fredericks

CC: Linda Cole, Tallac Site Director



H-12

RESPONSE TO LETTER #05:

We have corrected the designation of the Preferred Alternative in the Summary section of this document.

Forest Service policy and direction for administration of Special Use Permits of the type appropriate for uses occurring at the Tallac Historic Site requires that a fee for land use be based upon fair market value. Currently, 20% percent of the gross fees are collected and utilized for restoration and maintenance activities at the Site. This percentage may be adjusted as conditions change and new permits are issued.

The patio area has been reduced to approximately 20'x20'. Proposed materials are rustic stones set in concrete similar to the Valhalla Main House steps or the Baldwin Main House entry. Appropriate SHPO consultation will occur for the patio as part of the overall alternative.

Proposed uses of the theatre include daytime uses, including lectures such as you mentioned.

We plan to "infill" between the existing spaces at the Valhalla Estate parking lot where trees have died to accommodate 13 additional spaces. We feel this minor increase is acceptable and will help alleviate present parking problems, although not eliminate them entirely.

We have taken into consideration your other comments. Thank you for providing them.

**DEPARTMENT OF TRANSPORTATION**

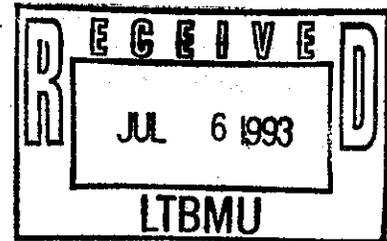
DISTRICT 3  
P.O. BOX 911  
MARYSVILLE, CA 95901  
TDD Telephone (916) 741-4509  
FAX (916) 741-5348  
Telephone (916) 741-4539



July 2, 1993

ETAH036  
03-PLA-89 PM 11.3  
USFS Tallac Historic  
Site Master Plan  
DEIS, SCH# 93054013

Ms. Jackie Faike  
Interpretive Services Program Mgr.  
Lake Tahoe Basin Management Unit  
USDA - Forest Service  
870 Emerald Bay Road, Suite 1  
South Lake Tahoe, CA 96150



Dear Ms. Faike:

Thank you for the opportunity to review and comment on the above referenced document.

**COMMENTS:**

In general, this is a very thorough and well written report. However, an addition to Chapter I of a brief summary of the information on pp. II, 8-12, would be helpful to the reader.

The Chapter II discussion of Alternatives UMP-BTRR, UMP-BTA, UMP-BTARR and UMP-BTLA should state that alterations to the existing historic structures (including disabled access) will be done in accordance with the Secretary's Standards for Rehabilitation Projects (i.e.. in addition to the Secretary's Standards for the Treatment of Historic Properties), and the Historic Building Code.

Because of the discussion of inadequate parking at the site (Chapter III-39), this site should include adequate Class II type bicycle parking for visitors, or bike lockers with removable keys (like airport luggage storage areas). There is a great deal of bicycle use in this area, and encouraging bicycling is one way to overcome the parking shortage. The site should also include staff bicycle lockers that are impervious to weather damage.

The addition of a theater to this location should not significantly impact State Route 89. The traffic that will be added will occur after peak hours.

H-14

6

Ms. Jackie Faike  
July 2, 1993  
Page 2

An Encroachment Permit from Caltrans will be required for any work conducted in the State right of way.

If you have any questions regarding these comments, please contact Terri Pencovic Inter Governmental Review/ CEQA Coordinator, at (916) 741-4199.

Sincerely,



E. A. "LIB" HARAUGHTY  
Chief, Planning Branch B

cc: Linda Fuller  
Department of Water Resources

TP:tp

H-15

6

**RESPONSE TO LETTER #06:**

**A Summary of the document, including the alternatives, is found at the beginning of the document.**

**Thank you. Your comments have been included.**

**We currently provide for bike parking at the site. Your suggestions for additional bike facilities will be considered.**

# The Resources Agency

Pete Wilson  
Governor



of California

Douglas P. Wheeler  
Secretary

California Conservation Corps • Department of Boating & Waterways • Department of Conservation  
Department of Fish & Game • Department of Forestry & Fire Protection • Department of Parks & Recreation • Department of Water Resources  
July 2, 1993

U. S. Forest Service  
Lake Tahoe Basin Management Unit  
Attn: Robert E. Harris  
870 Emerald Bay Road, Suite 1  
South Lake Tahoe, CA 96150

Dear Mr. Harris:

The State has reviewed the Draft Environmental Impact Statement for Tallac Historic Site Master Plan, for the Lake Tahoe Basin Management Unit, El Dorado County, submitted through the Office of Planning and Research.

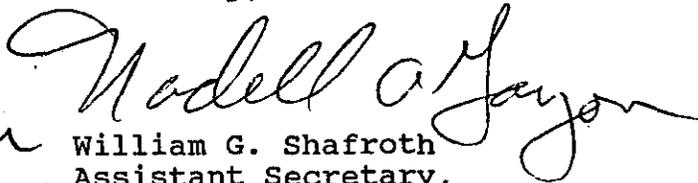
We coordinated review of this document with the State Lands Commission, the Lahontan Regional Water Quality Control Board, and the Departments of Boating and Waterways, Conservation, Fish and Game, Parks and Recreation and Transportation.

The Lahontan Regional Water Quality Control Board responded by copy of its correspondence to Carol Whiteside dated June 15, 1993.

The Department of Transportation has commented directly by their letter of July 2, 1993.

Thank you for providing an opportunity to review this project.

Sincerely,

*for*   
William G. Shafroth  
Assistant Secretary,  
Land and Coastal Resources

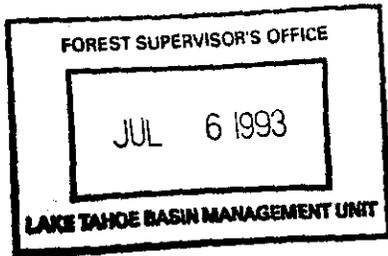
cc: Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814  
(SCH 93054013)

The Resources Building Sacramento, CA 95814 (916) 653-5656 FAX (916) 653-8102

California Coastal Commission • California Tahoe Conservancy • Colorado River Board of California  
Energy Resources, Conservation & Development Commission • San Francisco Bay Conservation & Development Commission  
State Coastal Conservancy • State Lands Commission • State Reclamation Board

**RESPONSE TO LETTER #07:**

**No response necessary.**



Fred Eissler  
Scenic Shoreline Preservation  
Conference, Inc.  
4623 More Mesa Drive  
Santa Barbara, CA 93110  
(805) 964-2492  
July 2, 1993

Robert E. Harris  
Supervisor  
Lake Tahoe Basin Management Unit  
South Lake Tahoe, CA 96150

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Comments on DEIS for the proposed Tallac Historic Site Master Plan.

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1. Tallac Historic Site Master Plan is a misnomer.
- 

#### Objection

Under the guise of a master plan for the historic site, DEIS is almost exclusively a Tallac Theater Masterplan. Five of seven alternatives are variations on a theater project, each progressively more intense in development and consequent damage to the National Register Site. Although Alternative HPI (Historic Preservation and Interpretation) is chosen as the "environmentally preferred alternative" (DEIS 11-10) and along with No Action Alternative is clearly the historically preferred alternative, the Boathouse House Theatre with Restrooms is the masterplan's preference. Although the Forest Service in our experience commenting on Forest projects has never preferred the environmentally preferred alternative, the failure of the DEIS to give significant consideration to the Historic Preservation and Interpretation or the No Action alternative is somewhat unaccountable. This near-decision reflected by the pervasive theater development bias of DEIS is all the more puzzling since Theatre with Restrooms in spite of the restrooms and British affectation hardly qualifies as a theater.

#### Relief

1. Explain how a masterplan for a historic site has been transformed into a theater DEIS.
2. Draft a genuine masterplan by revising, updating, improving, and renewing existing masterplans and documents on the National Register Site. Then complete a DEIS on the masterplan.
3. Give primary consideration in DEIS to No Action (continuation and improvement of current preservation program) and Alternative HPI.

4. At the bare minimum, relabel the DEIS as a theater undertaking.

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2. The undertaking reveals a low appraisal by the Forest Service of the jewels in its crown.

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### Objection

DEIS (III-8): "The buildings and structures of the Tallac Sits are architectural jewels found nowhere else in the national forest system. They provide a setting for living history . . . for studying . . . architecture in its natural setting . . . an historic landscape centered on the most visited body of water in the United States . . . ." The five theater alternatives tarnish the jewels and their setting. DEIS acknowledges that all five "adversely affect", diminish, and degrade the historic quality of the site and setting.

The Secretary of Interior's Standards for the Treatment of Historic Properties (SISTHP), requires any treatment of a site to be measured in terms of the significance of the site. Although the Tallac Site is on the National Register and is a Special Use Area, the Forest has not credited the significance of the site at a high enough level to resist the intrusion of this theater proposal.

### Relief

1. To increase awareness and appreciation of the significance of the Tallac Site, in the contextual history (DEIS III-10) compare the attributes of this site with others of its kind in California and the nation. Provide a broad contextual understanding that goes beyond the boundaries of LTBMU to give some proportion to the significance of this and other gems in the Forest Service crown.

---

3. None of the seven alternatives properly meets the SISTHP standards for restoration, rehabilitation, and stabilization of the Historic Site.

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### Objection

DEIS (III-14): "Management of the Tallac National Register Site has followed the SISTHP Standards emphasizing 'Preservation' and 'Rehabilitation' as the principal treatments applied to the site. While these treatments have been emphasized in the past, other treatments such as Restoration and Reconstruction may be appropriate if:

1. The Secretary's Standards are closely followed;
2. A Preservation or Documentation Plan is developed;
3. The Treatment Standards are measured against the significance of the site, its physical condition, proposed use, and intended interpretation."

DEIS (II-6): "All alternatives must meet the goals and directions contained in the Secretary of Interior's Standards for the Treatment of Historic Properties (SISTHP), as well as Section 106 and 110 of the National Historic Preservation Act."

DEIS asserts as a generality that alternatives meet SISTHP standards. None of the alternatives specifically explain the ways in which the restoration, rehabilitation, and stabilization needs are being met and how the opportunity to meet them is affected by the project.

DEIS (III-16) commenting on HPI: "This alternative would meet the intent of SISTHP standards . . . . While current management of the site follows SISTHP Standards, in the past funding has been inadequate to deal with all the sites preservation needs." The conditional "would" and the vagueness of "intent" lack necessary specificity. What is the difference between current management and past management? Does a backlog of currently unmet preservation needs exist because of past funding deficiencies? Courts do not accept lack of funding as an excuse for failure to comply with mandatory procedures, especially when funds are likely to be diverted from basic preservation needs to finance theater projects admittedly damaging to historic quality.

#### Relief

1. Explain for each alternative in specific terms how the SISTHP standards are being "closely followed" (DEIS III-14 quoted above).
2. Provide a Preservation or Documentation Plan. The DEIS claims to be a Master Plan. Not in itself constituting a plan, DEIS comments on the plan. DEIS is attempting to short-circuit legitimate procedure.
3. Institute treatment standards commensurate with the unique significance, physical condition, proposed use, and intended interpretation of the site. In terms of these standards explain in the document and DEIS the specific steps taken to preserve the uniquely significant quality of the Historic Site.
4. Provide specifics pursuant to SISTHP standards on Sutters Fort type development proposed in Alternative HPI.
5. Provide information on facility stabilization program. Referring to No Action Alternative, DEIS (II-7) notes: "There would be no further adaptive uses of facilities or site development as described in the 1989 Master Plan except stabilization."
6. Explain the assertion DEIS (III-16) (quoted above) that current management follows SISTHP Standards in spite of failure to meet the needs in the past. Does a backlog of needs exist? Are current and projected funds sufficient to meet needs? How is current preservation management affected by funding for theater development?

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4. Local interest is given precedence over national interest.

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Objection

DEIS gives unbalanced consideration to a local interest over the national interest represented by Congressional intent in passage of the National Historic Preservation Act.

Relief

1. In weighing significance, balance national interest in this unique site visited by tourists from across the nation with a special community interest.

2. Consider the possibility that the community theater interest is parochial even within the community, however significant the performing arts are to the community. Use of the Historic Site can be perceived as a favor to a special group at taxpayers expense to the detriment of a national treasure. DEIS (I-7) notes: "There is a concern by some community groups and organizations that they would not have equal opportunity to use the proposed theatre . . . . (DEIS I-8) There is a concern that the overall costs associated with performances at the boathouse theatre (operations and maintenance, production costs, etc.) will make admission costs unaffordable to the local community . . . . There is a perception that community groups and organizations do not have equal opportunity to schedule use for the Valhalla Estate." DEIS fails to address the issues associated with the above allegations.

---

5. Need or justification for a theater at this site is never explained in DEIS or other documents.

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Objection

The rationale for a community theater at this particular site is not explained in the DEIS or any other document.

LMP (IV-88) notes: "Implement the plan for the Tallac Historic Site approved in 1980. . . . Encourage the Tahoe Tallac Association to evaluate the feasibility of converting the boathouse into a small community theater."

Plans originally mentioned the vague idea of a theater without any knowledge of its feasibility. Now the idea somehow has been bootstrapped into a major project.

DEIS (I-4) notes that its purpose is to update " some of the management directions documented in the 1989 Tallac Historic Site Master Plan." Seven directives are listed including (b) conversion

of the Valhalla boathouse to a community playhouse theater, including various sizes and configurations of a theater annex." The other six directives receive minor attention in the Tallac Theater DEIS. DEIS (I-5) notes that the ROD and FEIS shall render decisions on all seven directives.

#### Relief

1. Explain need for theater project and rationale for choosing this site over other potential sites. DEIS takes need for granted and devotes full attention to design of project.

---

6. The need for the theater in relation to others available in town is not evaluated.

---

#### Objection

Tahoe has a theater at Sand Harbor. Presumably other sites are available. Alternative locations for a theater off-site are not evaluated in DEIS.

#### Relief

1. A DEIS alternative, as one of a reasonable range of alternatives required by law, is evaluation of two or three potential off-site theater locations. California courts have ruled that EIRs under CEQA must consider alternative sites within a reasonable distance of a proposed project. Although not a precedent for NEPA, the concept seems a valid application of reasonableness in the selection of alternatives.

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7. Architectural layout does not meet the needs of theater logistics.

---

#### Objection

From the logistical standpoint, the Preferred Alternative is an improvement over alternative UMP-BT in providing restrooms in the Boathouse. The inconvenience of restrooms in the Valhalla Main House, up to a football field distance from the theater, is obvious. Both alternatives, however, utilize the Main House for "support activities for the immediate event (makeup, dressing areas, etc.) [that] may occur here." Evidently use is conjectural. The distance from the theater is a handicap of itself, not considering the inconveniences from inclement weather and other factors.

The next alternative (UMP-BTA) yields to the reality of theater logistics (DEIS II-20): "An historically appropriate addition, including porch of approximately 1300 ft." would be added to the west side of

the converted boathouse. The addition would include a lobby, dressing and wardrobe rooms, and storage. Linear lake front of the building would be increased by 32 feet. A courtyard of approximately 1800 ft<sup>2</sup> would unify the exterior and provide a sheltered gathering area for theatergoers. Additional coverage would be used for the planters and steps. Another 2300 ft<sup>2</sup> of temporary parking for loading would be installed on the east side of the boathouse." This alternative requires the use of the Main House "as a support facility for the community theater." The alternative unaccountably separates the restroom facility from the Boathouse (DEIS II-20): "Existing restrooms [in the Main House] would be retrofitted to meet ADA [American Disability Act] requirements." Being disabled, negotiating the lift from the theater, traversing the football field distance to ADA retrofitted toilets during inclement weather is a challenging obstacle course that hardly seems to meet the spirit if not the letter of the law. The legality of alternatives (UMP-BT and this one, UMP-BTA) that do not provide in-theatre restrooms is open to question. The next alternative UMP-BTARR by adding a theater restroom seems to agree with our conclusion.

The last of five development alternatives UMP-BTLA raises capacity to 216 seats with 2400 ft<sup>2</sup> annex "to provide for wardrobe storage, dressing rooms, restrooms designed to meet ADA requirements, a ramp for disabled persons to access the theater stage, and ticket and concession sales" (DEIS II-25).

DEIS (II-26): "Approximately 1/3 of the annex size is dedicated to ADA requirements . . . . Additional coverage [shelter] of about 3230 ft<sup>2</sup> would be used for the handicap access ramp, planters and steps . . . ." Evidently the Main House is no longer used for theater purposes.

This alternative possibly best meets the demands of theater logistics. Its ADA provisions seem essential to meet the requirements of the Act. The rub, of course, lies in the dilemma that the damage to historic quality is directly proportional to the increase in adequacy of the theater facility. This predicament in reality is not a dilemma--the theater project does not fit in and can be unceremoniously dropped.

The Preferred Alternate lacks at the least the following essential elements of a theater: a porch, lobby, dressing and wardrobe rooms, storage, shelter, ramp, ticket and concession sales, temporary parking for loading, and probably other crucial facilities in addition to these listed in the other alternatives.

The progressively more adequate logistic alternatives could represent atages of future development (rehabilitation) of the Preferred Alternative, once the logistically-deprived Preferred Alternative has its foot in the door, is constructed and found in practice to be unfunctional.

Relief

1. Present design standards for a genuine theater. How can the Preferred theater be adequate to its purpose in comparison with the last, most developed alternative?
  2. ADA requirements are not defined. Are a lift and ramp interchangeable by law? Are restrooms required in a theater under all alternatives?
  3. Explain how/where all the design needs listed above in the penultimate paragraph are met by the Preferred Alternative. Is a paved and sheltered walkway to be constructed between the theater and Main House?
  4. Describe the measures to be taken to assure that the alternatives are not merely a staging plan for the progressive remodeling of the Boat House to meet genuine theater design standards.
- 
8. DEIS is a stab at theater architecture without any consideration of theater as way-of-life.
- 

Objection

DEIS (III-38): "Effects of the performance as well as the preparation must be carefully considered. An event may be limited to two hours, but may cause traffic upon moving and painting scenery, etc. for a much longer time." The logistics of performing arts are not considered in evaluation of theater building use, traffic, parking nor are the effects on the historic site of rehearsals, scene building, and all the other activities of the theater community.

Relief

1. The interdisciplinary team evidently does not include anyone with professional knowledge of theater architecture or theater arts activities. Include this expertise.
  2. Although DEIS acknowledges long-term theater activities, DEIS needs to give specific consideration to these factors and their effect on the management and ambience of the historic site.
- 
9. Adequate transportation analysis is not presented.
- 

Objection

DEIS (I-11): "Issues considered include a concern that the

amount of use at the site has, or will, exceed the use envisioned, which was a design capacity of 294 PAOT . . . . a new acceptable level of use is proposed . . . . many events at Valhalla have exceeded the capacity of the parking area . . . . some community events have as many as three hundred and fifty persons in attendance at one time on site. The large number not only creates a parking problem but also is inconsistent with the goals and policies which are set forth for the site in the 1980 Environmental Analysis . . . ."

### Relief

1. Explain specific strategies and tactics for controlling traffic and evaluate their effectiveness.

---

10. Adequate parking is not assured.

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### Objection

DEIS II-17): "Preferred Alternative--Parking augmentation: Provide a total of 88 parking spaces. Augment the existing 32 parking spaces by adding 13 parking spaces. In addition, 43 spaces would be made available in the administrative parking lot near the Pope Barn at such time current uses are relocated. Lights and necessary shuttle busses would be provided to mitigate the evening traffic. (Should the boat-house theater become operational prior to the availability of administrative parking lot, either the capacity of the theater will be limited to available parking or alternative forms of transportation required)." The inadequacy of the above-anticipated parking slots to meet administrative and visitor needs under contemplated Historic Site use scenarios, the awkwardness of shuttle bus transport militate against theater development.

DEIS (II-17): "The relocation of the Forest Service administrative use now operating from the Pope Estate garage is expected to occur as soon as 1996."

### Relief

1. The earliest date is 1996. What is the estimated outside date?
2. If the move of administrative facilities is designed to accommodate theater parking or has on-site impact, indicate impact of move on alternative site(s) considered for administrative relocation.
3. Suspend DEIS review until administrative move is effected and critical studies have been completed (e.g. bald eagle).

---

11. The theater experience provided by the site itself and the possible addition of a Sutters Fort type program is not evaluated in DEIS.

---

### Objection

The theater detracts from the dramatic ambience of the historic site. DEIS (III-37): "For the site to offer a mix of experiences, sometimes social, more often reflective, seems appropriate. It is possible to contemplate a theatrical experience as being consistent with the desired ambience. For plays, at least, the audience enjoys fantasy; observing the dramatized experience of others. The experience is similar to what the visitors to the site are trying to do: step for a moment into a bygone era; to fantasize about what it was like to be a member of the leisure classes in the early years of the century." As noted above, no doubt it is "possible" to contemplate a theater on site except under the present circumstances when the theater is in conflict with the fragile dramatic ambience of the site itself.

DEIS fails to analyze advantages, impacts, and alternative plans for a Sutters Fort type living history experience (HPI). DEIS (III-15): "Historic Preservation and Interpretation (HPI) . . . . A systematic program would be developed to prioritize buildings and structures needing immediate rehabilitation, stabilization, and/or restoration. The historic landscape of the Estates would be defined through historic documentation and systematically restored. Interpretation and living history would be conducted on an ongoing basis, but not in conflict or detriment to the primary goal of preserving the buildings at the site in their natural historic setting . . . ."

DEIS (II-10): "Historic Preservation and Interpretation (HPI) . . . . Proposed changes to the 1989 Master Plan (and 1980 EA) . . . . The 1989 Master Plan would be changed to provide current management for the historic site appropriate to the 'Sutters Fort' type of living history experience."

The viability of Alternative HPI depends on a presentation in DEIS of the specific elements, costs, impacts of a Sutters Fort type program.

### Relief

1. Closely analyze the effects upon the fragile dramatic ambience of the site from the introduction of commercial theatric experiences.
2. Assess the relative educational, entertainment, and other opportunities of the Sutters Fort type living history program and theater project and their compatibility with each other and historic preservation.

3. Provide data on management options, facilities, services, costs, impacts, benefits of a living history program at the Site.

4. The Tallac Historic Site Master Plan (1993) is the masterplan (DEIS II-10) quoted above) in which the Sutters Fort type program needs to be examined. The DEIS by rights would comment on a legitimate 1993 Master Plan. The Master Plan needs to be completed first. The Forest has muddled the legal process.

12. Theater affordability unanalyzed.

### Objection

Commenting on economic effects, DEIS (I-8) questions whether the theater will be affordable for the local community and simultaneously cover operation and historic restoration costs. The DEIS fails to address these issues, sidestepping crucial economic factors.

Fund sources for the theater development are unspecified. DEIS indicates funds have not been sufficient in the past for restoration. Fund raising events are mentioned. DEIS (II-10) notes re Alternative HPI: "Pope Main House . . . . These special events would be one-time-only which would emphasize fundraisers associated with restoration. The building would be open to public touring on a limited basis and would always be subject to Forest Service supervision and controls."

DEIS (III-2): "The alternatives considered for detailed analysis are not considered to have a direct effect on economic variables . . . . It was also considered inappropriate to conduct a cost benefit analysis for either the capital improvements or operation and maintenance funds estimated to be used for each alternative at this stage of analysis . . . . The opinion of architects and engineering personnel . . . , O & M costs could not be separated or isolated and these costs would not differ appreciably between alternatives. Based on these opinions, there will be no analysis of estimated O & M costs by alternative." DEIS fails to present any plausible reason for not presenting the required cost-benefit analysis of the seven alternatives.

### Relief

1. DEIS notes obscurely (III-2): ". . . the alternatives are not considered to have a direct effect on economic variables." Not having an economist on staff, we appreciate a translation of this statement.

2. DEIS (III-2) (quoted above) states that a cost-benefit analysis is "inappropriate . . . for each alternative at this atage of analysis." Presumably "this stage of analysis" refers to the DEIS stage. We agree only because we feel the DEIS is inappropriate in the absence of a masterplan to respond to. The DEIS is premature also for lack

of essential studies and other factors. Explain the reasons for considering cost-benefit analysis to be inappropriate at this stage of analysis. At what stage of analysis do we find ourselves at this point? What stage of analysis triggers the cost-benefit analysis?

3. Since cost "would not differ appreciably between alternatives", so much the easier--give a single figure.
  4. But costs do vary and even non-appreciable funds are difficult to come by as evidenced by fundraisers mentioned above, fears that theater receipts will not cover costs, and anticipated major federal budget cuts. Therefore, provide benefit-costs for each alternative.
  5. Suspend DEIS review until cost-benefit analysis for each alternative can appropriately be completed.
  6. Specify source of funds for theater development.
- 

13. DEIS neglects to mention whether archeological sites on the 74-acre parcel have been inventoried and evaluated.

---

#### Objection

DEIS (II-3) indicates that projects will be delayed if archeological resources are discovered during construction. A 1995 deadline is set in LMP for inventory of all archeological sites Forestwide.

DEIS (III-11) notes: "In addition to the various historic properties (buildings, structures, and objects), the Tallac Historic Site has archaeological components, both historic and prehistoric."

DEIS (III-10): "What today is known as the Tallac Historic Site has long been a place of summer use [by Washo cultural group]."

The completion of an ARR for this undertaking is not mentioned in the DEIS. Presumably archeological sites have been inventoried and evaluated for the total Special Use Area.

#### Relief

1. Complete an ARR prerequisite to the DEIS.
  2. Provide information on the status of the archeological inventory and evaluation of the total Historic Site.
- 

14. DEIS premature until completion of bald eagle study.

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#### Objection

Biological Evaluation (13) cautions against use of the community

theater from November to March 15 pending outcome of studies of winter disturbance potential of the proposed theater on bald eagles.

DEIS (III-54) proposes implementation of the BE recommendation. The community theater would not be used 4½ months at least until the study is completed in 1995. For all its other deficiencies and drawbacks, an inoperable theater when needed most for community purposes over the winter months fails adequately to serve the public.

Relief

1. Suspend DEIS pending completion of this crucial bald eagle study.

Respectfully submitted,

  
Fred Eissler

## RESPONSE TO LETTER #08:

1. This document discloses the environmental consequences associated with the implementation of the Tallac Historic Site Master Plan, including the proposal for conversion of the Valhalla Boathouse into a small community theatre. This document explains that the conversion of the Valhalla Boathouse has greater environmental impact than the other eight buildings proposed for retention. Adaptive reuse of the boathouse and the addition of a theatre annex will have an effect upon both the physical environment and upon the social and historic characteristics of the site. As a result of the identified potential impacts, several theatre conversion alternatives are proposed for consideration.

In compliance with National Environmental Policy Act regulation 40 CFR 1502.14, all seven alternatives are analyzed, including the No Action and Historic Preservation and Interpretation alternatives.

2. Thank you for your comments. We plan to continue our present efforts to increase awareness and appreciation of the significance of the Tallac Historic Site.

Comparison of the attributes of this site with others in California or the nation is outside the purpose and need or scope of this analysis.

3. The Secretary's Standards are individually unique and appropriate for meeting the challenges of historic preservation. First and foremost, SISTHP standards have been and are being applied to each project undertaken at the Tallac Historic Site. Each project must be carefully measured and a decision made on how to proceed. For any of the action alternatives, a three party Memorandum of Agreement between the SHPO, ACHP, and the Forest Service is required. The MOA for the preferred alternative has been approved by all parties and is included in Appendix G of this document.

A Historic Preservation Plan or Historic Structures Report has been written and is now in the final draft.

Tallac is typical of the "type" of private mountain or beach front estates that were being developed at the turn of the century throughout the nation. All of these private estates display different forms of architecture. It is unique in the sense that the Forest Service acquired the site and now manages it. Again, SISTHP standards have been and are being applied to each project undertaken at the Tallac Historic Site.

The "Sutter's Fort" type experience was discussed in the HPI alternative and refers to an emphasis on "appropriate period living history". Under the preferred alternative, Tallac living history will be an integral part of its public activities.

The "facility stabilization" at Tallac is part of the Secretary's standards and is critical for any of Tallac's properties that require immediate attention. That is, properties that are in danger of sustaining damage through loss of their significant historic fabric or structure, must be stabilized. This year's National Park Service restoration project not only began stabilization of the Pope House, but also rehabilitated deteriorated and damaged structural material.

In regards to the site's needs vs. funding allocations, the LTBMU and its cooperators have sought to establish realistic cost estimates for the maintenance and rehabilitation of the site's properties. Current and projected funding may never be adequate to meet all the needs of the site. 20% of the gross receipts accrued through theatre revenues will be disbursed for restoration and maintenance at the Tallac site.

The current permittee, the Tahoe Tallac Association, has lobbied members of congress to provide federal funds for the boathouse theatre conversion, should any of the theatre conversion alternatives be selected. To date, their lobbying efforts resulted in a 50% earmark of FY94 Forest Service funds previously designated for restoration projects at the Tallac Site. The earmark total is \$212,500.

4. Nowhere in the EIS does the document infer that the public will be excluded from access or use of the Tallac Historic Site. The public will be treated in the same manner as they have in the past, and the site manager shall at his or her discretion prohibit the use or access to certain properties or areas within the site in order to ensure the preservation of the site. A community theatre provides not only the local community with education and entertainment, but also the larger community and visitors from throughout the USA and the world. The exterior of the property shall always be open and accessible to the general public. At present, the interior of the boathouse is not open to the public. When the theatre is open, no restriction shall be applied to its use other than the price of admission. In essence, the theatre provides another "opportunity" for the general public to be entertained and educated. Performances may include historic reenactments or dramas about life at Tallac, providing the public with both an entertaining and educational experience. In theory, the Special Use Permittee, the Tahoe Tallac Association, is a "public organization" with its primary objective aimed at community projects. It is the responsibility of the Association to ensure that the broadest segment of the population has equal access to the theatre. It is the responsibility of the Forest Service to monitor their operations and policies to ensure that these obligations are being met.

We believe the issues you referred to are adequately addressed in the EIS.

5. The Lake Tahoe Basin Management Unit Forest Plan (1988) provided the following direction for the Tallac Historic Site:

"Where it doesn't conflict with public access the structures and grounds will be made available for a variety of adaptive uses to help generate restoration and maintenance funds... Encourage the Tahoe Tallac Association to evaluate the feasibility of converting the boathouse into a small community theatre."

A number of adaptive uses for structures at the Tallac Site, including conversion of the Valhalla Boathouse to community theatre, was proposed in the 1989 Tallac Historic Site Master Plan.

The purpose of this analysis is to disclose the environmental consequences of the implementation of the management directions listed in Chapter I.B. Purpose and Need, which includes adaptive use of the Valhalla Boathouse. The decision to be made is whether or not to implement the No Action alternative or any of six action alternatives developed to address these management directions based on this environmental analysis.

6. Alternative development is driven by the Purpose and Need of this document and the issues considered. We believe we have met the intent of NEPA by providing a reasonable range of alternatives based on the scope of the document.

7. Five theatre alternatives were developed for analysis. Any of the five has the ability to function as a theatre with varying constraints for function and types of productions the structure may accommodate. These are discussed in Chapter III. Feasibility of Theatre Operations.

The proposed lift to meet ADA requirements provides performer access to the stage and is not intended for the general audience. ADA requirements do not specify that restrooms have to be in the immediate structure, but rather within a reasonable distance. The adjacent Valhalla Main House satisfies these requirements and is accessible via a paved walkway. A sheltered walkway is not part of these alternatives.

The Record of Decision for the selected alternative will clearly state the limitations against future progressive development should a theatre alternative be selected.

8. Although they were not members of the interdisciplinary team, members of the Tahoe Tallac Association with experience in the performing arts contributed expertise and technical information to make sure theatre needs and building specifications were correctly presented in this analysis.

We believe the effects of the theatre alternatives are adequately addressed in Chapter III., Heritage Resources, Recreation, and Visual Resources.

9. The effects of Transportation, Circulation, and Parking are addressed in Chapter III. We feel this analysis is adequate.

10. In regards to the future availability of the Forest Service administrative parking lot at the Pope Estate, the earliest date remains at 1996. We have stipulated, Chapter II. B. Assumptions, that "Should the boathouse theatre project become operational prior to the availability of the administrative parking area, either the capacity of the theatre will be reduced or alternative forms of transportation required".

The impacts of relocation of the administrative facilities to another site is not considered to be a connected action and is outside the purpose and need or scope of this analysis.

The Biological Evaluation prepared for this analysis and in consultation with the US Fish and Wildlife Service determined that implementation of the preferred alternative will not have an adverse effect and could be implemented. Implementation of the increased development alternatives (UMP-BTA, UMP-BTARR, UMP-BTLA) may affect but is not likely to adversely affect the bald eagle or its habitat. The recommendations listed in Chapter III. Wildlife will be followed for any alternative to avoid effects to the bald eagles as discussed.

11. The effects of the theatre conversion alternatives upon the site's ambiance and tranquility are discussed in Chapter III, Heritage Resources.

These are opportunities, not issues brought forward for consideration. Therefore, further analysis is not needed.

Thank you for your comment. The HPI alternative description found in Chapter II has been embellished to provide examples of some period living history activities that may occur. The level of analysis for this and other alternatives is programmatic rather than specific with regard to services and costs.

This analysis discloses the need to update or change management direction found in the 1989 Master Plan to accommodate appropriate period living history for the HPI alternative. Similarly, the other alternatives require changes or modifications to the 1989 Master Plan should they be selected for implementation. The changes are discussed in each alternative and analyzed accordingly.

12. As stated in the document, "The alternatives considered for detailed analysis are not considered to have a direct affect on economic variables **such as employment or labor force, taxable sales, cost(s) of living, visitations to the area, transient lodging or traffic counts.**"

Perhaps the initial statement regarding the inappropriateness of a cost-benefit analysis was unclear. Further along in the discussion we clarified it: "The opinion of architects and engineering personnel who specialize in operation and maintenance of large structures, including historic structures similar to those found on the Tallac Historic Site, was that operations and maintenance (O&M) costs could not be separated or isolated and these costs would not differ appreciably between alternatives. Based on these opinions, there will be no analyses of estimated O&M costs by alternative." We have clarified this in the FEIS.

We clarified the concern regarding overall costs and admission prices in the FEIS, Chapter III. Economics: "The current Special Use Permit for use of some of the buildings at the Tallac Historic Site requires that 20% of the gross income be used for maintenance and restoration activities on the site... Similar requirements will be established in the Special Use Permit for the boathouse theatre. The current permittee recognizes that admission fees need to be affordable to the local community. They plan to look for grants, event underwriters, and event sponsors to share and operations and production costs of each performance or event, thus enabling them to keep admission prices as low as possible."

The current Special Use Permittee, the Tahoe Tallac Association, has lobbied members of congress to provide federal funds for the boathouse theatre conversion, should any of the theatre conversion alternatives

be selected for implementation. In addition the Association is contributing monies generated through their own fundraising efforts.

13. We inadvertently omitted this discussion from the DEIS. Thank you for bring it to our attention.

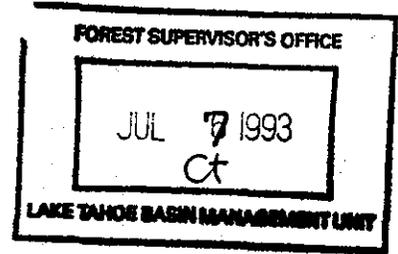
Several intensive archaeological studies have been conducted at Tallac and are discussed in the FEIS, Chapter III. Heritage Resources. These studies identified and evaluated numerous cultural sites within Tallac. Any significant ground-disturbing projects within the site must be monitored by a qualified individual (archaeologist, historian, site manager, para-professional). Most of the lakeshore along the south shore was "important to the Washoe". Site, features, and artifacts can be expected to be found anywhere along the lakeshore. The archaeological properties at Tallac are an integral part of the site's cultural history and will be preserved and interpreted along with the properties at the site.

14. The Biological Evaluation prepared for this analysis and in consultation with the US Fish and Wildlife Service determined that implementation of the preferred alternative will not have an adverse effect and could be implemented. The recommendations listed in Chapter III. Wildlife will be followed for any alternative to avoid effects to the bald eagles as discussed.



**Tahoe Arts Project**  
a nonprofit corporation

July 5, 1993



Mr. Robert Harris  
Forest Supervisor  
Lake Tahoe Basin Management Unit  
670 Emerald Bay Road  
Suite 1  
South Lake Tahoe, CA 96150

RE: DEIS for Tallac Historic Site

Dear Mr. Harris:

This letter contains my responses to the DEIS for the Tallac Historic Site Master Plan. Thank you for including Tahoe Arts Project among the groups asked for public comment on the document. Please note that these comments are my own and have not been reviewed or endorsed by the board of directors of Tahoe Arts Project (TAP).

I would like to express my appreciation to the Tallac Association and the Forest Service for their stewardship of the Tallac Site. I believe that most of our region's permanent residents and certainly many visitors to the area consider the site to be one of our most precious resources.

I support the renovation of the boathouse into a theatre facility, on the condition that the issues and questions outlined below be given serious analysis before a final decision is made on the project and other updates to the plan.

First, while environmental and historic preservation concerns are vital components to the plan, I do not possess expertise in these areas. Therefore, even though they are not addressed in this response, their importance is a given. But I will leave comment on those matters to experts in those areas.

Tahoe Arts Project has been providing professional fine arts programming in the region since 1987 through school and community artist-in-residence programs and a public performance series. We are the only non-profit corporation in the southern half of the Tahoe Basin which provides a traditional fine arts performing season (currently September through May). We are members of and active participants in state, regional and national professional arts organizations and consortia. It is through my work in the field and the knowledge gained through working with other professionals in the performing arts that I feel qualified to provide the following comments on the DEIS.

P.O. Box 14281  
South Lake Tahoe  
California 96151  
(916) 542-3632

H-35

CHAPTER 1. 4. DECISIONS NEEDED

b. WHETHER OR NOT TO CONVERT THE VALHALLA BOATHOUSE INTO A COMMUNITY PLAYHOUSE THEATRE. Without passing judgment upon the historical preservation issues, there are practical matters that are essential components of operating a community theatre facility. These include:

1. On-site restrooms and dressing rooms, space for selling of tickets and provision of space for concessions are essential for efficient use of the space and a positive experience for theatre patrons. If a theatre is built without these amenities, the ability of any group to use it effectively will be so diminished as to seriously undermine any professional use of the space. The marketability of the facility for use by other presenting groups will be extremely limited.

2. Ticket prices, overhead, types of events. In the document, the assumption has been made that reducing the number of seats from 216 to 200 will be the reason that underwriting and grants will be needed. It is unrealistic to expect to cover costs for most performances through ticket prices. Assuming that ticket prices were \$10 each, a gross reduction of \$160 in ticket revenue would be lost. This is a nominal amount when factoring the actual costs of a performance. Most professional fine arts presenters do not cover all costs through ticket prices. Underwriting, through grants or sponsorships, is an essential component of funding events.

The conclusion that a reduction of seats from 216 to 200 will also limit the types of performances that could be held in the Boathouse Theatre has been made. A theatre with seating capacity in the 200 range, whether it be 215 or 275, will still be severely limited in the types of productions which could be mounted at the site. TAP has used the South Tahoe High School Little Theatre for the majority of our productions. With a seating capacity of 418, it is not suitable for most major dance or orchestral productions, both because of technical limitations and the inability to recoup costs. A reduction in seating capacity of 16 seats for the Boathouse Theatre does not seem to be an important factor when evaluating the site for this reason.

3. Need to provide adequate technical support. One of the greatest problems facing groups using the theatre at South Tahoe High School is the absence of a professional, paid theatre manager to coordinate the use and provide necessary technical support and maintenance of the facility. Almost every group that has used that facility has had to seek other venues (sites) because the technical support was inadequate and lack of cooperative and coordinated

scheduling of the facility presented impossible obstacles for successful programming. Funding for a knowledgeable technical manager will be an essential component of theatre operations.

d. TO AFFIRM OR AMEND THE CARRYING CAPACITY OF 295 PAOT PROPOSED IN THE FOREST PLAN. Under Section 5., "Review and Decision Process," it is stated that certification of FEIS by the TRPA Governing Board is necessary if a boathouse theatre conversion alternative is selected. It also states that the document must show that the Environmental Threshold Carrying Capacities for the Lake Tahoe Basin must not be violated. Additional assignment of sites for public use which are moving the PAOT closer to TRPA thresholds are being developed without a community-wide consensus process or task force to provide oversight on the matter of whether or not these uses are the most efficient given the limits on Basin tolerance as required by TRPA. One of the areas of greatest concern is the following:

1. Achieving thresholds without meeting community facility needs. It has recently come to my attention that the Lake Tahoe Visitors Authority (LTVA) has hired Gary Midkiff as their consultant for the purpose of surveying potential special event sites around the Stateline area. After the survey, we have been informed, the LTVA will seek prior approval for use of these sites for special events by the gaming industry from the TRPA. No other community organizations which may have a legitimate interest in this process have been consulted or invited to participate in the process. We have been informed that if this approval process goes through, options for special events activities and sites by any other entities will be virtually eliminated.

Lake Tahoe Community College is proceeding with architectural plans for Phase II, which also includes a theatre with a range of approximately 200 seats. A community theatre of at least 500 seats is a more practical size for our region, but there are no formal plans yet developed for such a facility.

Many in the community think of the Little Theatre at South Tahoe High School as a community theatre. The high school staff and school district administration do not share this perspective. For the reasons cited above, most community arts organizations (including the Tahoe Choir, Community Orchestra, TAP) have not found the high school theatre to be a reliable site for performances.

If approval for the boathouse theatre, the college theatre and the LTVA special events sites goes forward, will the TRPA Carrying Capacities have been filled? We are concerned

that there are no processes in place that attempt to mesh the pressing needs for a community cultural facility with these additional developments. Are any of these entities talking to each other and trying to mesh their plans with actual community needs and the limits presented by the TRPA thresholds?

e. DIRECTIONS FOR MANAGING LARGE EVENTS. If the number of events at the Tallac site continues to be limited, how will a balance be achieved so that community groups will have equal access to either the boathouse theatre, Valhalla or other buildings at the site? Will the Tallac Association have "first rights" to special events? It has long been an expectation by community arts groups that access to use of the Tallac site for educational and artistic purposes was possible. But no process exists for inviting use of the space by community groups or a consensus or community-wide planning process to make the space available to the arts community in a way that promotes cooperative use of the site. Equal access to this public site could be enhanced by:

1. Clarification of a plan for use of Tallac facilities by community arts and cultural organizations. Other arts groups have viable programs and positive track records in servicing the community. They also have need of a community space in which to operate. Is the Tallac Association the only acceptable provider of cultural programs on the site? Or is its role as administrator of the site?

In particular, if the boathouse theatre project is approved, an artistic plan is an essential component of the process. A plan for the types of performances/programs that the Tallac Association will mount at the facility must be put forth. Organizations such as TAP book artists and groups 12 to 18 months in advance. How will we mesh our artistic plans with those of Tallac and other community groups? The community will benefit most fully if organizations plan their seasons in a complementary fashion.

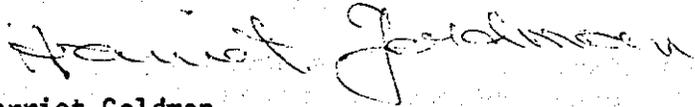
### CHAPTER III. B. THE ECONOMIC ENVIRONMENT

1. Operations and productions costs. A realistic evaluation of actual operations costs, including maintenance and production, are a crucial element which must be factored into any final decision, even if it will not differ among the options. The ability of community groups to rent the facility will, obviously, affect the level of use. If TRPA thresholds are affected without a high return on use by the arts community, then the public need will not be met. Also of serious concern is the level of ticket prices which can be charged in the region. What can be paid by tourists

differs greatly from the level which locals can afford. How will local organizations meet rental costs if they cannot recoup costs from ticket prices?

These are the major issues which I feel need to be considered before the final EIS is put forth. I will be happy to discuss the points made here in more detail if you wish. Please feel free to contact me at (916) 542-3632. Again, thank you for consideration of our perspective on the DEIS.

Yours truly,



Harriet Goldman  
Executive Director

**RESPONSE TO LETTER #09:**

Pg. 2, Item 1: The maximum development alternative, UMP-BTLA (Boathouse Theatre with Large Annex), was developed to meet these provisions. Chapter III is designed to analyze the effects of implementation of the 7 alternatives, including Feasibility of Theatre Operations.

Pg. 2, Item 2: We agree with your discussion and have adjusted the Feasibility of Theatre Operations analysis accordingly. We also embellished the Economics analysis to clarify that event underwriting is essential to maintaining affordable ticket prices.

Pg. 2, Item 3: We incorporated this element into the Feasibility of Theatre Operations discussion.

Pg. 3, Item d: The discussion found in Chapter III, Recreation, Carrying Capacity, has been clarified regarding TRPA definition of PAOT's. Because TRPA defines the proposed Boathouse Theatre project category of use as "Publicly Owned Government Meeting, Convention, and Assembly Facilities", this type of use is exempt from TRPA PAOT thresholds and will not compete with the other uses you discussed. We appreciate your concerns and recommend you discuss these with TRPA or the Tahoe Coalition of Outdoor Recreation Providers (TCORP) who are looking into the issue as well.

Pg. 4, Items e & 1: Large Special Events, are those events estimated to exceed 350 persons at the Tallac Site. We have policy to manage these events, including limits, to maintain the historic integrity, ambiance, and capacity of the site. This use is controlled by the Forest Service.

Use of the proposed Boathouse Theatre and Valhalla Main House are not considered Special Events as their capacity is considerably less. Currently, the Tahoe Tallac Association has the Special Use Permit for the Valhalla Main House and maintains the booking policy and provides a reduced fee structure for community and non-profit group use. Special Use Permit requirements for the future use of the Valhalla Boathouse as a theatre are addressed in Chapter II E(5), Proposed Management Directions and Mitigation Measures - Theatre and Annex.

We view the role of the Special Use Permittee, the Tahoe Tallac Association, as the "administrator" and umbrella organization for which cultural programs, including those of other organizations in the community, are provided at the Site, for those buildings under permit. The remaining majority of the Site is managed by the Forest Service. The Record of Decision, written by the Forest Supervisor, for this document may contain additional clarification on this subject.

Pg. 3, item III B.1.: An operations and maintenance plan requirement has been added to Chapter II E(5), Proposed Management Directions and Mitigation Measures - Theatre and Annex.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION IX

75 Hawthorne Street  
San Francisco, CA 94105-3901

July 6, 1993

Robert E. Harris  
Forest Supervisor  
Lake Tahoe Basin Management Unit  
870 Emerald Bay Road, Ste. 1  
South Lake Tahoe, CA 96150

Dear Mr. Harris:

The U.S. Environmental Protection Agency (EPA) has reviewed the Draft Environmental Impact Statement (DEIS) for the Tallac Historic Site Master Plan for the Lake Tahoe Basin Management Unit. Our comments on this DEIS are provided pursuant to the National Environmental Policy Act (NEPA) [42 USC 4231 et seq.], Council on Environmental Quality (CEQ) regulations [40 CFR Parts 1500-1508] and Section 309 of the Clean Air Act.

The DEIS analyzes alternatives for future management, development, and use of the historic site. We have rated this DEIS as "LO" -- Lack of Objections. We recommend, however, that the DEIS address a few additional issues. The DEIS should assess the impacts of activities possibly causing non point source runoff into Lake Tahoe or its tributaries. This potential runoff includes sediment and concrete materials from construction of buildings or parking lots, petroleum products from additional automobile traffic, pesticides from vegetation management and sewage from additional restroom facilities.

We appreciate the opportunity to review this DEIS. Please send one copy of the FEIS to this office at the same time it is officially filed with our Washington, D.C. office. If you have any questions, please contact me at (415) 744-1585 or Edward Yates, of my staff, at (415) 744-1571.



Sincerely,

Jacqueline Wyland, Chief  
Office of Federal Activities

MI #1762

A41

**RESPONSE TO LETTER #10:**

Thank you for your rating.

The implementation of Best Management Practices addressed in Chapter II and Appendix F are designed to control erosion, runoff and the problems mentioned in your letter.

The Forest Service does not use pesticides for vegetation management activities in the Lake Tahoe Basin.