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January 11, 2024

Ogilvy Consulting
P.O. Box 6315
Tahoe City, CA 96145
Wyatt@ogilvylanduse.com

**PRE-APPLICATION MEETING: SCOTTY LAPP MEMORIAL SKATE PARK
PROPOSED LOCATION: 375 GROVE STREET, PLACER COUNTY, CALIFORNIA
ASSESSOR'S PARCEL NUMBER (APN) 094-080-001, TRPA FILE NUMBER PREC2023-0527**

Dear Ogilvy Consulting:

This letter acknowledges TRPA's agreement with the conclusions documented in the attached pre-application summary, prepared by Ogilvy Consulting. The pre-application meeting, and subsequent research and discussion was in regard to the following proposed project:

The proposed project is construction of a regional skatepark in downtown Tahoe City. The proposed project location is within an established project area for the Lake Tahoe Elementary School. The specific site is on the eastern edge of the school property, directly off Grove Street where an existing community dog park is located. The property is owned by Tahoe Truckee Unified School District, but the dog park and adjacent ball field are operated by Tahoe City Public Utility District. The existing community dog park would be removed, and the space converted into a 10,000 square foot skatepark, designed utilizing low impact development and stormwater infiltration. The project location has existing lights that turn on between dusk and 9 p.m., public restrooms on-site, and public parking available along Grove Street and in the school when not in session.

If you have any questions regarding this matter, please feel free to contact me by phone at (775) 589-5247, or by email at jroll@trpa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Julie Roll".

Julie Roll
Senior Planner
Permitting & Compliance Department

**Scotty Lapp Memorial Skate Park
TRPA Pre-Application Consultation
TRPA File Number PREC2023-0527**

**Potential Location – Dog Park on TTUSD/Lake Tahoe Elementary School
375 Grove Street, Tahoe City, California
Placer County APN: 094-080-001, et al [MSR, 1.2.24]**

Summary of Pre-application Meeting Discussion

A pre-application meeting was held with Julie Roll of TRPA staff and the Scotty Lapp Memorial Skate Park project team on June 21, 2023. The purpose of the meeting was to clarify previous approvals at the project area (a portion of which is also referred to as the project site or dog park) that is a portion of land owned by the Tahoe Truckee Unified School District, currently operating as a dog park managed by the Tahoe City Public Utility District (TCPUD). The following were the points of discussion in the Pre-Application Consultation:

- Confirm land use as Participant Sports Facilities and determine level of review for proposed skate park project scope (i.e., staff, Hearings Officer or Governing Board)
- Project Area: Confirm parcel inclusion in 2022 Tahoe Truckee Unified School District (TTUSD) permit and coverage calculations across TTUSD property under a TRPA project area deed restriction
- Review approved turf coverage figures in Class 1b Land Capability District (LCD)
- Discuss conversion of turf coverage of the dog park/project site to concrete (i.e., skate park)

Subsequent Research and Julie Roll Meeting

- Research for documentation of base TRPA coverage verification preceding TRPA Governing Board action in 2017 and staff permit in 2022 for the recognized 17,376 square feet of land coverage for the TTUSD property in the Class 1b LCD, a 12,140 square feet portion of which represents the existing dog park/project site.
 - Neither TRPA staff nor Ogilvy Consulting were able to locate a verification document preceding the 2017 Governing Board action, however the issued and acknowledged permits established the total sum of land coverage across the project area, inclusive of the “turf coverage.”
- Conducted Google Earth aerial review and attended Julie Roll meeting on 9/19/23
 - Located below-referenced Google Earth aerial photo, which is dated December of 1969 and shows a small building in the vicinity of the dog park, with the area of the ballfields and dog park being compacted dirt, not supporting vegetative growth.

- Ogilvy Consulting met with Julie Roll on 9/19/23 and reviewed the attached aerial image (from Google Earth) taken in 1969 that shows disturbance and possible development on the area that is now the dog park.
- Completed TRPA archival aerial review and located the attached aerial photo (dated October 13, 1970), which reflects consistent findings of historic disturbance.
- Located TCPUD Aerial (see attached aerial photo, as well as attached PDF of TCPUD staff email)
 - The aerial received from Matt Homolka, TCPUD Assistant General Manager, is from the TCPUD offices and dated July 27, 1965. It shows the portion of the TTUSD property, which became the ballfields and dog park, as compacted dirt not supporting vegetative growth.
- Completed Davis archives research and aerial
 - The Skate Park project team reviewed photographs at the Shields Library at UC Davis. The attached image from 1971 (flight G4363 p5A4, photo 2942-18-023) also shows disturbance and possible development on the area that is now the dog park.
- Interviewed Locals: Colleen Conners was raised in Tahoe City and worked for Placer County Search & Rescue. She reported to the Skate Park project team that she recalls a building on the ballpark/dog park parcel that was used to house Search & Rescue vehicles.

Conclusions

- The appropriate proposed primary use of skate park has been confirmed as Participant Sports Facilities, which in the Fairway Tract South subdistrict of the Tahoe Basin Area Plan is considered a special use that is subject to Hearings Officer review.
- The project site/dog park is a portion of several properties owned by TTUSD and subject to an established TRPA Project Area deed restriction for land coverage purposes.
- Archival aerial photographs taken in 1965, 1969, 1970 and 1971 establish that the project area of the ballfields and dog park were disturbed prior to the TRPA Compact of February 1972 and therefore constitute grandfathered land coverage, which supports the Governing Board action on June 17, 2017 and subsequent staff permit on May 4, 2022 that established total land coverage for the project area. The line item in the land coverage table identifying "turf coverage" was likely incorporated given the use of a segment of the TTUSD property at the time of later permits as ballfields to ensure there was not a misunderstanding in the future that this area previously constituted land coverage.

Based on the inclusion of the turf coverage line item in the total recognized land coverage for the project area, the area of turf coverage associated with the proposed skate park project site that is currently used as a dog park could be converted to impervious surface through a project permit for a new Participant Sport Facility at the project site.

Scotty Lapp Memorial Skate Park
TRPA Pre-Application Consultation

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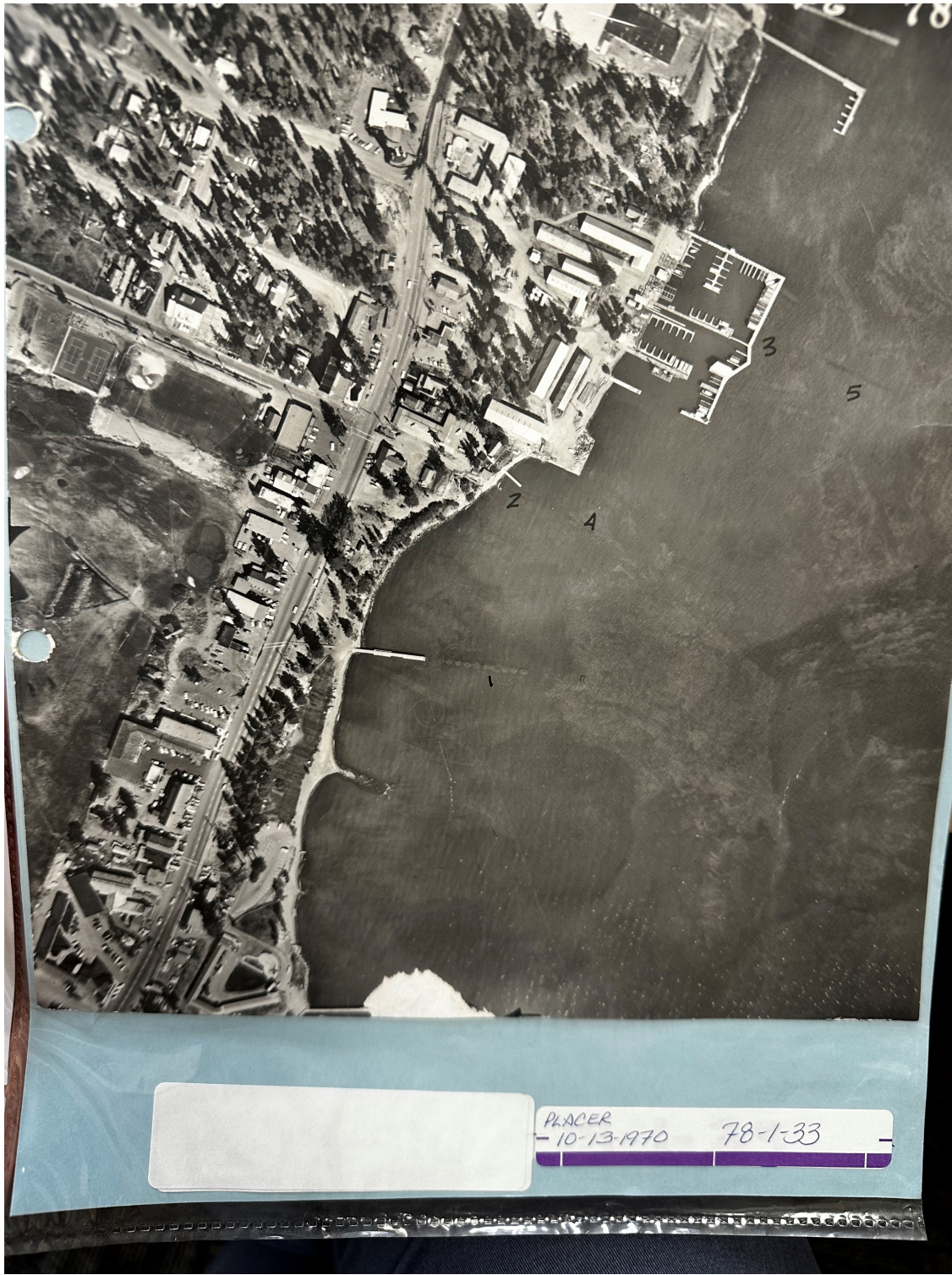
TCPUD, 7/27/1965

Scotty Lapp Memorial Skate Park
TRPA Pre-Application Consultation



Google Earth, 12/1969

Scotty Lapp Memorial Skate Park
TRPA Pre-Application Consultation




TRPA, 10/13/1970

Historic Reference Photographs

Scotty Lapp Memorial Skate Park
TRPA Pre-Application Consultation



UC Davis, 1971 (flight G4363 p5A4/photo 2942-18-023)

From: Matt Homolka mhomolka@tcpud.org 

Subject: RE: Scotty lapp Skate Park Foundation meeting

Date: December 8, 2023 at 4:41 PM

To: Valli Murnane vmurnane@tcpud.org, Wyatt Ogilvy wyatt@ogilvylanduse.com

Cc: Nadia Costa nadia.costa@msrlegal.com, Jo Meldrum joymeldrum@gmail.com, Shari Santos shari.santos@msrlegal.com, Amy Kline Lapp amyklineapp@gmail.com, Charley Miller cmiller@tcpud.org

MH

Wyatt, attached is the aerial to which I was referring. Notes on the back date it as July 27, 1965. Definitely pre-1972 (pre Tahoe Marina Lodge, Cobblestone, etc.). Hope it helps,

Matt Homolka, P.E.

Assistant General Manager

Tahoe City Public Utility District

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-----Original Appointment-----

From: Valli Murnane <vmurnane@tcpud.org>

Sent: Monday, November 13, 2023 3:46 PM

To: Valli Murnane; Valli Murnane; Matt Homolka

Cc: Nadia Costa; Wyatt Ogilvy; Jo Meldrum; Shari Santos; Amy Kline Lapp

Subject: Scotty lapp Skate Park Foundation meeting

When: Friday, December 8, 2023 9:00 AM-10:30 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

SL Foundation Land Use Committee update. This is a Teams meeting. Let me know if you would prefer Zoom instead.

Microsoft Teams meeting

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July 27...65.pdf