

Lake Tahoe Basin Management Unit Responses to Camp Richardson Resort Prospectus Questions:

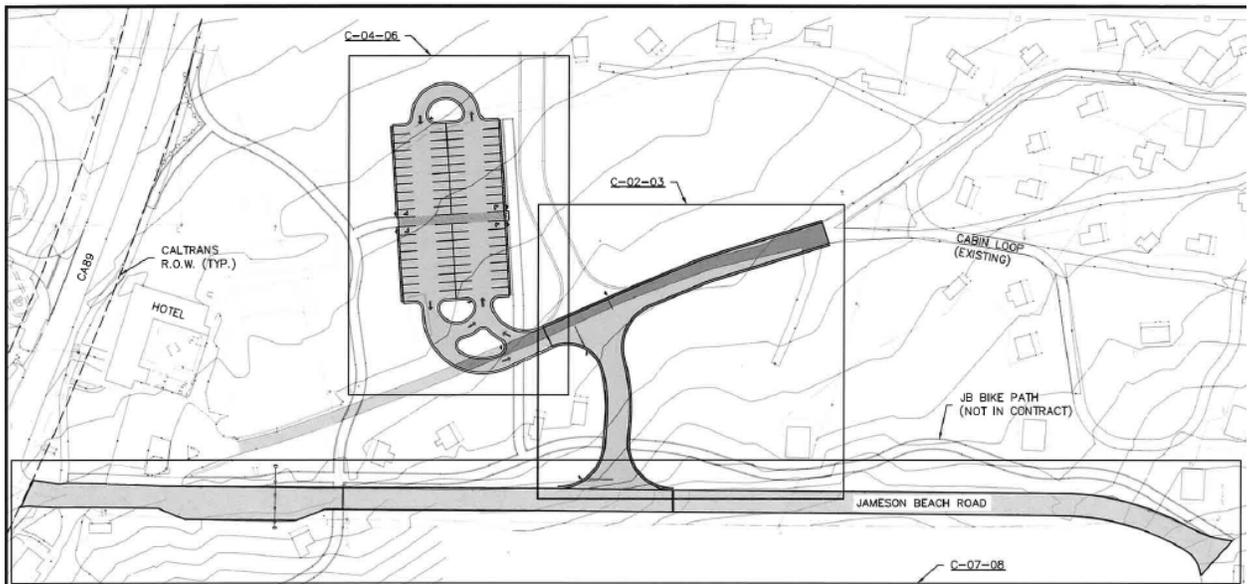
Dated November 29, 2022

The following are responses to questions submitted to the Forest Service regarding Camp Richardson Resort Prospectus:

1. Who owns the buoys currently in place?
 - As noted in section 1.4 of the Camp Richardson Resort Prospectus, the buoys are privately owned and are not part of the offering.
2. What constraints does the State Historic Preservation Officer (SHPO) place on improvements within the historic district?
 - Facility improvements within the historic district need to comply with [The Secretary of the Interior's Standards for the Treatment of Historic Properties](#) and the Advisory Council on Historic Preservation to maintain the historic character of the resort while allowing for use and adaptive re-use of historic structures.
3. Which cabins are useable year-round?
 - As noted in section 1.4 of the Camp Richardson Resort Prospectus, 17 of the 38 cabins are suitable for year-round occupancy. Please visit Camp Richardson Resort's website for a current list of year-round accommodations.
4. Who is responsible for maintaining the bike paths within the permit area?
 - The permittee is responsible for maintenance of the bike paths within the permit area.
5. What property, such as furniture, refrigerators etc., is government owned and part of the offering compared to what is owned by current permittee?
 - Appendix 3 of the Camp Richardson Resort Prospectus lists all government owned property in the offering.
6. Clarify expectations and goals for relocation of ice cream, coffee shop, and bike rental operations from the south side of the highway.
 - As stated in section 1.5 of the Camp Richardson Resort prospectus, the Forest Service would like to improve traffic flow and pedestrian safety within the State Route 89 recreation corridor. Section 1.9 of the prospectus explains that operation of the ice cream parlor, coffee shop, and mountain sport center, if proposed, are required to be located to the lake side of State Route 89 within the first five years of the permit term, unless the approval process requires more than five years.

These services can either be provided in an addition to the general store facility or in new structures to be proposed by the applicant.

7. Would something like a “canopy tour” or pedestrian bridge over the highway be considered?
 - Any proposals will be evaluated by the USFS and any relevant agencies.
8. Please share any updated site plans, including new parking and bike paths.
 - Below is a drawing of the new parking lot and bike paths.



9. Are building floor plans for the resort structures and utility plans available to share?
 - These plans are not available.
10. How do campfire restrictions work between the USFS and resort permittee?
 - Campfire restrictions may be imposed by forest order, or the permit holder may establish rules of use and may enact stricter fire restrictions than the USFS current requirements. For example, a campfire ban within permit area may be imposed by the holder.
11. Clarify prospectus language related to allowable expansion of day use parking.
 - As stated in section 1.9 of the Camp Richardson Resort Prospectus, expansion of day use parking at the resort will not be considered.
12. What is the current deferred maintenance backlog at the resort?
 - As noted in section 1.13 of the prospectus, deferred maintenance within the permit boundary includes:

- i. Cabin stabilization
- ii. Road maintenance (paving, BMPs, etc.)
- iii. Utility repair
- iv. Restoration and revegetation of soil compaction

13. Please provide additional information regarding the rebuilding of the Studebaker Cabin.
- The project will be completed by the current permit holder.