

**ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: July 12, 2007
Item No.: 8.
Staff: Steven Hust

MASTER PLAN AMENDMENT

FILE NUMBER: SP05-0001/ Heavenly Mountain Resort (HMR) Master Plan Amendment (MPA) 2005

APPLICANT: Heavenly Valley Limited Partnership

AGENT: Andrew Strain, HMR Vice President of Planning and Governmental Affairs

REQUEST: Recommendation for adoption of resolution to amend the 1996 Heavenly Ski Resort Master Plan (A 96-01) by adoption of the 2005 HMR MPA.

LOCATION: On the south side of Saddle Road, approximately 1,500 feet east of the intersection with Ski Run Boulevard in the South Lake Tahoe area, Supervisorial District V. (Exhibit A)

APN: California Base Lodge and Parking Lot: 030-370-04 and -06
Other County Jurisdictional Parcels: 029-240-12, 029-320-01, -02, -03, 04 and 05

ACREAGE: California Base Lodge and Parking Lot: 67.04 Acres
Other County Jurisdictional Parcels: 10.51 Acres

GENERAL PLAN: Adopted Plan, Heavenly Ski Resort Master Plan, Resolution No. 213-96 (Exhibit B)

ZONING: Tahoe Agricultural District (Exhibit C)

ENVIRONMENTAL DOCUMENT: EDC Final Environmental Impact Report (EIR)/Tahoe Regional Planning Agency (TRPA) Environmental Impact Statement (EIS)/ USFS Environmental Impact Statement (EIS)

SUMMARY RECOMMENDATION: Staff recommends the Planning Commission make a recommendation of approval to the Board of Supervisors, to amend the 1996 Heavenly Ski Resort Master Plan (A96-01) by adoption of the HMR 2005 MPA, and approve the Phase I land uses of the No Action and Action Alternatives of the 2005 MPA.

BACKGROUND: On June 26, 1996, the TRPA Governing Board adopted the Heavenly Ski Resort Master Plan and certified the EIR/EIS/EIS. The EIR/EIS/EIS document included the Environmental Impact Report (EIR) for El Dorado County, The Environmental Impact Statement (EIS) for TRPA and the EIS for the U.S.D.A. Forest Service (Lake Tahoe Basin Management Unit).

On September 17, 1996, the Board of Supervisors approved Resolution No. 213-96 to certify the Heavenly EIR and adopt the Heavenly Master Plan (see Exhibit D). Resolution No. 214-96 was then approved to amend the El Dorado County General Plan and re-designate the Heavenly Valley Property from a Natural Resource land use designation to "Adopted Plan," recognizing the Heavenly Ski Resort Master Plan.

The County jurisdictional parcels are subject to the Tahoe Agricultural Zone District, which allows by special use permit "recreational buildings and uses." According to Planning Services research, Heavenly operations began prior to zoning requiring a special use permit. Therefore, the use and structures would be allowed to continue as "non-conforming" and would require special use permits for enlargements and expansions. During the review and adoption of the 1996 Heavenly Master Plan, the non-conforming status of the facility was identified, and it was recognized that to implement the Master Plan a special use permit would be required by El Dorado County. Any new construction in El Dorado County jurisdiction related to the Master Plan is subject to special use permit approval by the County Planning Commission.

In January of 2005, HMR applied to the County of El Dorado for a Specific Plan application to amend the 1996 Master Plan (A 92-01), to include the proposed land uses identified in the project description. The proposed action requires an amendment to the Adopted Plan (1996 Master Plan) land use designation for the project area, as provided through the Specific Plan application process. Although the HMR master plan boundary encompasses California and Nevada State lands (see Exhibit A), the County's review of the proposed project is limited to the California area within the master plan boundary.

The proposed MPA has gone through a Draft EIR/EIS/EIS environmental documentation process between the U.S.F.S., TRPA, El Dorado County, and Alpine County as the lead agencies for the project. A public meeting for the proposed MPA and Final EIR/EIS/EIS was held with the TRPA Advisory Planning Commission on February 14, 2007, which made a unanimous recommendation to the TRPA Governing Board (GB) for approval of the MPA (No Action and Action Alternatives), certification of the EIS, approval of the amendments to Plan Area Statements (PAS) 086 and 087, and approval of phase 1 projects. A public meeting was subsequently held with the TRPA GB on February 28, 2007, which acted to approve Alternative 4 of the MPA, certify the EIS, amend PASs 086 and 087, and approve the phase 1 projects. At both the APC and GB meetings, much of the discussion focused on the impacts of the MPA to late seral old growth stands and the potential water quality impacts of the alternatives on the Edgewood Creek watershed in Nevada.

At the TRPA GB meeting, after considerable deliberation, a vote was taken among the GB members for Alternative 4A, which did not pass. Ultimately, after further deliberation, Alternative 4 was narrowly approved with the minimum number of votes necessary for approval.

Following the February 28, 2007, GB decision to approve the 05 MPA, three TRPA board members have asked for a reconsideration of the vote. Board members Mara Bresnick, Norma Santiago, and Jerome Waldie requested the reconsideration of the GB decision for approval of Alternative 4, and approval of the MPA as it relates to or is affected by the North Bowl lift alignment, and the project was rescheduled to go before the GB for reconsideration of the North Bowl lift alignment alternatives. At the March 28, 2007, GB meeting, public comments focused on the environmental consequences associated with the different North Bowl lift alignments (primarily Alternative 4, 4A, and 5), including water quality impacts and loss and disturbance of late seral old growth trees. After debating the environmental benefits and consequences of the different North Bowl lift alignments, the GB ultimately acted to have the entire project reconsidered at the following April 25, 2007, GB meeting.

At the April 25, 2007, GB meeting, public comments again were primarily focused on impacts to water quality and late seral old growth trees associated with the North Bowl lift alignments, including some miscellaneous comments pertaining to traffic and parking pertaining to the overall project. No particular comments with regard to the CEQA analysis were raised at the meeting. After a lengthy public comment period, the GB ultimately acted to approve the 05 MPA, certify the EIS, approve the amendments to PASs 086 and 087, and approve the Phase 1 projects. The GB's approval of the 05 MPA included the approval of the Alternative 4a and 5 North Bowl lift alignments, but did not include a phase I project level permit approval. There was concern among the GB members that the mitigation measures contained in the EIS/EIS were not adequate for the other North Bowl lift alignments. HMR will require additional GB approval with regard to the North Bowl lift alignment permit, which will be limited to the lift alignments associated with Alternatives 4A or 5, or an alternative that is substantially similar to these alternatives.

The absence of a permit approval by the GB for the North Bowl lift alignment is not expected to affect the County's approval of the 05 MPA, since the use is entirely located within the State of Nevada, which is not anticipated to affect the California side of the MP area, under the purview of

the County. Since the action alternatives of the 05 MPA were substantially similar with the exception of the North Bowl lift alignment alternatives, the GB was able to approve the project without acting on a particular action alternative. The proposed amphitheatre on the California side of HMR was approved with a 1,100 person capacity, which was another minor difference among the action alternatives.

At the May 23, 2007, GB meeting, the GB approved a North Bowl lift alignment substantially similar to the Alternative 5 lift alignment, to include the ski run improvements proposed with Alternative 4A as a project level permit approval.

The U.S.F.S. is expected to certify the Final EIS following the GB's approval of the North Bowl lift permit approval. Alpine County is expected to present the 05 MPA to the County Board of Supervisors at the June 19, 2007, Board meeting. For further discussion, see the associated staff report for the Final EIR for the proposed MPA.

Following approval of the 05 MPA by the County, HMR will be required to apply for a special use permit for all proposed uses within County jurisdictional parcels. In the project description, the water quality improvements within the California base lodge parcels identified as a phase I project were previously approved with the 96 MP. The water quality improvements will require prior approval of a special use permit, which HMR has elected to apply for at a later time.

STAFF ANALYSIS

Project Description: The 2005 HMR MPA proposes a long-term range of resort improvements to be phased (Phases 1, 2, and 3) over the life of the Master Plan. Phase 1 projects within the action alternatives were identified as priority projects that are intended for immediate implementation following the approval of the project and certification of the Final EIR/EIS/EIS. Therefore, phase 1 projects were analyzed to such a degree to allow for concurrent project approval and permitting by the regulatory agencies.

There are six project alternatives proposed with the 05 MPA, including the No Action Alternative (Alternative 1, Exhibit D), the Proposed Action (Alternative 2, Exhibit F), and Alternatives 3, 4, 4A, and 5, which are reduced action alternatives. Phase 1, 2, and 3 projects are substantially similar with all the proposed action alternatives, with the exception of the North Bowl Chair Lift alignments on the Nevada side of the project area (Exhibit F). Figure 2-5 and Figure 2-6 of Chapter 2 of the Final EIR/EIS/EIS illustrates the differences with the North Bowl Chair Lift alignments and associated ski runs for all project Alternatives.

Alternative 1 (No Action Alternative)

Alternative 1 is a continuation of the existing 1996 Master Plan.

Alternative 2 (Proposed Action)

The overall concept of Alternative 2 is to improve rather than expand the resort capacity, by emphasizing improved distribution and utilization of existing facilities with augmentation through implementation and/or relocation of proposed facilities (Exhibit F). Exhibit G identifies phase 1, 2, and 3 projects proposed with Alternative 2. Section 2.4 of the Final EIR/EIS/EIS provides a detailed description of the phase I projects with Alternative 2. Chapter 2 identifies the following land uses within the County jurisdictional parcels (California Base Lodge and parking lot):

Phase I Projects

- *Install BMPs for California Base Lodge and parking lot.

Phase II Projects

- Relocate Lower California Maintenance Shop to off-site location.

Phase III Projects

- *Replace California Base Lodge
- *Relocate California Snowmaking Building
- Replace and relocate Ski Lift A (Aerial Tram) with High Speed Detachable Quad Ski Lift
- *Kids Camp (California Base)
- *Replacement of Ski Lift K (Perfect Ride), **Ski Lift L (Cal Ski School), and Ski Lift M (Enchanted Forest)
- *Ski Runs K1, L1, and M1

* Projects already approved with the 1996 Master Plan.

**Minor lift alignment modification is proposed from previous 1996 Master Plan.

Compliance with State and Regional water quality requirements for the California Base Lodge and parking lot was incorporated into the 1996 Master Plan, and stems from a long history of regulation by the Lahontan Regional Water Quality Control Board (LRWQCB) from the early 1970s. HMR has been implementing BMPs at the California Base Lodge facility as a requirement of updated State waste discharge requirements. The Lahontan Updated Discharge Permit requires installation of BMP retrofits at the California Base Lodge parking lot to commence by October 15, 2006, and compliance with discharge to surface water effluent limitations by 2008. These BMP requirements are intended to update BMPs installed in the mid-1990s. HMR is currently operating under an Interim Operations and Facilities Maintenance Plan to treat runoff at the California Base Lodge and parking lot. Mitigation measures, monitoring, and restoration programs from the 1996 Master Plan are retained as part of the Mitigation and Monitoring Plan for the 05 MPA. See Exhibits K and L for additional discussion.

Under Alternative 2, the total PAOT (people at one time) capacity of HMR would remain at the approved MP 96 level of 16,125, while the skier at one time (SAOT) would decrease slightly from 18,100 to 18,096. There would be an increase of "in-basin" PAOT/SAOT and a decrease of "out-of-basin" PAOT/SAOT. The 05 MPA proposes a build out level of 37 lifts (23 aerial lifts and 14 surface lifts) with a total hourly uphill capacity of 52,020 persons per hour, (that is similar to the MP

96) 10 support facilities, four maintenance facilities, 812.5 acres of ski trails, and 528.4 acres of ski trails with snow making. A breakdown of lifts, facilities, and acreages according to State in-basin and out-of-basin classifications are presented in Exhibit H, and the locations of proposed facilities are shown in Exhibit F.

Alternative 3

Alternative 3 was developed based on public comment and input from the regulatory agencies. This Alternative would reduce impacts to an identified late seral stand of Red fir forest in the North Bowl area of the Edgewood Creek drainage. Alternative 3 includes all the components identified in Alternative 2 (Proposed Action) with proposed modifications to four projects (see Figure 2-5, Chapter 2, Final EIR/EIS/EIS), three of which are slated for Phase I MPA implementation (North Bowl Ski Lift, Ski Trail S9 and Ski Trail S10). In comparison to Alternative 2, the four changes with Alternative 3 include:

- revised alignment for the North Bowl Ski Lift;
- reduced capacity for the Performance Amphitheater;
- revised alignment and construction method (glading) for Ski Trail S10; and
- glade Ski Trail S9 by retaining 50% of the trees.

Alternative 4

Alternative 4 was developed based on public comment and input from the regulatory agencies during formal environmental scoping in late 2005. This Alternative would reduce impacts to the identified late seral stand of Red fir forest in the North Bowl area of the Edgewood Creek drainage, through glading of Ski Trails S9 and S10 (see Figure 2-6, Chapter 2, Final EIR/EIS/EIS). Glading of Ski Trails S9 and S10 would also decrease the visual impact of constructing these ski trails as viewed from offsite viewpoints identified in the Carson Valley, by retaining 50% of the trees within the ski trail alignments. Alternative 4 would include all the components identified in Alternative 2 with proposed modifications to two projects, one of which is slated for implementation in MPA Phase I (Ski Trail S10). In comparison to Alternative 2, the two changes with Alternative 4 include:

- reduced capacity for the Performance Amphitheatre; and
- glade Ski Trails S9 and S10 by retaining 50% of the trees.

Alternative 4A

Alternative 4A was generated based on comments received from the public during circulation of the Draft EIR/EIS/EIS for the 05 MPA. Comments that drove the modification of Alternative 4 centered on reducing impacts to the late seral/old growth stand that the North Bowl Chair Lift (as aligned in Alternative 2, 3, and 4) would bisect. Alternative 4A would include all the components identified in Alternative 4 with the exception of the revised alignment of the North Bowl Chair Lift (see Figure 2-6, Chapter 2, Final EIR/EIS/EIS). Glading of Ski Trails S9 and S10 would remain as proposed in Alternative 4, as would a reduced capacity for the amphitheater (1,100 people).

Alternative 5

Development of Alternative 5 was based on public comments received regarding impacts to the late seral stand of Red fir forest in the North Bowl area of the Edgewood Creek drainage. By utilizing the existing alignments for both the North Bowl and Olympic Ski Lifts, no additional tree clearing would be required as compared to the Alternative 2 North Bowl Ski Lift alignment (see Figure 2-6, Chapter 2, Final EIR/EIS/EIS). In comparison to Alternative 2, the changes with Alternative 5 include:

- upgrading North Bowl and Olympic Ski Lifts in their existing locations;
- reduced capacity for the Performance Amphitheater; and
- revised alignment and construction method (glading) for Ski Trail S10.

Agency Jurisdictional Project Area Description: The HMR master plan boundary is a multi-jurisdictional project area within the States of California and Nevada (Exhibit E). Within the State of Nevada, the Master Plan area includes the jurisdictions of the U.S.F.S. and unincorporated Douglas County. Within the State of California, the Master Plan area includes the jurisdictions of the U.S.F.S., City of South Lake Tahoe, unincorporated El Dorado County, unincorporated Alpine County, and California Tahoe Conservancy lands. Although the TRPA is not a land owner, the Regional Plan also has jurisdiction over all project area lands within the Tahoe Basin.

Adjacent Land Uses: The California side of the HMR Master Plan boundary is adjacent to the Nevada State line (U.S.F.S. land within non-jurisdictional Douglas County) to the north, Alpine County to the east, U.S.F.S. land to the south, and CSLT and U.S.F.S. lands to the west.

The TRPA Regional Plan prescribes Plan Area Statements (PAS) for the project area within the Tahoe Basin to function as Regional Plan zoning districts. The California side of the HMR Master Plan boundary is adjacent to Recreation and Conservation PASs to the north, Residential and Conservation PASs to the west, and a Conservation PAS to the south. Within the master plan area, the eastern limits of the TRPA jurisdictional boundary follow the El Dorado and Alpine County line. In general, Conservation and Recreation PASs adjacent to the project area are representative of public lands. The City of South Lake Tahoe has adopted the TRPA Plan Area Statements for City zoning purposes. See Exhibit I for adjacent zoning and General Plan information.

General Plan: As discussed above, the General Plan designates the project area as having an Adopted Plan land use designation for the HMR Master Plan. However, the purpose of the Master Plan is to provide current and future management direction for all HMR land uses, as designed within the regulatory framework of the jurisdictional agencies within the Master Plan boundary. The Master Plan land uses are further subject to the development standards of the jurisdictional agencies. Therefore, for consistency with the El Dorado County General Plan, the proposed 05 MPA requires consistency with the TRPA Regional Plan as the underlying Adopted Plan for the review of all projects within the Tahoe Basin portion of the County's jurisdiction. The County General Plan provides broad deference to the TRPA Regional Plan, for the implementation of related General Plan policies and for the review of County discretionary projects. With regard to the Tahoe Basin, the

primary goal of the County General Plan is to integrate the County's regulations with those of TRPA, to eliminate inconsistencies with the Regional Plan and to simplify the regulatory environment in the Tahoe Basin. The following General Plan policies further illustrate this objective:

Goal 2.10: Lake Tahoe Basin: *To coordinate the County's land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency.*

Policy 2.10.1.1: *The County shall apply the standards of the Regional Plan for the Tahoe Basin and the Code of Ordinances and other land use regulations adopted by the Tahoe Regional Planning Agency in acting on applications for proposed land uses in the Tahoe Basin.*

Policy 2.10.1.5: *The County may impose more stringent regulations where TRPA does not limit the County's authority to do so.*

Beyond the above goals and policies of the Land Use Element, the remaining elements of the General Plan provide broad goals and objectives applicable to the Tahoe Basin, rather than specific policy direction for the review of projects.

Objective 9.3.1 Recreational and Tourist Uses: *Protect and maintain existing recreational and tourist based assets such as Apple Hill, State historic parks, the Lake Tahoe Basin, wineries, South Fork of the American River, and other water sport areas and resorts and encourage the development of additional recreation/tourism businesses and industries.*

Objective 9.3.7 Skiing Industry: *Expansion of the skiing industry consistent with the Tahoe Regional Planning Agency Regional Plan and the El Dorado National Forest and the Lake Tahoe Basin Management Unit Forest Plans.*

The Final EIR/EIS/EIS for the project further analyzes the proposed land uses of the 05 MPA for consistency with the General Plan policies identified in Table 1-4, of Chapter 1.

Conclusion: Staff finds the proposed uses of the 05 MPA as consistent with the goals, objectives, and policies of the General Plan as they apply to the Tahoe Basin.

TRPA Regional Plan: The primary function of the Regional Plan is to provide a regulatory framework designed to achieve attainment of the Environmental Thresholds for water quality, air quality, soils, wildlife, fisheries, vegetation, scenic quality, noise, and recreation for the Tahoe Basin. The Goals and Policies of the Regional Plan include a Land Use Element, Transportation Element, Conservation Element, Recreation Element, Public Services and Facilities Element, and Implementation Element that provide resource goals and policies intended to achieve attainment of the Environmental Thresholds.

The Goals and Policies of the Regional Plan are substantially inclusive and more restrictive than County General Plan objectives and policies. Therefore, where County General Plan policies are

more restrictive or are not addressed by the Regional Plan, these policies are deemed insignificant for County project review purposes, as they are not relevant for attainment of the Regional Plan Environmental Thresholds, and therefore not a requirement of the Regional Plan. It is the current and future intention of the El Dorado County Planning Services to maintain and further implement General Plan integration with the TRPA Regional Plan for the Tahoe Basin.

The 05 MPA will require an amendment to PAS 086, Heavenly Valley Nevada, and PAS 087, Heavenly Valley California. Under these PAS amendments, 832 PAOTs would be reallocated from PAS 087 to PAS 086. Also, the Special Policies for both PASs would be modified to allow additional disturbance in the Edgewood Creek watershed of PAS 086. A special policy is proposed to be added to both PASs to state that the internal Plan Area boundary between PAS 086 and 087 shall not be used to determine compliance with Maximum Community Noise Equivalent Levels (CNEL). The CNEL would still apply at the other non-Heavenly PAS boundaries.

Conclusion: The TRPA has reviewed and analyzed all proposed uses with the No Action and Action Alternatives for the 05 MPA and the EIS, and has found the project to be consistent with the Regional Plan. As discussed in the Background Section, the TRPA GB approved the 05 MPA and related project actions at the April 25, 2007, GB meeting for the project. Therefore, staff finds the project consistent with the Regional Plan.

Zoning: As discussed in the Background Section, the County jurisdictional parcels within the Master Plan area are zoned Tahoe Agricultural (TA), which allows by special use permit "recreational buildings and uses." IIMR has a special use permit (S98-28) for the existing uses on these parcels. All master plan related land uses in the County jurisdictional parcels are subject to special use permit approval by the County Planning Commission. As identified in the project description, the only new land uses identified with the 05 MPA in County jurisdictional parcels include the following phase III projects, which are located within the California Base Lodge parcels:

- replace and relocate Ski Lift A (Aerial Tram) with High Speed Detachable Quad Ski Lift;
- replacement of Ski Lift L (Cal Ski School).

Exhibit F (Proposed Action) identifies the proposed changes with the Aerial Tram and Ski Lift L. For comparison, see Exhibit D for existing conditions. The lower half of the new Aerial Tram alignment would occur slightly south of the existing alignment, but the upper half of the new alignment would extend to the top of the Powder Bowl Express chair lift. The Aerial Tram is proposed to be replaced with a high-speed quad chair lift. The alignment of Ski Lift L is proposed to have a minor modification in comparison to the existing alignment, and is proposed to be replaced with either a carpet (belt) or a handle tow.

The new uses of the 05 MPA have been reviewed for consistency with the TA Zone District. The new uses, as well as the uses identified in the project description that were already approved with the 1996 Master Plan would require an amendment to Special Use Permit 98-0028. These uses are subject to additional project specific environmental review through the SUP process, the development standards of the TA Zone District, and all other applicable provisions of the Title 17

Zoning Ordinance. The TA Zone District has a height limit of 45 feet with 30 foot setbacks from all property lines. The new proposed uses have been conditioned for consistency with these requirements.

The 05 MPA is also subject to the requirements of Sections 17.22.650 through 17.22.680 of the County Zoning Ordinance, pertaining to specific plan applications. Section 17.22.665 addresses the required specific plan findings, which were satisfactorily made by staff as provided in Attachment 2. Based on the analysis contained in the Final EIR and mitigation measures identified therein, staff finds the 05 MPA contains all required content (17.22.670) to meet all applicable provisions of Chapter 17.22 pertaining to specific plans.

In order to approve the project, the approving authority must find that the project is consistent with the General Plan and would not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood.

Conclusion: Based on the environmental analysis contained in the Final EIR/EIS/EIS for the 05 MPA, and the mitigation measures incorporated therein (Exhibit L), including comments received from public agencies, citizens' groups, and impacted neighbors, as discussed below, staff finds that the project as conditioned will not be detrimental to the public health, safety, and welfare and will not be injurious to the neighborhood.

Agency and Public Comments: A 60-day public comment period was conducted for the 05 MPA Draft EIR/EIS/EIS. During circulation of the Draft EIR/EIS/EIS (see Appendix 7-A of Volume II of Final EIR/EIS/EIS), 116 unique letters of comment were received. In addition, over 440 copies of three versions of a form letter were received (see Appendices 7-B, 7-C, and 7-D of Volume II of Final EIR/EIS/EIS), which are organized in numerical order by comment letter number. The following themes summarize the comments received on the 05 MPA Draft EIR/EIS/EIS, which requested additional environmental analysis, new mitigation measures, or the consideration of new alternatives:

- Runoff from the California base area and parking lot is causing erosion control and water quality impacts to adjacent residences.
- Do not allow the removal of old growth trees for the construction of the North Bowl Express Lift, North Bowl ski trails, and other MPA 05 facilities, because of effects to wildlife, water quality, scenic quality, and recreational experience.
- The analysis of the proposed 05 MPA must demonstrate that it will result in a net improvement to water quality and erosion.
- Performance standards are missing to determine whether mitigation measures are effective. Without them, there is no consequence for failing to mitigate effects of new development.

Phases II and III projects should not be allowed until monitoring demonstrates that Phase I development projects meet the established performance standards.

- New disturbance proposed within the Edgewood Creek watershed should not be allowed (and TRPA Plan Area policies should not be removed), until it is demonstrated that existing watershed conditions are improved to meet standards.
- Analysis in the DEIR/EIS relies on flawed models (e.g., CWE and WEPP) to predict water quality effects.
- Analysis of increased traffic and air quality effects from increased visitation to Heavenly are not properly disclosed. Analysis must justify why increased visitation will not occur over 96 MP levels and address cumulative totals and not just peak day considerations.
- Analysis of a connected action to the 05 MPA and the Stagecoach Base residential and commercial project approved by Douglas County is not included in the Draft EIR/EIS and must be added. Further, the Draft EIR/EIS must be re-circulated.
- Additional alternatives (e.g. kinked or angled lift) that reduce the number of old growth trees removed for the proposed North Bowl Express Lift and North Bowl Ski Trails (S9 and S10) should be analyzed as required by NEPA, including removal from the MPA 05.
- The 05 MPA is not consistent with TRPA vegetation goals, ordinances and standards, and the Sierra NV Forest Plan Amendment, and mitigation measures to offset the effects on late seral forests are not adequate.
- The existing and proposed parking numbers for the Nevada and California base areas are understated, and therefore conclusions of potential parking effects are not correct.
- Additional alternatives (e.g. removal of proposed ski trails or glading of proposed ski trails) that reduce the number of total acres of proposed ski trails in the 05 MPA should be analyzed. The need for each of the ski trails included in the 05 MPA should be provided to justify why they are included.

Exhibit J identifies the unique letters submitted by agency, organization, and public commenters for the Draft EIR/EIS/EIS for the 05 MPA, which are organized in numerical order by comment letter number. Responses to comments are provided in Section 7.4 of the Draft EIR/EIS/EIS. Additional issues may be raised as a result of the public notice for the County Planning Commission meeting.

ENVIRONMENTAL REVIEW

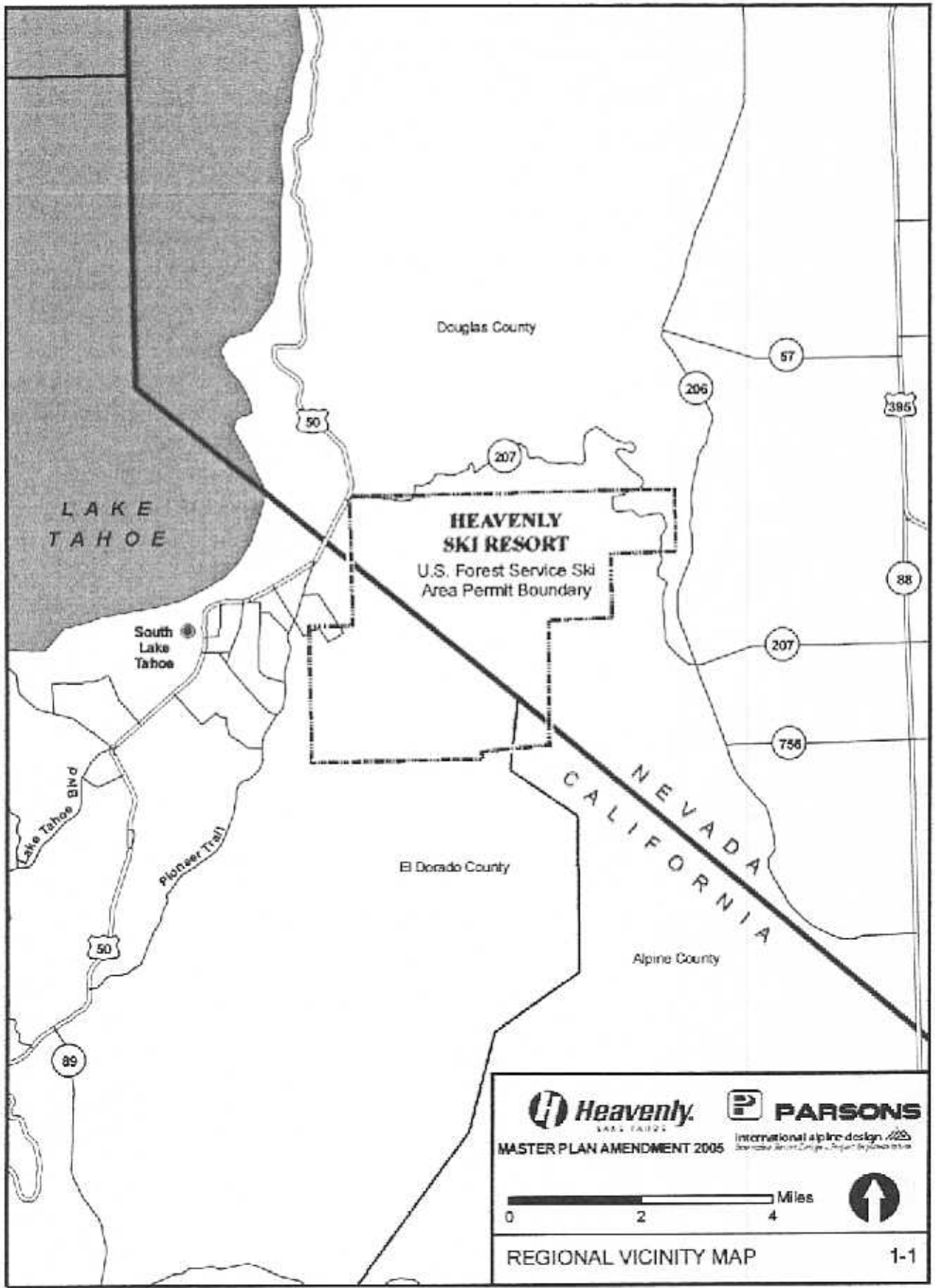
This EIR is considered a "program" EIR under Section 15168 of CEQA Guidelines. Subsequent activities (in this case, approval of future special use permits required for the California Base Lodge)


must be evaluated in the context of the EIR and a determination made as to whether additional environmental documentation is required. Either of two actions can be followed:

- if the activities proposed by the special use permit would have effects that were not considered in the EIR, a new Initial Study would need to be prepared and either an EIR or Negative Declaration prepared, or;
- if it is determined that the special use permit would not result in any new effects or that no new mitigation measures would be required, the special use permit could be approved by the Planning Commission as including activities, which have been analyzed and if necessary, mitigated by the program EIR, and a new environmental document would not be required.

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4 and Senate Bill 1535), the project is subject to a fee of \$1,800.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 processing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The total fee will be forwarded to the California Department of Fish and Game via the County Recorder's Office and is used to help defray the cost of managing and protecting State fish and wildlife resources.

RECOMMENDATION: Recommend approval



 **Heavenly**
LAKE TAHOE

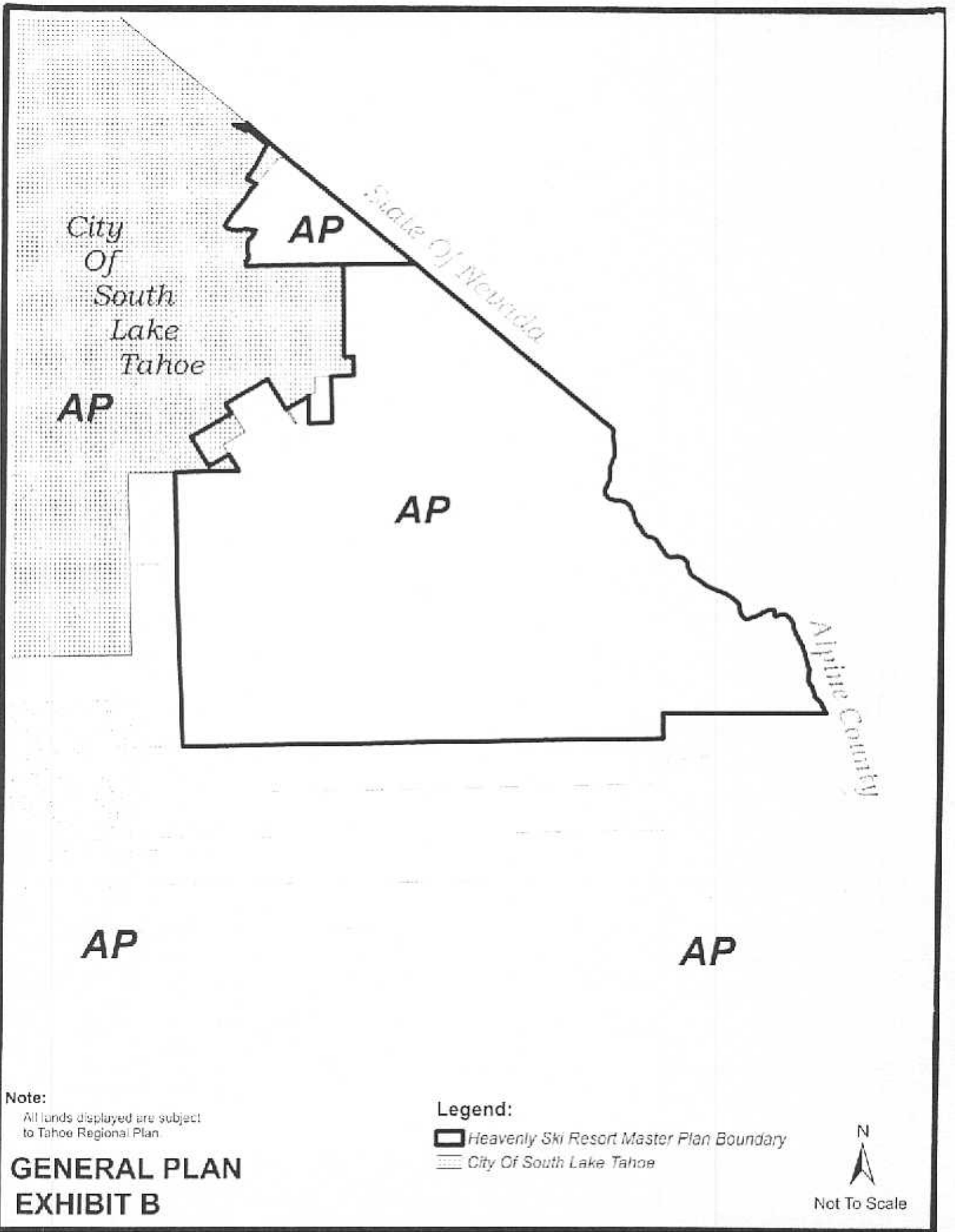
 **PARSONS**
International alpine design
Sustainable Skireport Concept - Project for Heavenly Ski Area

MASTER PLAN AMENDMENT 2005

0 2 4 Miles 

REGIONAL VICINITY MAP

1-1



Note:
 All lands displayed are subject
 to Tahoe Regional Plan

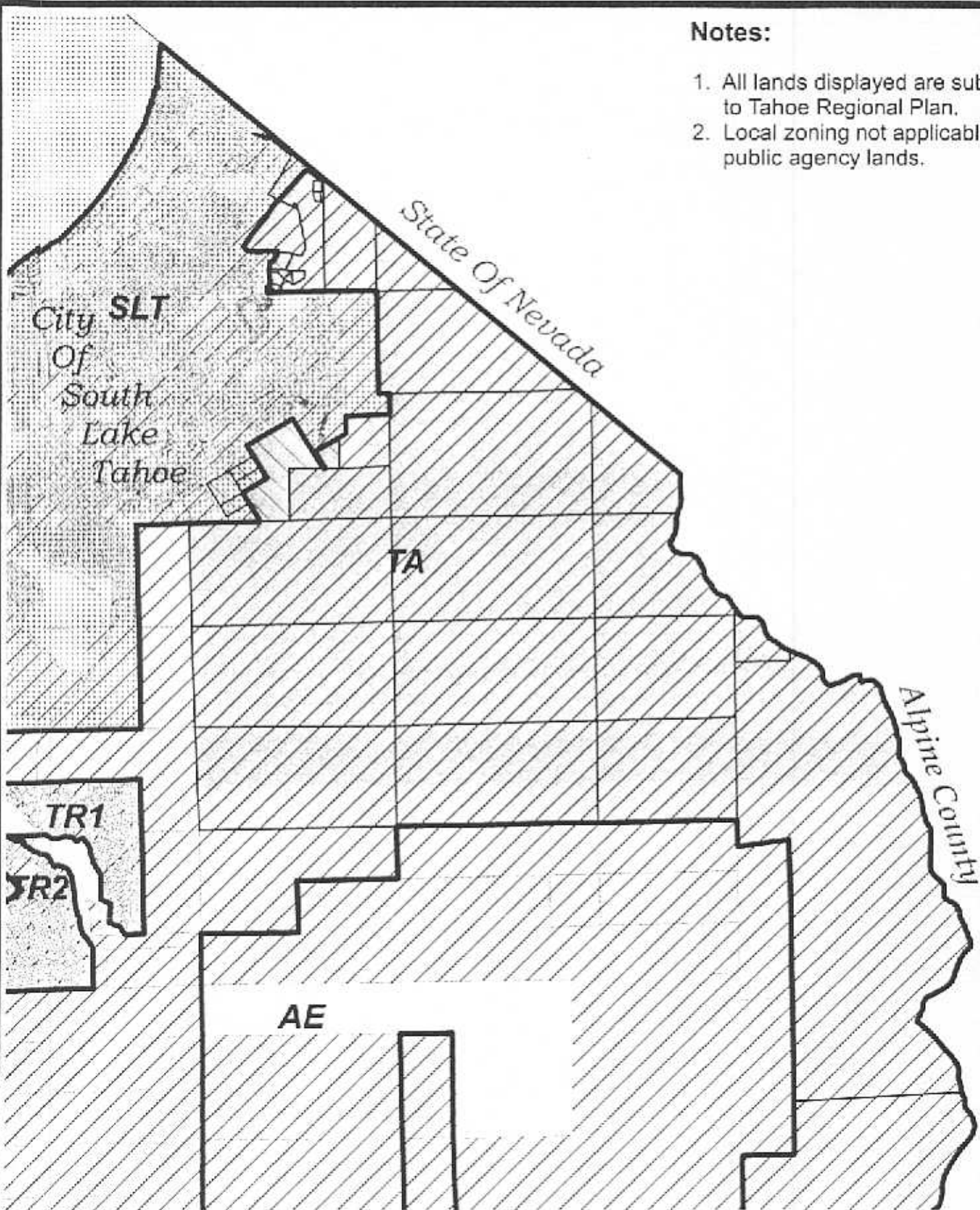
**GENERAL PLAN
 EXHIBIT B**

Legend:
 [Solid Line] Heavenly Ski Resort Master Plan Boundary
 [Stippled Area] City Of South Lake Tahoe

N
 [North Arrow]
 Not To Scale

Notes:

- 1. All lands displayed are subject to Tahoe Regional Plan.
- 2. Local zoning not applicable on public agency lands.



ZONING EXHIBIT C

Legend:

-  Heavenly Ski Resort Master Plan Boundary
-  Publicly Agency Lands
-  Zoning Boundary
-  City Of South Lake Tahoe

N

 Not To Scale



MASTER PLAN AMENDMENT 2006

LEGEND

- Existing Ski Trails
- Approved but Not Constructed Trails
- Existing Gladed Zones
- Existing Building or Structure
- Existing Lift Alignment
- Removed Lifts
- Approved but Not Constructed Lifts
- TMDA Regional Boundary
- U.S. Forest Service Ski Area Permit Boundary

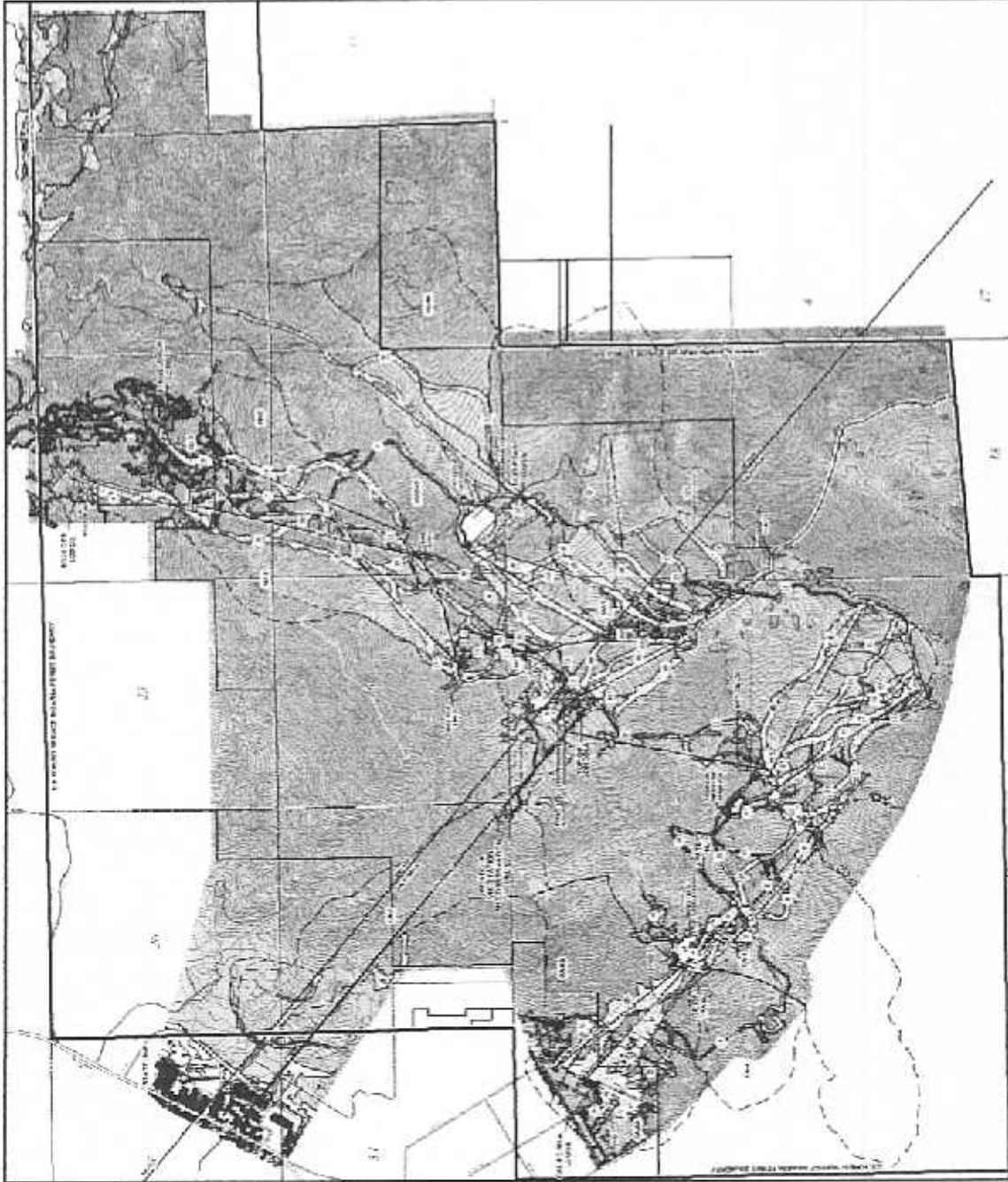
CONTOUR INTERVAL = 30 FEET
DATE: MARCH 20, 2006



PARSONS
1000 AVENUE OF THE STARS
SUITE 1000
ARLINGTON, VA 22202-4302
TEL: 703.961.5000
WWW.PARSONS.COM



EXISTING CONDITIONS 2005 2-1



City
Of
South
Lake
Tahoe

SEE

DETAIL
SHEET

"A"

State Of Nevada

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A.P.N. 030:331:03
U.S.F.S.

A.P.N. 030:100:01
U.S.F.S.

A.P.N. 030:110:01
U.S.F.S.

A.P.N. 030:120:01
U.S.F.S.

Alpine County

A.P.N. 030:331:03
U.S.F.S.

Note:

All lands displayed are subject
to Tahoe Regional Plan

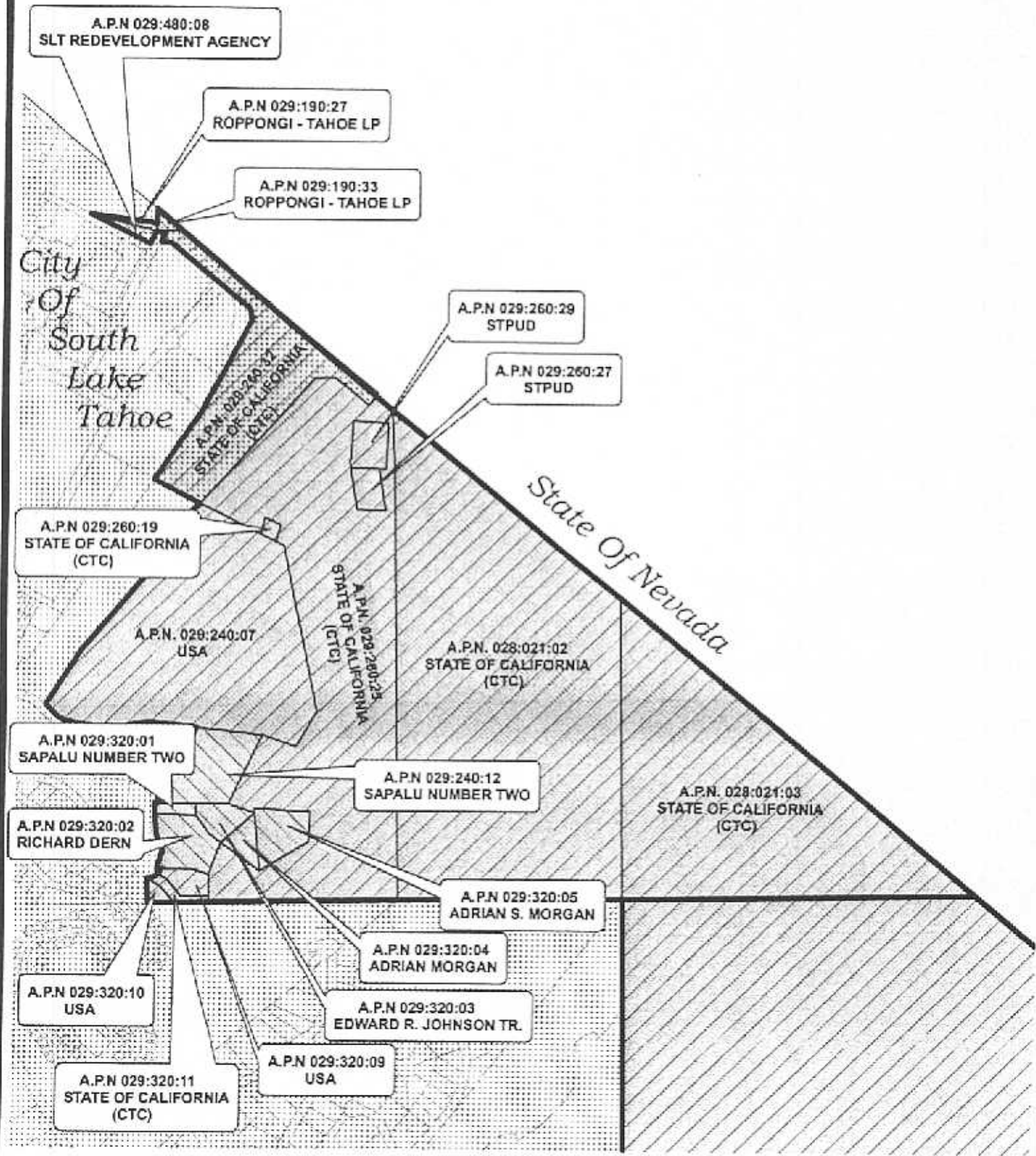
JURISDICTIONAL MAP EXHIBIT H

Legend:

-  Heavenly Ski Resort Master Plan Boundary
-  Publicly Owned Lands
-  Privately Owned Lands
-  City Of South Lake Tahoe



Not To Scale



Note:
All lands displayed are subject to Tahoe Regional Plan.

JURISDICTIONAL MAP Detail Sheet "A"

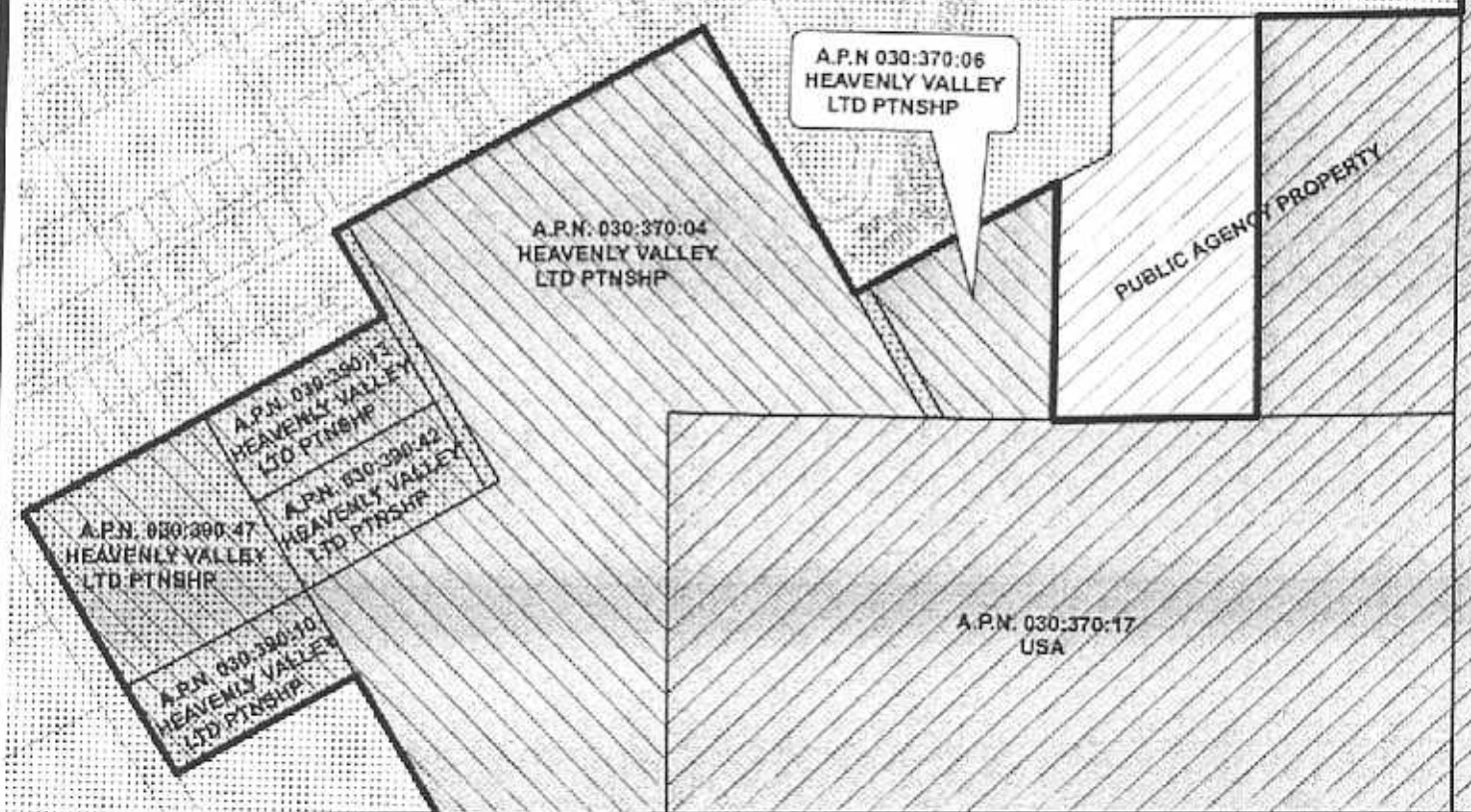
Legend:

- Heavenly Ski Resort Master Plan Boundary
- Publicly Owned Lands
- Privately Owned Lands
- City Of South Lake Tahoe



Not To Scale

City
Of
South
Lake
Tahoe



Note:

All lands displayed are subject to Tahoe Regional Plan.

**JURISDICTIONAL MAP
Detail Sheet "B"**

Legend:

-  Heavenly Ski Resort Master Plan Boundary
-  Publicly Owned Lands
-  Privately Owned Lands
-  City Of South Lake Tahoe



Not To Scale



MASTER PLAN AMENDMENT 2005

LEGEND	
	Existing Ski Trails
	Approved but Not Constructed Trails
	Proposed Trails
	Existing Gladed Zones
	Lodge and Maintenance Facilities
	Existing Lift Alignment
	Removed Lifts
	Approved but Not Constructed Lifts
	Upgraded Lifts
	TRPA Regional Boundary
	U.S. Forest Service 30d Area Permit Boundary
	Proposed Widening Trails
	Proposed Lift Alignments
	Proposed Conventional Trails
	Proposed Conventional Trails With Tree Islands
	Proposed Gladed Trails
	Eliminated Approved Trails
	Proposed Facility Structures
	Proposed Operational Boundary

CONTOUR INTERVAL = 25 FEET

DATE: DECEMBER 2005

PARSONS
INTERNATIONAL CORPORATION
3000 Central Expressway, Suite 2000, Berkeley, CA 94704-1173

0 2,500 5,000 Feet

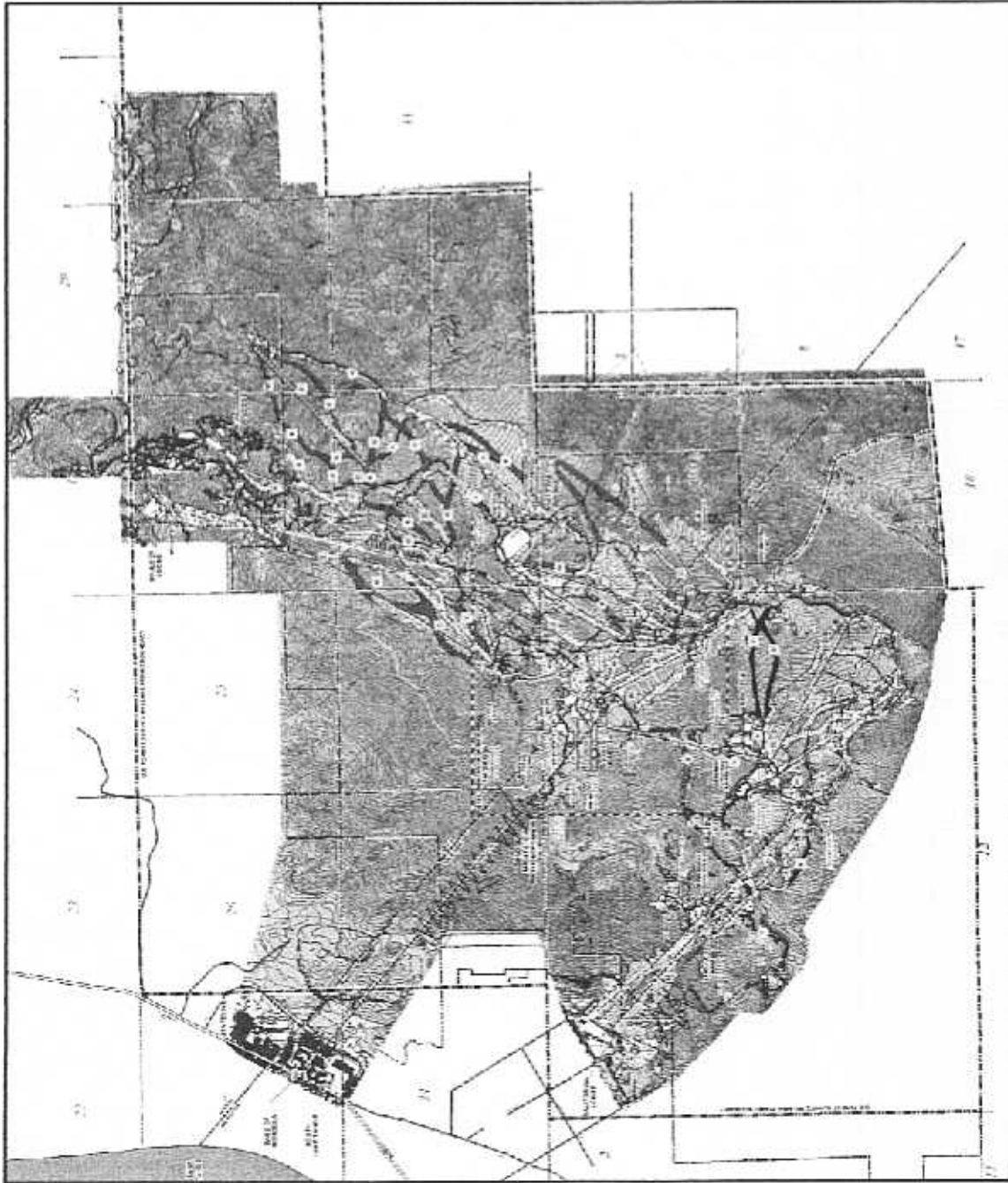


Exhibit G

Phase I, II, and III Projects

Proposed facilities would be implemented in accordance with the three part project phasing schedule proposed below:

Phase I

- Replace & Relocate Ski Lift S (North Bowl) / Ski Lift T (Olympic) with High Speed Detachable Quad, Construct Ski Runs S8, S9 and S10
- Construct Powder Bowl Restaurant/Lodge
- Remove Sky Deck and Restore Meadow
- Re-commission Service Road from Gondola Top Station to Gondola Mid Station
- Ski Trail 4 (Skyline Trail) Regrade/Realignment and Snowmaking
- Install BMPs for California Lodge / Parking Lot
- Implement Upper Shop BMPs
- Implement Ski Trail V12 (Lower Orion's Cutoff), G9 (Powderbowl 2), I4 and I5 (Skiways 1 and 2)
- Install Zip Line at Gondola Top Station
- Construct New Hiking Trails at Gondola Top Station
- Implement Special Events Area at Gondola Top Station

Phase II

- Relocate Lower California Maintenance Shop to off-site location
- Construct Gondola Top Station Restaurant/Lodge
- Replace Lift U (Galaxy) with High Speed Detachable Quad
- Implement Ski Trails U3, U4, 14, and with Snowmaking
- Lift HH (Von Schmidt's allocation)
- Implement Ski Trails H12, H13, R3, R4, 13, 14, 18, V11
- Implement Ski Trails 1, 6, 5A, 12 and W5
- Realign Ski Trail 6 (Upper Nevada Ski Run- Decommission R531-R539)
- Add Snowmaking on Ski Trails S8, S9, S10
- Add Snowmaking on Ski Trails: E2, G4, G8, G9, H5, I2, GG2, GG5, HH2, HH3, R1, R2, S2, S3, S4, S6, S7, U1, U2, U4, V3, V5, V12, W1, W2, 10, 13, 14
- Replace Ski Lift E (Patsy's) / Ski Lift F (Groove) with Quad*
- Replace Ski Lift Q (Boulder)
- Construct In-ground Half-pipe
- Expand Tubing / Adventure Peak at Gondola Top Station
- Remodel and Expand Vehicle Maintenance Shop at Top of Tram
- Angel's Roost Communications Site Improvements
- Ski Run Widening – Nevada

- Ski Run Widening - California

Phase III

- Replace & Relocate Ski Lift DD (Mott Canyon) with High Speed Detachable Quad Ski Lift
- Construct Ski Lift J (Big Juniper) High Speed Detachable Quad Ski Lift
- Construct Sand Dunes Restaurant/Lodge
- Construct Mid Station Restaurant
- Construct Boulder Lodge Skier Services Building / Expand Existing Deck
- Replace California Base Lodge
- Relocate California Snowmaking Building
- Replace & Relocate Ski Lift A (Aerial Tram) with High Speed Detachable Quad Ski Lift*
- Replace Ski Lift N (Pioneer) with Quad
- Construct Ski Lift Z (Wells Fargo)
- Implement Ski Runs Z1, Z2, Z3, Z4, Z5, Z6, Z7, Z8, and 15, 16, & 17
- Add Snowmaking on Ski Runs Z1, Z2, Z3, Z4, Z5 and Z7
- Kids Camp (California Base)
- Replacement of Ski Lift K (Perfect Ride), Ski Lift L (Cal Ski School) and Ski Lift M (Enchanted Forest)*
- Ski Runs K1, L1 and M1
- Implement Gondola Top Station Amphitheatre
- Implement Gondola Top Station Interpretive Center
- Expand Existing Deck at Stagecoach Lodge (note: if the Stagecoach development project approved by Douglas County is implemented, then expansion of the existing deck would not occur as the lodge would be replaced and enlarged).

* Designates that a lift may need to be replaced earlier for maintenance reasons.

Exhibit H

MPA 05 (Proposed Action) Facilities Summary at Build Out

	CA In-Basin		CA Out-of-Basin		NV In-Basin		NV Out-of-Basin		Totals In- and Out-of-Basin
Total Lifts	25		0		6		7		37
Hourly Capacity (pph)	28,270		0		9,350		14,400		52,020
VTF/Hour (000)	29,248		0		5,868		18,208		53,322
Ski Trails (acres)	251.4		65.8		78.8		418.5		812.5
Beginner/Novice	77.7	31%	0.0	0%	21.6	27%	21.7	5%	121.0
Low Int./Intermediate	109.9	44%	19.1	29%	44.4	56%	193.8	47%	367.2
Adv. Int./Expert	54.1	22%	45.8	70%	12.0	15%	198.8	48%	310.5
Other	9.8	13%	1.1	2%	0.8	1%	2.1	1%	13.8
Snowmaking (acres)	210.8		19.1		76.5		222.0		528.4
Beginner/Novice	79.9	38%	0.0	0%	23.4	31%	20.3	11%	123.6
Low Int./Intermediate	90.8	43%	19.1	100%	41.1	54%	183.4	100%	334.4
Adv. Int./Expert	40.4	19%	0.0	0%	12.0	16%	18.3	10%	70.7
Support Facilities	6		1		1		2		10
No. of Buildings	3,050		1,000		250		831		5,131
Seats	158,317		36,000		18,340		35,025		247,682
Maintenance Facilities	2		0		1		1		4
No. of Buildings	14,520		0		1,500		18,000		34,120
Parking/Access	1,310		None		460		410		2,170
Vehicles Parked (onsite)	0		None		600		600		1,200
Satellite Parking (offsite)	822		0		0		0		822
Structured Parking	2.8		2.8		2.8		2.8		2.8
Avg. Car Occupancy	5,970		None		2,940		2,026		11,736
Skiers/Visitors	6,000		0		0		0		6,000
Gondola (cap/day)	10.2		2		2.1		4.7		19
Domestic Water	92		8		29		593		722
Snowmaking (acre/ft. avail)	STPUD		STPUD		KGID		KGID		
Sewer	Round Hill		Kingsbury		Kingsbury		Buckeye		
Power	8,114		0		3,673		6,309		18,097
Skiers At One Time / CCC (SAOT)	8,763		0		2,898		4,464		16,125
PAOT									

Source: Heavenly Mountain Resort, MPA 05

Notes:

pph – Persons Per Hour

VTF – Vertical Transport Feet

CCC – Comfortable Carrying Capacity

PAOT – Persons At One Time

Exhibit I
Adjacent Land Uses to the HMR Master Plan Boundary

	Zoning	General Plan	Land Use/Improvements
Site			
North	¹ TRPA PAS 080 Conservation and PAS 086 Recreation.	TRPA Regional Plan, and U.S.F.S. Land and Resource Management Plan	Natural resource management and recreation within U.S.F.S. lands. HMR Master Plan uses.
South	² Non-jurisdictional (U.S.F.S) Tahoe Agricultural Zoning, TRPA PAS 095 Conservation	TRPA Regional Plan, and U.S.F.S. Land and Resource Management Plan	Natural resource management and recreation within U.S.F.S. lands.
East	Alpine County Agricultural Zone District	Alpine County General Plan,	Natural resource management and recreation within Alpine County.
West	² Non-jurisdictional (U.S.F.S) Tahoe Agricultural Zoning, ³ TRPA PAS 085 Residential, and PAS 095 Conservation	CSLT General Plan, TRPA Regional Plan	Urban land uses (Primarily residential) within CSLT jurisdictional lands. Natural resource management and recreation within U.S.F.S. jurisdictional lands.

¹TRPA Plan Area Statement (PAS) for TRPA Zoning.

²El Dorado County zoning.

³City of South Lake Tahoe has adopted TRPA PASs for City zoning purposes.

Exhibit J
Agency, Organization, and Public Commenters for the Draft EIR/EIS/EIS

Heavenly Mountain Resort Master Plan Amendment 2005
Draft Environmental Impact Report/Statement/Statement
Comment Log – Unique Letters (Form Letters are not included)

Letter Number	Author (Last, First)	Agency/ Organization	Address	Date Received
1	Anderson, Anne		6 Bergesen Court Atherton, CA 94027	7/3/06
2	Baldrice, Alice	NV SHPO	100 N. Stewart Street Carson City, NV 89701	7/10/06
3	Barney, Cherry		667 Tumbleweed Cir Incline Village, NV 89451	06/30/2006
4	Bauschke, James	Douglas County Commission	1594 Esmeralda Avenue, Room 307 Minden, NV 89423	7/26/06
5	Benin, Josh		1360 June Way South Lake Tahoe, CA 96150 joshbenin@earthlink.net	7/6/06
6	Bernstein, Autumn	Sierra Nevada Alliance	P.O. Box 7989 South Lake Tahoe, CA 96158	7/26/06
7	Bindel, Jerry	South Lake Tahoe Lodging Association		7/26/06
8	Bird, Melissa		P.O. Box 13276 South Lake Tahoe, CA 96151 sailbirds2000@yahoo.com	7/19/06
9	Birdwell, Jerry		Black Bear Inn 1202 Ski Run Boulevard South Lake Tahoe, CA 96150	7/25/06
10	Bradford, Michael	Lakeside Inn and Casino	P.O. Box 5640 Lake Tahoe, NV 89449	8/2/06
11	Bridges, Steve		P.O. Box 7022 South Lake Tahoe, CA 96150	11/27/06
12	Brubaker, Sherie		1843 Toppewetah South Lake Tahoe, CA 96150	7/13/06
13	Burton, Oliver		470 Santana Lane Aptos, CA 95003	7/9/06
14	Bush, Diane		P.O. Box 11674 Zephyr Cove, NV 89448 dianebush@gmail.com	06/27/2006
15	Carberry, John and Sharon		717 Gardner Street South Lake Tahoe, CA 96150	7/26/06
16	Castillo, Tory		3690 Saddle Rd., SLT	05/23/2006
17	Cathers, Erin		193 Tramway Drive P.O. Box 6673 Stateline, NV 89449 Erin_umd@hotmail.com	06/29/2006
18	Cooper, Kent	NV Dept. of Transportation	1263 S. Stewart Street Carson City, NV 89701	6/14/06

Letter Number	Author (Last, First)	Agency/ Organization	Address	Date Received
19	Dahlgren, Joy		1200 Idylberry Road San Rafael, CA 94903 joy@lucasvalley.net	06/29/2006
20	Daley, Ken	Area Transit Management, Inc.		7/24/06
21	Dengler, Linda		1178 Canarsee St. South Lake Tahoe, CA 96150	7/25/06
22	Dingman, Stacy		Harrah's and Harveys Lake Tahoe sdingman@harrahs.com	7/22/06
23	Dumas, Tom	CA Department of Transportation	P.O. Box 2048 Stockton, CA 95201	7/27/06
24	Dyer, Michael		Dyer Lawrence Attorneys & Counselors At Law 2805 Mountain Street Carson City, NV 89703	7/25/06
25	Erllich, Robert	CA Regional Water Quality Control Board, Lahontan Region	2501 Lake Tahoe Boulevard South Lake Tahoe, CA 96150	7/26/06
26	Feist, Travis and Muscat, Marissa		3044 Sourdough Trail South Lake Tahoe, CA 96150	7/17/06
27	Feldman, Lewis		P.O. Box 1249 Zephyr Cove, NV 89448	7/14/06
28	Flanner, Philip		4942 Rocklin Dr Union City, CA 94587	7/14/06
29	Gardner, Rick		P.O. Box 2194 Stateline, NV 89449	7/18/06
30	Garrison, Dan	Resorts West		7/6/06
31	Gibbs, Bob		macoche@charter.net	06/30/2006
32	Gutowsky, A.R.		5700 Shepard Ave Sacramento, Ca 95819	7/17/06
33	Harris, Victoria and Baggett, Maria			7/12/06
34	Hayes, Hollay, Bozovich, and Benin		P.O. Box 1992, SLT	06/06/2006
35	Hayes, Rod		P.O. Box 1992, SLT	05/23/2006
36	Hayes, Rod		PO BOX 1992 South Lake Tahoe CA 96156 530.541.1691	6/28/2006
37	Hayes, Rod		P.O. Box 1992 South Lake Tahoe, CA 96156	7/12/06
38	Hayes, Rod		P.O. Box 1992 South Lake Tahoe, CA 96156	7/24/06
39	Henriouille, Gunnar		ahenriouille@mailstation.com Phone: 530-543-1259	06/02/2006
40	Herhack, Phil		Park Cattle Company 1300 Buckeye Road Minden, NV 89423	7/24/06
41	Hoefler, Jon		1060 Lamor Court S. Lake Tahoe, CA 96150	7/12/06

Letter Number	Author (Last, First)	Agency/ Organization	Address	Date Received
42	Inagaki, Diana		P.O Box 18326 S. Lake Tahoe, Ca 96151 sapphire@sprvnet.com	7/21/06
43	James, Duane	U.S. Environmental Protection Agency	75 Hawthorne Street San Francisco, CA 94105	7/26/06
44	Jamin, Teri	City of South Lake Tahoe	tjamin@ci.south-lake-tahoe.ca.us	7/14/06
45	Jamin, Teri	City of South Lake Tahoe		7/26/06
46	Kawasaki, Akira		1-1-13 Hodokubo Hino-city Tokyo 191-0042, Japan	06/05/2006
47	Kenninger, Steven		P.O Box 129 Zephyr Cove, NV 89448	7/24/06
48	Kline, Ron		ronkline@sbcglobal.net	7/27/06
49	Kocmond, Warren		P.O. Box 3440 Incline Village, NV 89450 warren.kocmond@bgcorp.com	06/27/2006
50	League to Save Lake Tahoe, Friedrich, John	League to Save Lake Tahoe		7/26/06
51	League to Save Lake Tahoe, Pignatelli, Ben	League to Save Lake Tahoe		06/14/2006
52	Leonard, Jan	Doppelmayr CTEC	3160 West 500 South Salt Lake City, UT 84104	7/19/06
53	Levi, Jimmy	Washoe Tribe of NV and CA	919 Highway 395 South Gardnerville, NV 89410	7/17/06
54	Linder, John		JLINDER@sbc.global.net	7/1/06
55	Linder, Mary		MILINDER@sbcglobal.net	7/1/06
56	Marzocco, Nancy			7/26/06
57	Mathews, Randall			7/13/06
58	McAleer, Thom	ARAMARK Lake Tahoe		7/26/06
59	McCluskey, Kathleen	Sitzmark Condominium HOA	1510 Wildwood Ave. #5 South Lake Tahoe, CA 96150	06/24/2006
60	McLaughlin, Michael		2462 Fair Meadow Court South Lake Tahoe, CA 96150	7/26/06
61	Monahan, Phil		786 Bigler Stateline, NV 89449 phil@tahoemedia.com	06/29/2006
62	Murphy, Eddie		Eddie_Murphy@ea.epson.com	05/23/2006
63	Nicklos, Jim		jnicklos@yahoo.com	7/19/06
64	Norton, Lynn		lynn@hpfa.com	06/29/2006
65	Novasel, Robert		3170 Highway 50, Suite 10 South lake Tahoe, CA 96150	7/24/06
66	O'Brien, Marguerite		gritobrien@aol.com	06/28/2006
67	Ottman, Jeff and Rose Marie		P.O. Box 1372 South Lake Tahoe, CA 96156	7/17/06
68	Overbeck, Lee		South Lake Tahoe, CA Lcever11@hotmail.com	07/03/2006

Letter Number	Author (Last, First)	Agency/ Organization	Address	Date Received
69	Parker, Vern and Mary		Vern-mary@parkerlimited.com	06/30/2006
70	Piazza, Modesto		2116 Golden Rain Rd #1 Walnut Creek, CA 94595 mod@macnexus.org	7/12/06
71	Pierini, Lou		Pierini1@pacball.net	7/7/06
72	Pierini, Lou		1375 Chinquapin South Lake Tahoe, CA 96150 Pierini1@pacball.net	7/17/06
73	Pierini, Lou		1375 Chinquapin South Lake Tahoe, CA 96150 Pierini1@pacball.net	7/17/06
74	Rastatter, John		Genoa, NV jrgenoa@aol.com	07/03/2006
75	Raymond, Hank		2443 Tolteca Way S. Lake Tahoe, CA 96150	7/25/06
76	Ribaudo, Carl		P.O. Box 10109 South Lake Tahoe, CA 96158	7/24/06
77	Ring, Brian		Edgewood Commercial Village P.O. Box 12219 Zephyr Cove, NV 89448	7/25/06
78	Robben, Ty		tyrobben@tax.state.nv.us	06/30/2006
79	Roberts, Dale		1513 Ormsby Drive South Lake Tahoe, CA 96151 worldcycle@yahoo.com	06/29/2006
80	Roberts, Terry	CA Governor's Office of Planning and Research	1400 Tenth Street Sacramento, CA 95812	7/27/06
81	Robinson, Scott and Elayne		happybud@lakenet.com	7/24/06
82	Ronan, Partick		930 Bal Bijou Road South Lake Tahoe, CA 96150	7/18/06
83	Rowles, Shawn		PO BOX 4741 Stateline, NV 89449 775.586.1069	06/28/2006
84	Rowles, Shawn		P.O. Box 4741 Stateline, NV 89449	7/16/06
85	Rowles, Shawn		P.O. Box 4741 Stateline, NV 89449	7/17/06
86	Rowles, Shawn		P.O. Box 4741 Stateline, NV 89449	7/18/06
87	Rusk, Lon		P.O. Box 2877 Stateline, NV 89449 lonr@lakesideinn.com	7/11/06
88	Schooler, Charlie		201 S. Benjamin Drive P.O. Box 4782 Stateline, NV 89449 cschooler2@yahoo.com	06/30/2006
89	Schwarte, Richard		Novasel & Schwarte Investments, Inc 3170 Highway 50, Suite 10 South Lake Tahoe, CA 96150	7/24/06
90	Scribe, Rene		356 Via Almar Palos Verdes Estates, CA 90274	7/12/06

Letter Number	Author (Last, First)	Agency/ Organization	Address	Date Received
891	Seufert, Dan			06/12/2006
92	Seufert, Dan		1665 Black Bart Ct South Lake Tahoe, CA 96150	7/25/06
93	Seufert, Kerstin		1665 Black Bart Ct S. Lake Tahoe, CA 96150 tahoemtngrl@yahoo.com	7/24/06
94	Shaw, Chuck	Hoshi Terrace Homeowners Association	P.O. Box 1520 Zephyr Cove, NV 89448	7/24/06
95	Sierra Club, Donahoe, Michael	Sierra Club, Tahoe Area	P.O. Box 16936 South Lake Tahoe, CA 96151	7/26/06
96	Sierra Club, Ferranto, Edward	Sierra Club	Sierra Club-Executive Committee Members	6/28/2006
97	Sierra Club, Ferranto, Edward	Sierra Club	P.O. Box 7049 Stateline, NV 89449	7/7/06
98	Slack, Sam		P.O. Box 5790 Stateline, NV 89449	7/18/06
99	Slaton, Stan and Alice		P.O. Box 3330 Stateline, NV 89449 stanslaton@charter.net	06/30/2006
100	Smith, Judy		1019 Campus Delivery Colorado State University Library Ft. Collins, CO 80523-1019	6/20/06
101	Steinbach, John	Embassy Suites Hotel	4130 Lake Tahoe Blvd. South Lake Tahoe, CA 96150	7/5/06
102	Sussman, Daniel		130 Escanyo Way Portola Valley, CA 94028 dsussman@bren.ucsb.edu	7/22/06
103	Swift, Lucretta		13125 Davos Drive Truckee, CA 96161 lucettas@sbcglobal.net	06/27/2006
104	Targosz, Zosia	NV Dept of Administration	209 E. Musser Street, Room 200 Carson City, NV 89701	7/10/06
105	Thompson, Ron		625 Hobart Ct Fremont, CA 94539 skyfree@comcast.net	07/03/2006
106	Vetromile, Gerard		PO Box 10497 Zephyr Cove, NV 8949	7/12/06
107	Villard, Joseph		27161 Greenhaven Rd. Hayward, CA 94542 jvillard@sbcglobal.net	06/29/2006
108	Walowit, Rik		RikWalowit@aol.com	05/23/2006
109	Walowit, Rik		No address provided	6/28/2006
110	Walowit, Rik		P.O. Box 7042 Stateline, NV 89449-7042	7/5/06
111	Walowit, Rik		P.O. Box 7042 Stateline, NV 89449 rikwalowit@aol.com	7/24/06
112	Walton, Rodney		P.O. Box 7296 South Lake Tahoe, CA 96158	7/5/06

Letter Number	Author (Last, First)	Agency/ Organization	Address	Date Received
113	Weinberg, Jim		2437 Cougar Tr, SLT	05/25/2006
114	Weinberg, Jim		2437 Cougar South Lake Tahoe, CA 96160 tahoejimw@yahoo.com	06/29/2006
115	Weinberg, Jim		2437 Cougar S. Lake Tahoe, CA 96150 Tahoejimw@yahoo.com	7/21/06
116	Wiessner, Clyde	Vail Mountain Lift Maintenance Director		7/26/06

Exhibit K
Water Quality Conditions and Regulations
for California Base Lodge and Parking Lot

As discussed in the project description, HMR is currently operating under an Interim Operations and Facilities Maintenance Plan to treat runoff at the California Base Lodge and parking lot. The Lahontan Updated Discharge Permit, adopted in 2002, requires installation of BMP retrofits at the California Base Lodge parking lot to commence by October 15, 2006, and compliance with discharge to surface water effluent limitations by 2008. Phase I of the BMP retrofit project was completed in 2006, and Phase II will be implemented in 2007 upon review and approval by TRPA, LRWQCB, and El Dorado County (amendment of Special Use Permit 98-28).

The California Base Lodge and parking lot is located within the Bijou Park Watershed. The water quality of streams draining HMR must comply with State, Federal, and Regional water quality standards. Raw data for the Bijou Park Creek (CA Lodge Parking lot) as provided by the 2006 Comprehensive Monitoring Report (CMR), is identified in Section 7.4 of Volume II of the Final EIR/EIS/EIS, and summarizes the frequency of non-compliance at Bijou Park Creek for 2001 through 2005. The water quality data at the California Parking lot illustrates that this site is currently the greatest water quality concern related to ski area impacts. Exceedances of State standards range from 21 to 100 percent. Monitoring of Bijou Park Creek will continue as outlined in the Monitoring and Reporting Requirements of Lahontan's Updated Discharge Permit. As stated above, the Lahontan Updated Discharge Permit requires compliance with discharge to surface water effluent limitations by 2008. The following mitigation measures, monitoring, and restoration programs are expected to achieve this requirement.

Mitigation measures, monitoring, and restoration programs from the 1996 Master Plan are retained as part of the Mitigation and Monitoring Plan for the 2005 MPA. Furthermore, these measures and programs are revised and improved upon based on more than 10 years of monitoring results (qualitative and quantitative metrics), changes in environmental standards and regulations, and updates in technology. For the Revised Environmental Monitoring Program, the goals and objectives are clearly stated at the beginning of each section, as presented in Appendix 3.1-D of the Draft EIR/EIS/EIS. Chapter 7 of the Final EIR/EIS/EIS further outlines each mitigation measure of the Mitigation and Monitoring Plan for the 2005 MPA. Through continued implementation of the Revised Environmental Monitoring Program, all MPA Phase I projects (see Project Description) and mitigations would be tested for effectiveness to assure there are no negative impacts, before Heavenly is allowed to move on to Phase II and Phase III projects. Effectiveness would be determined through water quality monitoring, monitoring of effective soil cover and mitigation of soil disturbance, BMP implementation and effectiveness monitoring, and riparian condition monitoring.

Exhibit L

Summary of All MPA 05 Mitigation Measures/Design Features Incorporated into the Proposed Action and Alternatives

Agency Lead	Measure Number	Measure Title	Existing or Proposed	Justification for Removal from MP 96 MMP
ALL	7.4-1	REVISED Construction Erosion Reduction Program	Existing	
ALL	7.4-2	Construct Infiltration Facilities	Existing	
ALL	WATER-1	Control Runoff for Existing Facilities	Proposed	
ALL	WATER-2	Meet Water Quality Standards	Proposed	
ALL	WATER-3	Implement Adaptive Ski Run Prescriptions	Proposed	
ALL	WATER-4	Control Runoff due to Future Construction and Long-term Operation of Facilities	Proposed	
ALL	7.4-3	Avoid Disturbance to SEZ or Restore/Create SEZ	Existing	
ALL	7.4-4	Avoid Disturbance to Wetlands or Restore/Create Wetlands	Existing	
ALL	SEZ-3	Restore Future Disturbed SEZ to Meet MP 96 Mitigation Measure 7.4-3 Requirements.	Proposed	
ALL	SEZ-4	Restore Future Disturbed Jurisdictional Waters and Wetlands to Meet MP 96 Mitigation Measure 7.4-4 Requirements.	Proposed	
ALL	SEZ-5	Restore Disturbed SEZs due to Construction of Phase I Projects to Meet MP 96 Mitigation Measure 7.4-3 Requirements	Proposed	
ALL	SEZ-6	Restore Jurisdictional Wetlands and Waters due to Construction of Phase I Projects to Meet MP 96 Mitigation Measure 7.4-4 Requirements	Proposed	
ALL	7.4-6	Reduce and Control Fugitive Dust	Existing	
ALL	BIO-2	Active Raptor and Migratory Bird Nest Site Protection Program	Proposed	
ALL	7.4-21	Identify and Protect Undiscovered Archaeological Resources	Existing	
ALL	7.5-1	REVISED Cumulative Watershed Effects Restoration Program	Existing	

Agency Lead	Measure Number	Measure Title	Existing or Proposed	Justification for Removal from MP 96 MMP
ALL	7.5-29	Compliance with Existing Health and Safety Practices	Existing	
ALL	7.5-32	Ensure Adequate Police/Sheriff/Fire Capacity	Existing	
CITY	7.3-3	Amend City of South Lake Tahoe General Plan	Complete	Mitigation Completed
COUNTY	LU-3	Amend Alpine County General Plan	Proposed	
TRPA	7.3-1	Reduce Ski Run Widths and/or Lengths	Complete	Mitigation Completed
TRPA	7.3-4	Obtain Summer Day Use PAOT Allocations	Existing	
TRPA	7.3-5	TRPA Mitigation Monitoring Activities	Existing	
TRPA	SCENIC-3:	Design and site the proposed Powderbowl Lodge to minimize visibility from off-site views	Complete	
TRPA	SCENIC-4	Design and site the proposed Gondola Mid Station Restaurant to minimize visibility from off-site views	Proposed	
TRPA	SCENIC-5	Design and site the proposed Angel's Roost Communications Site to minimize visibility from off-site views	Proposed	
TRPA	SCENIC-8	Design and site the proposed Sand Dunes Lodge to minimize visibility from off-site views	Proposed	
TRPA	LU-1A	Eliminate MPA 05 Inconsistency with TRPA PAS 086 Special Policy 1.4 That Prohibits New Land Disturbance in Edgewood Creek Watershed	Proposed	
TRPA	LU-1B	Eliminate MPA 05 Inconsistency with TRPA PAS 086 PAOT Allocation	Proposed	
TRPA	7.4-5	Land Coverage Mitigation	Existing	
TRPA	7.4-7	Reconfigure Kingsbury Grade at the Benjamin and Tramway Intersections	Complete	Mitigation Completed
TRPA	7.4-19	Compliance with TRPA Height Limitations	Removed	Existing regulations require compliance for approval of proposed construction within Tahoe Basin.
TRPA	7.5-9	Snow Grooming Noise Mitigation Methods	Existing	
TRPA	7.5-10	Snowmobile Noise Mitigation Methods	Existing	
TRPA	7.5-11	Snow Removal Noise Mitigation Methods	Existing	
TRPA	7.5-12	Snowmaking Noise Mitigation Methods for Base Areas	Existing	
TRPA	NOISE-1	Limit Hours of Snowmaking Operation and Use of Fan Gun Technology for the Proposed Skyline Trail Snowmaking	Proposed	

Agency Lead	Measure Number	Measure Title	Existing or Proposed	Justification for Removal from MP 96 MMP
TRPA	7.5-13	Snowmaking Noise Mitigation Methods for Upper Mountain Areas	Existing	
TRPA	7.5-14	Rock Busting Noise Mitigation Methods	Existing	
TRPA	7.5-15	Summer Concert Noise Mitigation Methods	Removed	A TRPA Plan Area Amendment is included in the Proposed Action that would eliminate potential exceedance of TRPA CNEL noise standards at Heavenly Plan Area boundary between PAS 086 and 087.
TRPA	NOISE-5	Restrict Hours of Amphitheater Operations	Proposed	
TRPA	TRANS-1	Reduce Summer VMT	Proposed	
TRPA	7.5-16	Expanded Bus/Shuttle Access	Existing	
TRPA	7.5-17	Discourage Use of Automobiles	Existing	
TRPA	7.5-18	Implement the Coordinated Transportation System (CTS)	Existing	
TRPA	7.4-9	Implement CWE, TRPA Code of Ordinances, and TRPA BMPs for Revegetation	Removed	Implementation of restoration activities and native plant species required by other mitigation measures and existing regulations.
TRPA	7.5-26	Compliance with Design Review Guidelines Section 7 Exterior Lighting Standards and Code of Ordinances	Existing	
TRPA	7.5-27	Building and Site Design	Existing	
TRPA-CNTY	7.5-8	Reduce Vehicle Emissions	Existing	
TRPA-CNTY	7.5-19	Reduce Traffic on U.S. Highway 50 at Echo Summit	Existing	
TRPA-CNTY	TRANS-4	Provide treatment to improve pedestrian safety at the Gondola Crosswalk	Complete	
TRPA-CNTY	7.5-31	Provide Employee Housing	Existing	
TRPA-USFS	SCENIC-6	Reduce visibility of the Skiways 1 and 2 through reduction in cleared areas and retention of vegetation	Proposed	

Agency Lead	Measure Number	Measure Title	Existing or Proposed	Justification for Removal from MP 96 MMP
TRPA-USFS	7.4-10	Minimize Loss/Degradation of Significant Wildlife Habitat	Removed	Recreation projects are not subject to vegetation removal standards and guidelines, and therefore Limited Operating Periods for sensitive species are not required. Surveys for sensitive species will continue in order to comply with regional protocols.
TRPA-USFS	7.4-11	Monitor and Protect American Marten Populations	Removed	Recreation projects are not subject to vegetation removal standards and guidelines, and therefore Limited Operating Periods for American marten are not required. Surveys will continue in order to comply with regional protocols.
TRPA-USFS	7.4-12	Minimize Loss/Degradation of Significant Special Status Bat Roost and Foraging Habitat	Removed	Recreation projects are not subject to vegetation removal standards and guidelines, and therefore protection of potential sensitive bat species habitat is not required. Surveys will continue in order to comply with regional protocols.
TRPA-USFS	7.4-13	Monitor and Protect California Spotted Owl	Removed	Recreation projects are not subject to vegetation removal standards and guidelines, and therefore Limited Operating Periods for California spotted owl are not required. Surveys will continue in order to comply with regional protocols.
TRPA-USFS	7.4-14	Monitor and Protect Northern Goshawk	Existing	
TRPA-USFS	7.4-15	Report and Protect Great Gray Owl, Bald Eagle, Fisher, Wolverine, and Sierra Nevada Red Fox	Removed	There are no known occurrences of endangered or threatened species.

Agency Lead	Measure Number	Measure Title	Existing or Proposed	Justification for Removal from MP 96 MMP
TRPA-USFS	7.4-16	Design and Construct Ski Lifts and Ski Runs to Protect the Natural Landscape from Local Viewpoints	Complete	
TRPA-USFS	7.4-23	Secure Adequate Water Capacity Prior to Development	Existing	
TRPA-USFS	7.4-24	Secure Adequate Sewer Capacity Prior to Development	Existing	
TRPA-USFS	7.5-20	Protect Tahoe Draba Populations within Heavenly Mountain Resort	Existing	
TRPA	VEG-1-A	Tahoe Draba Long-Term Conservation Strategy	Proposed	
TRPA-USFS	VEG-1-B	Minimize Loss/Degradation of Sensitive Plant Species	Proposed	
TRPA-USFS	VEG-1-C	Noxious Weed Management	Proposed	
TRPA-USFS	7.4-8	Minimize Removal/Modification of Deciduous Trees, Wetlands, and Meadows	Existing	
TRPA-USFS	VEG-3	Late Seral/Old Growth Forest Enhancement	Proposed	
TRPA-USFS	7.5-21	Determine Significance of Lahontan Cutthroat Trout Population in Heavenly Valley Creek and Implement Mitigation as Required by USFWS	Complete	Mitigation Completed
TRPA-USFS	7.5-22	Restrict Vehicle Traffic within the Heavenly Mountain Resort MP 96 Development Area	Existing	
TRPA-USFS	7.5-23	Implement TRPA Goals, Policies and Ordinances as well as Mitigation Measures from the EIS for the LTRMU LMP and the EIS for the TRPA Environmental Thresholds Study to Mitigate Cumulative Impacts to Wildlife	Removed	Mitigation requires implementation of regulatory ordinances and regulations which are required for any future projects.

Agency Lead	Measure Number	Measure Title	Existing or Proposed	Justification for Removal from MP 96 MMP
TRPA- USFS	7.5-24	Limit Summer Activities within Heavenly's Special Use Permit Boundary	Removed	No regulatory basis for limiting summer activities. Sierra Nevada Forest Plan Amendment reversed unintended impacts to recreational special use permit holders and allowed for determination of sensitive species impacts to be made at local level. Determination has been made that there are no impacts to sensitive species habitat or individuals which would result in population declines or listing of the species.
TRPA- USFS	7.5-25	Monitor and Protect Nesting and Fledgling Bird Species	Existing	
USFS	7.3-2	Amendment of the USDA Forest Plan to Allow for a Gondola	Complete	Mitigation Completed
USFS	7.4-17	Prohibit Skier Access Management Prescription 9 Lands	Existing	
USFS	7.4-18	Prohibit Permanent Road Construction on Lands Designated for Management Prescription 9	Complete	Mitigation Completed
USFS	7.4-20	Evaluate and Monitor Known Archaeological Resources Within Cornstock Logging Historic District	Existing	
USFS	7.4-22	Protect the Tahoe Rim Trail	Existing	
USFS	7.5-2	REVISED Collection/Monitoring Agreement - Heavenly & USDA Forest Service	Existing	
TRPA- USFS	7.5-3	Maintain Water Rights Balance	Existing	
USFS	7.5-4	Maintain Water Flows in Heavenly Valley Creek	Existing	
USFS	7.5-5	Maintain Summer Time Flows in Heavenly Valley Creek	Existing	
USFS	7.5-6	Maintain Water Flows in Daggett Creek	Existing	
USFS	7.5-7	Maintain Compliance with Water Entitlements	Existing	
USFS	7.5-28	Maintain Timber Thinning Practices	Existing	
USFS	7.5-30	Avalanche Safety Practices	Existing	