TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on September 14, 2005, at the Tahoe Regional Planning Agency, located at 128 Market Street, Stateline, NV. The agenda for the meeting is attached hereto and made a part of this notice.

September 7, 2005

[Signature]
John Singlaub
Executive Director
All items on this agenda are action items unless otherwise noted.

AGENDA

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Advisory Planning Commission on any agenda item not listed as a Public Hearing or a Planning Matter item, or on any other issue, may do so at this time. However, public comment on Public Hearing and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

IV. DISPOSITION OF MINUTES

V. PUBLIC HEARINGS

A. Notice of Preparation and Scoping for the Heavenly Mountain Resort Master Plan Amendment Environmental Impact Statement (EIS)  Page 1

VI. ADMINISTRATIVE MATTERS

A. Presentation on Pathway 2007 Work Program  Page 17

VII. REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

VIII. ADJOURNMENT
REGULAR MEETING MINUTES

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Called to order at 9:40 am

Members Present: Mr. Breuch for Mr. Combs, Mr. Harris, Ms. Jamin, Mr. Jepsen, Ms. Krause, Mr. Lawrence, Mr. McIntyre, Ms. Moss, Mr. Plemel, Mr. Poppoff, Ms. Schmidt, Mr. Tolhurst

Members Absent: Mr. Cole, Ms. Davidson, Ms. Kemper, Mr. Lohman, Mr. Porta, Mr. Riley

II. APPROVAL OF AGENDA

Mr. Poppoff moved to approve the agenda.
Motion carried unanimously.

III. PUBLIC INTEREST COMMENTS

None

IV. APPROVAL OF MINUTES

Ms. Jamin moved to approve the minutes.
Motion carried.
Ms. Krause and Mr. Harris abstained.

V. PUBLIC HEARINGS

A. Scoping of the Tahoe Vista Resort & Affordable Housing Project Joint Environmental Assessment (TRPA) and Environmental Impact Report (Placer County).

Staff members Brenda Hunt and Melissa Shaw presented the project.

Wyatt Ogilvy, Ogilvy Consulting, presented history of the site and the proposed assessment on the project.

Public Comment:

Ezra Byer, a retired structural engineer, stated that this would be an enormous change in the community. TRPA is permitting an increase in density and he
does not agree to the change. He feels that looking at the total impact to the community on all of the projects in Tahoe Vista is important.

John Falk, Tahoe Sierra Board of Realtors, stated that they applaud all affordable housing projects and would like to see the number of potential jobs that the project would create and if the housing would exceed their numbers.

Dave Waller stated that access for emergency vehicles and the exit they have to use is a major problem. He requests that this problem be addressed in the project.

Ralph Lessum stated that he feels that an analysis of impacts on recreational facilities, tourism and local businesses should be addressed.

No formal action was required for this project.

B. Amendment of the boundary between PAS 151, Glenridge and PAS 153, Sugar Pine Point to correct an original mapping boundary error, and other matters properly relating thereto.

Staff member Jason Ramos presented the amendment.

No Public Comment

Mr. Poppoff moved to approve the amendment. Motion carried unanimously.

C. Public Hearing to Receive Public Comment on the Adequacy of the Shorezone Draft EIS Alternative #6 Supplement; a Density Based Approach.

Staff member Coleen Shade presented the process for receiving comments on the Draft EIS.

Sidney Coatsworths, EDAW Consulting, stated that they are assisting TRPA on the Supplemental and on the final EIS document.

Public Comment:

Doug Hipsley, volunteer at the Emerald Bay Boat-in Campground for California State Park System, stated that the concerns in Emerald Bay is excessive wakes that boats make and there should be restriction of motorized vehicle speeds and reduce the speed limit to 5 miles per hour.

Robert Bonesteil, Incline Village Resident, stated that his concerns are with visual pollution in adding more buoys and piers. He is also concerned about access for those who would like to walk around the Lake.

Leland Nelson, Carnelian Bay resident, stated that with the latest sewage problem in the Lake, the Shorezone is very venerable and the lines should be kept in good shape.

Jerry Desman, Jr. representing recreation and boating community stated that
as a group they are willing to offer suggestions and work with TRPA to provide alternatives for boater education and funds to assist in the implementation of these alternatives. Some ideas are: 1) no wake zone in Emerald Bay, 2) increased awareness of boaters on the Lake. They will be preparing their additional comments in writing.

Hayden Sohm, California State Parks, stated that they are the largest owners of Shoreline in the Basin and they are responsible for Emerald Bay. His concerns are: 1) State Parks wants the ability to add more public piers and would like a needs assessment done; 2) where the state parks are concerned, they want resource protection zone; 3) they are disputing the set-backs at Sugar Pine Point; 4) they suggest instead of a buoy removal there be consideration of an annual inspection fee; 5) they do not support limiting access to Emerald Bay but supports a reduction of speed; 6) he does support the boat sticker program. They will be submitting their comments in writing.

Lou Long, South Lake Tahoe Yacht Club, stated they support a lower speed limit in Emerald Bay.

VI. ADMINISTRATIVE MATTERS

A. Election of New Advisory Planning Commission Chairman

Deputy Director Carl Hasty proposed that Ms. Moss move to Chairman for the remainder of the year and then have elections in January, 2006.

Ms. Jamin moved to approve the recommendation. Motion carried unanimously.

Ms. Moss moved to nominate Ms. Jamin as Co-chair for the remainder of 2005. Motion carried unanimously.

VII. REPORTS

A. Executive Director

Carl Hasty, Deputy Executive Director, gave the Executive Director’s Report.

B. Legal Counsel

Joanne Marchetta, Legal Counsel, gave the Legal Report.

C. APC Members

Mr. McIntyre asked if the next Local Government Committee meeting had been scheduled.
VIII. ADJOURNMENT

Co-chairman Ms. Moss adjourned the meeting at 11:45 a.m.

Respectfully submitted,

[Signature]

Judy Nikkel
Clerk to the Board

The above meeting was taped in its entirety. Anyone wishing to listen to the tapes of the above mentioned meeting may call for an appointment at (775) 588-4547. In addition, written documents submitted at the meeting are available for review at the TRPA Office, 128 Market Street, Stateline, Nevada.
MEMORANDUM

September 6, 2005

To:       Advisory Planning Commission
From:     TRPA Staff
Subject:  Notice of Preparation (NOP) and Determination of Scope, Heavenly Mountain Resort Master Plan Amendment Environmental Impact Statement (EIS), Douglas, El Dorado & Alpine Counties, Assessor's Parcel Number (APN) 030-370-17, TRPA File Number 20051096

Proposed Action:  No formal action is proposed for this item at this time. Staff is requesting comments from the members of the Advisory Planning Commission and the public on the scope and content of a joint TRPA EIS / Forest Service EIS / El Dorado County Environmental Impact Report (EIR) for the proposed amendments to the approved Master Plan for Heavenly Mountain Resort.

Background:  In November 1989, Heavenly Ski Resort began the preparation of a new Heavenly Ski Resort Master Plan and supporting environmental documentation and in 1990 TRPA adopted the Ski Area Master Plan Guidelines. The Heavenly Ski Resort Master Plan and supporting Environmental Impact Statement (EIS) were adopted and certified by the TRPA Governing Board on June 26, 1996. Several project have been built under the approved Master Plan including the Heavenly Gondola. The adopted Ski Area Master Plan Guidelines allows for amendments to these TRPA-approved Master plans when projects are proposed which are not consistent with the approved Master Plan. However, the Master Plan must be amended prior to approval of these projects. Because ski area master plans are considered by TRPA to be Regional Plan documents, the amendment will be processed as a regional plan amendment, and must include environmental documentation.

Earlier this year, Heavenly proceeded with the preparation of an Environmental Assessment (EA) for this Master Plan Amendment. Based on a number of potentially significant impacts identified during the preparation of the EA and based on the scope of the changes proposed with the amendment, TRPA staff recommended that the applicant prepare an EIS to further analyze these impacts and the proposed amendments. Identified potentially significant impacts included water quality, old growth impacts, impacts to biological resources, and noise.
**Project Description:** The EIR/EIS/EIS is a joint environmental document with El Dorado County serving as the CEQA lead, the USDA Forest Service – Lake Tahoe Basin Management Unit as the NEPA lead, and TRPA. All three lead agencies will need to formally approve or adopt the Master Plan amendment. This environmental document will also serve as the environmental documentation for a number of projects scheduled to be construction in Summer 2006 as Phase 1 of the implementation of this Master Plan Amendment. Please see Exhibit B for a list of Phase 1 projects.

Heavenly Mountain Resort lies within two TRPA Plan Area Statements (PAS): PAS 086, Heavenly Valley Nevada, and PAS 087, Heavenly Valley California. As a part of this Master Plan amendment, it is proposed that these two plan areas be amended. The amendment does not propose any new land uses as compared with the 1996 approved Master Plan but does propose to reallocate persons at one time (PAOT) allocations between the two plan areas. Also, PAS 086 would be amended to eliminate a portion of Special Policy 1.4 which prohibits land disturbance, additional coverage and vegetation removal in the Edgewood Creek Watershed.

**Site Description:** The Heavenly Ski Resort is located partially inside and partially outside the Lake Tahoe Region on the south shore of Lake Tahoe. Heavenly currently operates under a 40-year Term Ski Area Special Use permit issued by the USDA Forest Service, Lake Tahoe Basin Management Unit, on August 5, 1989. Heavenly Mountain Resort is located across the California – Nevada Stateline and lies within El Dorado and Alpine Counties in California and within Douglas County in Nevada. A small portion of the ski resort lies within the City of South Lake Tahoe.

**Scope of Environmental Document and Notice of Preparation:** The proposed scope of the EIS/EIS/EIR is included as Attachment “C” and is the draft Table of Contents.

TRPA will be the lead agency for this EIS. TRPA is in the process of retaining Parsons to prepare the EIS through a three-way agreement of which the expense is covered by the applicant (Heavenly) to prepare the EIS in consultation with TRPA staff.

The TRPA Code also requires that the Agency consult with federal, state, and local agencies with expertise with respect to any environmental impact involved and consult the public during the preparation of the EIS. A 60-day comment period will begin once the Draft EIS has been released.

Comments from the Advisory Planning Commission, the Governing Board, and the public will be incorporated into the scope of the document. The deadline to submit comments regarding the scope of the TRPA portion of this environmental document will be by the end of the Governing Board hearing on September 28, 2005.
If you have any questions or comments regarding this agenda item, please call Jeanne McNamara at (775) 588-4547 extension 252. If you wish to comment in writing please send comments to:

Jeanne McNamara, Senior Planner  
Environmental Review Services  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449  
Email:  jmcnamara@trpa.org

Attachments:
A. Master Plan Amendment Project Description  
B. Phase 1 Implementation – 2006 Project List  
C. Draft Table of Contents for the EIR/EIS/EIS
HEAVENLY MOUNTAIN RESORT 2005 MASTER PLAN AMENDMENT

SCOPING DOCUMENT

Background

The purpose of the existing 1996 Ski Area Master Plan was to guide the development of Heavenly Mountain Resort over a twenty-year period and to provide a framework against which specific projects and development would be evaluated. One of the Plan's key components was the implementation of a new, high-speed Gondola from South Lake Tahoe to the Mountain. Since the installation of this transportation system in 2000, a careful study and evaluation of the impacts on the operation of the resort has been conducted. After acquisition of Heavenly in 2002, Vail Resorts undertook comprehensive studies and review of the facilities and operations at Heavenly. It was determined that, although fundamentally sound, the 1996 Master Plan was lacking in certain areas, namely: lift technology, mountain utilization and lodge locations. Based on these findings and other current conditions, Heavenly Mountain Resort is proposing a Master Plan Amendment for action in 2006. The Amendment submittal is carefully based on the existing 1996 Master Plan, with a focus on updated and renewed aspects for some projects contained in the original plan.

Environmental Review Process

The Master Plan Amendment is being coordinated by three lead agencies. It will be the subject of a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) that satisfies the procedural requirements of the National Environmental Policy Act (NEPA), the Tahoe Regional Planning Agency (TRPA), and the California Environmental Quality Act (CEQA). The environmental document will tier, where appropriate, from the adopted 1996 Heavenly Ski Area Master Plan Environmental Impact Statement/Environmental Impact Report. Program-level impact assessments will be updated to address modifications to the 1996 Master Plan that are contained in the Master Plan Amendment. Project-level impact assessments for specific 2006 Projects will be completed. The following issues will be addressed in the environmental document:

- **Water Quality and Hydrology** – A Cumulative Watershed Effects (CWE) analysis will be conducted by updating existing conditions and modeling proposed development. The CWE analysis will be supplemented with an analysis of potential water quality effects to Heavenly Valley Creek based upon the recently-adopted TMDL for the creek, which require analysis of volumetric flow and suspended sediment. Potential water quality effects to Edgewood and Daggett Creeks will also be addressed using existing water quality and quantity data.

- **SEZ/Wetlands** – Potential SEZ and wetlands impacts will be evaluated specific to the North Bowl Express lift base terminal siting, Maggie's Canyon run, and the Wells Fargo lift and runs. Overall SEZ and wetland restoration requirements from the 1996 Master Plan will be evaluated. Impacts will also be evaluated in relation to the TRPA Regional Plan, Lahontan Basin Plan and the Forest Service Sierra Nevada Forest Plan Amendment.
• **Water Use/Water Rights** – Heavenly’s water use balance and water use with respect to approved water rights will be evaluated.

• **Earth** – The Master Plan Update will be evaluated in terms of TRPA land coverage limitations and mitigation requirements. The status of land coverage at Heavenly will be reviewed along with estimates of future land coverage needs.

• **Air Quality** – Construction-related grading (fugitive dust) and construction equipment exhausts will be evaluated. Air quality effects associated with the operation of the project (i.e., traffic-related emissions) will be evaluated qualitatively. A Cumulative Watershed Effects (CWE) analysis will be conducted.

• **Noise** – The status of the existing snowmaking noise reduction program will be evaluated. Potential noise impacts will be evaluated, including compliance with TRPA CNEL noise standards and potential effects on nearby sensitive receptors.

• **Transportation** – New summer and winter vehicle trips and parking requirements associated with the Master Plan Update will be analyzed. If necessary, modifications to the existing mitigation programs will be identified. Potential impacts from mountain access for construction equipment and employees will also be addressed.

• **Biological Resources** – Impacts to special-status plant, wildlife species and associated habitats will be evaluated. Data from previous monitoring efforts will be supplemented with new data collected by Parsons and Forest Service for 2003 and 2004. Habitat mapping will be updated by the Forest Service and compared to development plans to determine if new or modified mitigation measures or monitoring programs are needed.

• **Scenic Resources** – Modifications to TRPA and Forest Service scenic thresholds and programs will be analyzed to determine if new impacts are created. Scenic restoration requirements of the Master Plan will be reviewed to determine effectiveness and new mitigation requirements will be required if needed.

• **Cultural and Historic Resources** – Utilizing the findings from the Forest Service evaluation that is presently underway, potential impacts to significant archaeological, historic, or traditional cultural resources resulting from the Amendment will be evaluated.

• **Land Use and Recreation** – The Master Plan Amendment is not expected to produce impacts to land use or recreation resources.

• **Public Safety** – The handling and storage of hazardous materials that will be associated with the continued operation of on-mountain maintenance facilities will be evaluated. Maintenance operations plans associated with the Amendment will be reviewed and evaluated.

• **Socioeconomics** – The Master Plan Amendment is not expected to result in new socioeconomic impacts.
• **Public Services and Utilities** – Potential impacts to service and utility customers, existing services and service providers such as fire and police protection, water and sewer service, and energy providers, will be analyzed based upon proposed project construction and operations plans.

**Decisions Expected:**

The Forest Supervisor will decide whether to approve the Master Plan Amendment thereby updating the existing 1996 Master Plan. The TRPA Governing Board will decide whether to adopt the Master Plan Amendment as an amended element of its Regional Plan for the Lake Tahoe Basin. The El Dorado County Board of Supervisors will decide whether to adopt the Master Plan Amendment thereby amending its existing Specific Plan approval and the County’s General Plan for the private land portion of Heavenly Mountain Resort that lies within its boundaries.

Project implementation is scheduled to begin in July 2006, following approval of the Master Plan Update. Specific project-level approvals will be needed in order to implement the Master Plan. The subsequent approvals include individual Forest Service decisions, TRPA project approvals, state of California approvals from the Lahontan Regional Water Quality Control Board, local County land use and building permit approvals.

**Scoping Schedule**

Three public scoping meetings will be held during September in order to solicit public input regarding the scope of the environmental document as follows:

- **Wednesday September 14**  
  TRPA Advisory Planning Commission meeting  
  TRPA offices  
  128 Market Street  
  Stateline, NV 89449

- **Wednesday September 21**  
  USDA Forest Service offices  
  35 College Drive  
  South Lake Tahoe, CA 96150

- **Wednesday September 28**  
  TRPA Governing Board meeting  
  North Tahoe Conference Center  
  8318 North Lake Blvd.  
  Kings Beach, CA 96143
Public input regarding the scope of the environmental document must be submitted no later than 5:00 pm September 30, 2005 to:

Doug Ridley
Recreation Staff Officer
USDA Forest Service – Lake Tahoe Basin Management Unit
35 College Drive
South Lake Tahoe, CA 96150
(530) 543-2600
e-mail: dridley@fs.fed.us

Additional Contacts
In addition to Doug Ridley, who is the Forest Service lead staff contact for the Heavenly Mountain Resort Master Plan Amendment, the following individuals serve as contact persons for their respective organizations:

Jeanne McNamara
Tahoe Regional Planning Agency
PO Box 5310
Stateline, NV 89449
(775) 588-4547
e-mail: jmcnamara@trpa.org

Steven Hust
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355
e-mail: shust@co.el-dorado.ca.us

Andrew Strain
Heavenly Mountain Resort
PO Box 2180
Stateline, NV 89449
(775) 586-7000
e-mail: astrain@vailresorts.com

The Proposed Action: Master Plan Amendment Concept – Improve Not Expand

Analysis of the Existing Resort and Master Plan

Critical analysis of the existing conditions at Heavenly identified several major ‘areas of concern’ that are detracting from the guest experience and overall efficiency of the resort. These concerns are the driving factors of the Master Plan Amendment, requiring improvements to provide a positive guest experience at Heavenly
Mountain Resort. Improvement in these areas, as well as others, will improve circulation and balance on the mountain. Listed below is each major concern.

- **Higher distribution of skiers and snowboarders occurs on certain lift & trail pods served by detachable lifts creating distribution imbalance**
- **The MP (96) does not effectively consider detachable lift technology**
- **Trail construction improvements in certain areas have lagged behind lift capacity improvements**
- **Beginner skiers and snowboarders are currently limited to very isolated training zones on the mountain**
- **Current on-mountain warming and restaurant facilities are undersized to provide adequate service**
- **The MP (96) adequately addresses volume needs but not proper locations for mountain facilities**
- **Skiers and snowboarders become “trapped” at certain locations**
- **The Gondola has become the predominant destination resort access point**

The Master Plan Amendment provides for more efficient use of ski facilities and summer activities, a better balance of skiers/riders between lifts and trails, and overall, a more consistent distribution of skiers/riders on the mountain. Particular focus has been paid to improvement of the facilities within the existing, developed ski area to maximize the safety and experience of the guest. The goal of the Master Plan Amendment is not focused on expansion, but rather on improvement, carried out through the use of modern lift technology and planning practices that are driven by efficiency, balance, and distribution.

Most notably, the Master Plan Amendment proposes the use of high-speed, detachable lift equipment to replace older, fixed-grip lift equipment. By doing so, the renewed plan effectively improves overall balance, distribution, and utilization of facilities by skiers. The Amendment’s lift proposals have been carefully planned and designed to meet the existing, approved persons at one time (PAOT) and skiers at one time (SAOT) limitations imposed by the 1996 Master Plan. The goal of the Amendment is not to develop more ‘skiable acres’ outside of the USDA Forest Service permitted ski area but rather to focus improvement on the experience in the existing, approved ski area.

Whenever possible, projects contained in the 1996 Master Plan have been critically studied and when necessary, redesigned to reflect the most current mountain conditions at Heavenly and the latest technology options so that improved distribution and utilization of facilities can be achieved. The revised plans presented in the Master Plan Amendment also minimize environmental impacts associated with the approved expansion of the existing, permitted ski area.

**Lift Network Changes**

The 1996 Master Plan approved a build out level of 33 lifts with a combined total capacity of 52,620 persons per hour (pph). The Master Plan Amendment proposes a build out level of 37 lifts with a combined total capacity of 52,620 pph. The Amendment will achieve this capacity with a slightly larger amount of In-Basin uphill capacity, and a slightly smaller amount Out-of-Basin. The Master Plan Amendment effectively reduces major lift infrastructure while maintaining uphill lift capacity without exceeding approved levels. The 1996 Master
Plan includes twenty-nine aerial lifts and four surface lifts, while the Master Plan Amendment includes twenty-three aerial lifts and fourteen surface lifts, a reduction of six major aerial lifts. As a result, there is a significant reduction in the number of the larger aerial lifts in the amendment. Three new transport lifts with no uphill capacity are proposed as short tow lifts that serve as surface transport along flat road segments that are identified as trapped areas. Two of the proposed lifts are only used for snow tubing. Proposed lift changes are categorized into lift consolidations, minor lift capacity changes, training lift installations, and transport / convenience lifts. A summary is shown below.

**Heavenly lift consolidations**
- Lifts E & F: Patsy's & Groove consolidation
- Lifts S & T: North Bowl & Olympic consolidation
- Lifts DD & EE: Mott Canyon & Alderman's consolidation

**Heavenly minor lift capacity changes**
- Lift A: Tramway replacement - capacity increase 2,000 pph to 2,400 pph
- Lift B: Gunbarrel – capacity increase 2,000 pph to 2,400 pph
- Lift I: Sky Express - capacity increase 2,400 pph to 3,000 pph
- Lift Q: Boulder replacement - capacity increase 1,800 pph to 2,400 pph
- Lift R: Stagecoach Express – capacity increase 2,400 pph to 2,600 pph
- Lift U: Galaxy replacement - capacity increase 1,800 pph to 2,400 pph

**Heavenly training lift installations**
- Lift F: Groove magic carpet(s) installations
- Lift 0: Pioneer 2 magic carpet(s) installations

**Heavenly transport/convenience lifts**
* (not previously proposed – no uphill lift capacity)
- Lift JJ-1: Gondola Transport 1 surface
- Lift JJ-2: Gondola Transport 2 surface
- Lift KK: East Peak Lodge Transport surface

**Top of Gondola Tubing lifts**
* (no uphill lift capacity)
- Tubing Lift 1: Existing tubing lift
- Tubing Lift 2: Proposed tubing lift

**Trail Network Changes**
Additional trail capacity is needed in order to balance uphill capacity. The new trails will infill areas between existing trails. Overall, the Master Plan Amendment proposes to develop 88.6 more acres of trails than in 1996 Master Plan. 27.9 acres are In-Basin, and 40.7 acres are Out-of-Basin. Minor widening of selected existing
trails are proposed in key locations in order to enhance circulation. The following trail improvements are proposed in addition to those approved or specifically deleted from the 1996 Master Plan:

**California**

- One new trail serving the Powderbowl Express lift
- Two new trails in the Skiways area
- New Maggie’s Canyon Glade
- New connector trail from Ridge Run to Double Down Trail
- Relocate Advance Round-A-Bout
- Develop an in-ground half-pipe along High Roller Trail
- Relocate and regrade Skyline Trail & Dipper Knob Trail
- New beginner route near Lower California Trail from the Gondola to Sky Meadows
- Expand Ski School/Learning terrain at Top of Gondola

**Nevada**

- New Aries Glade
- New Orion’s Cutoff Trail from Orion’s Corner to Dipper Express lift
- Two additional trails serving Galaxy Express lift.
- Three new trails serving Northbowl Express lift
- Three new trails serving the Stagecoach Express lift
- Four new trails serving the Wells Fargo Express lift
- New connector trail from Stagecoach Run to the Ridge Tahoe Resort
- Relocate sections of the Nevada Trail to improve the slope along the ski-out from East Peak Lodge; restore the abandoned alignment
- Delete the trail network associated with the Alderman’s lift

**Snowmaking System Changes**

Snowmaking system improvements are centered around improved safety, reliability and efficiency of energy and water consumption. The Master Plan Amendment decreases snowmaking on in-basin trails by 9.6 acres, and increases it on out-of-basin trails by 34.0 for a net increase of 24.4 acres. Overall, snowmaking water consumption is increase slightly, by a total of 2.0 acre-feet annually based on more precise applications and using lower volumes on certain trails. The following changes to the snowmaking system are proposed:

**California**

- Continue to replace existing air/water gun installations with quieter fan guns at the California Base Area near adjacent noise-sensitive land uses
- Delete snowmaking approved in the 1996 Master Plan from Pistol and West Bowl trails
- Add snowmaking to the realigned Advanced Round-A-Bout, High Roller (half-pipe location) and new Powderbowl trails
- Add snowmaking to the tubing areas located at the top of the gondola
Nevada

- Replace existing air/water gun installations with quieter fan guns at the Stagecoach and Boulder Base Area near adjacent noise-sensitive land uses
- Delete snowmaking from the deleted Alderman's lift trails
- Add snowmaking on Jack's Run
- Add snowmaking to new trails as follows:
  - Orion's Cutoff trail from Orion's Corner to Dipper Express lift
  - Two additional trails serving Galaxy Express lift
  - Three additional trails serving Northbowl
  - Three new trails serving the Stagecoach Express lift
  - Four additional trails serving the Wells Fargo Express lift

Lodges and Facilities

Overall, the total capacity of the base lodges and on-mountain lodges will not increase from the 1996 Master Plan and subsequent Gondola approval. Redevelopment plans for the California Base Lodge remain as approved in the 1996 Master Plan except for a 10,000 square foot reduction in food service. Plans for the Stagecoach and Boulder Lodges remain generally as indicated in the 1996 Master Plan except for minor outdoor deck additions at both lodges. The most significant change proposed for the Boulder Base will be to relocate the Boulder lift terminal out of the Edgewood Creek stream environment zone and site it at the edge of the existing parking area. Implementation will occur when the lift is upgraded.

The following lodges and facilities improvements are proposed:

California

- Retain Lakeview Lodge at the Top of the Tram as a day skier facility, continue to use it for catered functions and special events
- Relocate the Sky Meadows Lodge building site to a higher land capability site with lake views near Powderbowl lift
- Remove Sky Deck improvements and restore Sky Meadows wetland, relocate its capacity to the Powderbowl site
- Expand seating and barbeque operations at Snow Beach (formerly Patsy's Hut)
- Reduce the size of the lodge approved at the Top of the Gondola; relocate it closer to the ski school activities near the Big Easy lift; integrate the lodge with additional year round activities for non-skiers such as cross-country/snowshoe trail network, summer hiking trails, Zipline adventure ride, children's Discovery Forest, and environmental interpretive exhibits, and active sports such as a climbing wall and bungee trampoline
- Develop a new signature lodge with panoramic views of Lake Tahoe and the Great Basin along Sand Dunes Trail
- Delete the proposed Vehicle Maintenance/Lift Maintenance facility located near the Top of the Gondola; expand the existing Upper Vehicle Shop and add a new Lift Maintenance facility near it
- Expand and modernize the existing Angel's Roost Electronic Communications Site
Nevada

- Retain East Peak Lodge and Deck in the current configuration; delete the large scaled replacement plans contained in the 1996 Master Plan
- Relocate the Boulder Base Skier Services building closer to the existing Boulder Lodge to allow the Boulder lift and other buildings to be relocated out of the Edgewood Creek zone; Expand the outdoor deck at Boulder Lodge
- Expand the outdoor deck at Stagecoach Lodge
- Expand the Lift Maintenance facility at East Peak

Non-Skiing Winter Activities

New cross-country ski and snowshoe trails will traverse the relatively flat area between the gondola mid-station and top station. A new year-round activity will be the Zipline adventure ride. Originating from the top of Tamarack Express lift, riders will slide on a cable down to the top of the gondola. The Discovery Forest, located near the new gondola lodge, will contain seasonal attractions for adults and children. In winter, the area will primarily focus on children's activities such as forest wildlife and related environmental education exhibits. A second tubing lift will be added along the same hillside as the existing tubing lift. The second one will be located slightly closer to the gondola.

Summer Activities

Single-track summer hiking and interpretive trails will be added between the gondola mid station and top station using the many of the same alignments as the winter cross-country ski and snowshoe trails. In addition, a new paved, barrier-free path that contains environmental and interpretive exhibits will wind from the top of the gondola through the Discovery Forest area near the existing Big Easy lift. Active sports such as a climbing wall, bungee trampoline and similar outdoor activities will be added near the lodge. In summer, an outdoor performance amphitheater will be implemented near the existing tubing lift. Performances will include interpretive talks, presentations, theatrical and musical events. No large concerts are planned. The ultimate seating capacity will not exceed 2,500 persons. A stage, lighting and sound system will be set up on a seasonal basis and removed each fall.

Two new destination-oriented hiking trials will be added for summer hikes. The first trail will leave the Discovery Forest area described above and end at the Sand Dunes Lodge site. The second trail will start at the same place near the Discovery Forest and end at East Peak Lodge. Both lodges will offer summer activities, including food and beverage services and sightseeing. Fishing and other guest amenities will be offered at East Peak Lodge. A new summer maintenance road segment will connect the gondola mid station to the existing summer maintenance road near the top of the existing Von Schmidt's handle tow lift. It will only be used on a limited basis for daily startup and shutdown operating procedures required by the gondola, and for emergency evacuation needs. It will use the same alignment as the decommissioned mid station construction road.
HEAVENLY MOUNTAIN RESORT MASTER PLAN AMENDMENT
PHASE 1 IMPLEMENTATION - 2006 PROJECT LIST
August 23, 2005

1. North Bowl Express Chairlift Replacement (alignment from base of existing North Bowl lift to top of existing Olympic lift) and new trails S8, S9 & S10

2. Sand Dunes Lodge (2006 install foundation, access road & utilities; 2007 complete Lodge building)

3. Skiways Glades Trails

4. Powderbowl Glade Trail

5. Gondola Summer Hiking and Winter Cross-Country Ski/Snowshoe Trails

6. Skyline Trail/Dipper Knob Trail Summer Road Relocation & Regrading including snowmaking

7. Zipline Adventure Ride

8. Emergency and Limited Maintenance Use of Gondola Mid-Station Road

9. Top of Gondola Summer Events Area

10. Edgewood Creek Stream Zone restoration project (plans submitted to TRPA outside of Master Plan Amendment)

11. Upper Vehicle Maintenance Shop Stream Zone restoration project (plans submitted to TRPA & Forest Service outside of Master Plan Amendment)

12. Water Quality BMPs at California Main Lodge (plans submitted to TRPA & Lahontan outside of master Plan Amendment)
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Executive Summary

Chapter 1 – Introduction and Mandatory Analysis (e.g. Growth Inducement)

Chapter 2 – Description of Project and Alternatives

Chapter 3 – Affected Environment and Environmental Consequences (including Cumulative Impacts)
  Chapter 3.1 – Water Resources (including water quality, CWE, and hydrology)
  Chapter 3.2 – SEZ (including wetlands)
  Chapter 3.3 – Water Use/Rights (including groundwater supply)
  Chapter 3.4 – Earth (including land coverage)
  Chapter 3.5 – Air Quality
  Chapter 3.6 – Noise
  Chapter 3.7 – Transportation
  Chapter 3.8 – Vegetation
  Chapter 3.9 – Wildlife and Fisheries
  Chapter 3.10 – Visual Resources
  Chapter 3.11 – Cultural Resources
  Chapter 3.12 – Land Use
  Chapter 3.13 – Recreation
  Chapter 3.14 – Socioeconomics (including public services and population/housing)

Chapter 4 – Mitigation and Monitoring Plan

Chapter 5 – References and List of Preparers

POTENTIAL APPENDICES

Appendix A – NOP/NOI and Scoping Summary Report
Appendix B – Land Coverage Analysis Table
Appendix C – Cumulative Watershed Effects Technical Documents
Appendix D – Construction Erosion Reduction Program
Appendix E – Edgewood Creek Restoration Plan
Appendix F – Detailed Plans for 2006 MPA Projects (e.g., Northbowl Express Plans)
Appendix G – Soils and Hydrology Investigation Report
Appendix H – Soil Classifications
Appendix I – TRPA SEZ/Wetland Restoration Verification
Appendix J – USFS Biological Evaluation Reports
September 2, 2005

To: Advisory Planning Commission

From: TRPA Staff

Subject: Update on Regional Plan Revision (Pathway 2007) and

Proposed Action: No action is required.

Introduction: TRPA and the local governments of the Basin have agreed to activate local urban geographic planning efforts to run concurrently with the Pathway regional plan process. To ensure consideration of local visions with a regional vision planning for the urbanized areas in Placer County, Washoe County, and a joint City of South Lake Tahoe, Douglas County, and El Dorado County effort at the south shore will be engaged. Similarly TRPA and the US Forest Service have agreed to activate a non-urban planning effort for the remainder of the geographic area of Lake Tahoe. These efforts compliment the work of the Pathway Forum group who is focusing on the regional picture.

TRPA staff will update the Commission, answer questions, and be prepared to discuss the approach. If you have any questions please contact John Hitchcock, Principal Planner or Carl Hasty, Deputy Executive Director at 775-588-4547, extensions 220 and 236 respectively.