

# Diamond Peak Master Plan Special Meeting October 21, 2015

Brad Wilson – Diamond Peak Ski Resort  
General Manager

Bradley A. Johnson, P.E. – Director of  
Asset Management



# Diamond Peak Master Plan

- An approved Ski Area Master Plan is an operational requirement by TRPA
- Current Master Plan is 29-years old
- Master Plan update process started April 24, 2013 with SE Group contract award
  - Five public meetings
  - Community survey with 700 responses
  - Multiple meetings with regulatory agencies
  - Formation of the Community Steering Committee

# Diamond Peak Master Plan Community Steering Committee

- 13 residents of Incline Village/Crystal Bay
- Held 10 public meetings over six months
- Presented recommendations to Board of Trustees on July 15, 2015
  - Move forward with Master Plan in phased approach (Phases 1a, 1b, 2, 3, and 4)
  - Relocate alpine coaster in Phase 1b from area adjacent to Lakeview Lift to area adjacent to Lodgepole Lift
  - Eliminate Lakeview Lift replacement and upgrade download capacity instead

# Diamond Peak Master Plan

## Recommended Next Steps

- Approve the Master Plan as amended by the Community Steering Committee recommendations
- Authorize Staff to submit Master Plan to TRPA, USFS, and Washoe County for environmental clearances and approval
- Authorize Staff to submit Phase 1a for concurrent review for construction permits from TRPA and Washoe County

# Diamond Peak Master Plan Environmental Clearances

- TRPA will be lead agency
- TRPA will select and hire consultant to conduct work
- District must enter into contract with TRPA to fund the work
- Environmental Impact Statement consistent with the National Environmental Policy Act
- Must submit and evaluate entire Master Plan (all phases)

# Diamond Peak Master Plan Environmental Clearances

- Comprehensive public process with formal public review and comment periods
- Estimated to take 18-24 months
- Will evaluate impacts to:
  - Threatened or endangered species
  - Air and water quality
  - Historic and cultural sites and resources
  - Traffic and noise
- Compliance with TRPA Regional Plan and Washoe County Area Plan

# Diamond Peak Master Plan TRPA and USFS Approval

- Completion of process does not permit construction
- Completion of process does not obligate District to future improvements at Diamond Peak
- Process simply clears identified improvements environmentally
- Updates Master Plan of Record for Diamond Peak

# Diamond Peak Master Plan

## Concurrent Construction Permitting

- TRPA process allows concurrent review for construction permits
- Saves costs and schedule
- Construction Permits are valid for three years
- Does not obligate District to construct any or all of the improvements approved
- Recommended for Phase 1a



# Diamond Peak Master Plan

## Future Meetings

- Authorize contract between District and TRPA
- Authorize design contracts for various Phase 1a amenities
- Authorize construction contracts for selected Phase 1a amenities after issuance of permits
- Continued discussion of future Master Plan implementation (Phases 1b, 2, 3, and 4)

# Diamond Peak Master Plan

## Next Step Alternatives

- Reject the Master Plan as amended by the Community Steering Committee recommendations
  - Board would have to provide additional direction
- Approve Plan and authorize Staff to submit Master Plan to TRPA, USFS, and Washoe County for environmental clearances and approval but not for concurrent construction permit review
  - Slows process down and misses efficiencies and savings

# Questions and Discussion

