

**TRPA  
APC  
PACKETS**

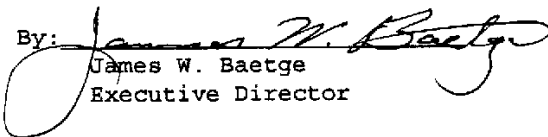
**JUNE  
1996**

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 Wednesday, June 12, 1996, at North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The agenda for the meeting is attached hereto and made a part of this notice.

June 3, 1996

By:

  
James W. Baetge  
Executive Director

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

North Tahoe Conference Center  
8318 North Lake Boulevard  
Kings Beach, California

June 12, 1996  
9:30 a.m.

Page #

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 an 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 HEARING AND RECOMMENDATION TO THE GOVERNING BOARD
  - A. Certification of EIR/EIS for Park Avenue Development Project 1
  - B. Amendment to Stateline/Ski Run Community Plan Relative to Permissible Uses 3
  - C. Amendment of Chapter 15, Redevelopment Plans, Relating to Projects Within Redevelopment Plan Areas 11
  - D. Certification of Final EIR/EIS for Heavenly Ski Resort and Adoption of Master Plan; Including Related Amendments to Plan Area Statements 086, Heavenly Nevada, and 087, Heavenly California, to Revise Special Policy #1 of PAS 086 and to Transfer Additional Developed Outdoor Recreation Capacity from PAS 087 to PAS 086 15
  - E. Draft EIS for the Lake Tahoe Shorezone Development Cumulative Impact Analysis 57
- VI. REPORTS
  - A. Executive Director
  - B. Legal Counsel
  - C. APC Members
- VII. ADJOURNMENT

# TAHOE REGIONAL PLANNING AGENCY

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Elks Point, Nevada

P.O. Box 1038  
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Email: trpa@sierra.net

## MEMORANDUM

May 29, 1996

To: Advisory Planning Commission Members  
From: TRPA Staff  
Subject: Final EIR/EIS for the Park Ave Development Project

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Copies of the above-referenced document were previously mailed to you under separate cover. The 60 - day public comment period began on March 4, 1996 and concluded on May 2, 1996.

The Final EIR/EIS contains comments received during the public comment review period and written responses to those comments. TRPA staff, the applicant and the consultant who prepared the document will be presenting the Final EIR/EIS at the June 12, 1996 Advisory Planning Commission meeting and at the June 26, 1996 Governing Board meeting for certification.

If you have any questions or comments regarding this matter please contact Rick Angelocci of the TRPA staff at (702) 588-4547.

5/29/96

AGENDA ITEM V.A.

1

# TAHOE REGIONAL PLANNING AGENCY

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## MEMORANDUM

May 16, 1996

To: TRPA Advisory Planning Commission  
From: TRPA Staff  
Subject: Amendment of Stateline/Ski Run Community Plan  
Relative to Permitted Uses

Proposed Action: The CSLT Redevelopment Agency has requested TRPA to review and take action on the following amendments to the permissible uses listed in Chapter 2 of the Stateline/Ski Run Community Plan:

1. Add "Residential Timeshare" as a special use in District 2a.
2. Add "Amusement and Recreation Services" as a special use in District 1b.
3. Add "Participant Sports" as a special use in Districts 1b and 2a.

The specific changes are described in Attachment A.

Staff Recommendation: Staff recommends that the APC recommend approval of the amendments to the Governing Board.

Background: The proposed amendments have been generated in response to requirements of the proposed Park Avenue Project, and other potential development projects within the Redevelopment Area. TRPA and the City adopted the Community Plan in the summer of 1993 with little controversy concerning the major development planned for the Park Avenue area. Subsequent to Community Plan adoption, the developer's team has met on numerous occasions with staff from all affected governmental agencies. At this time all parties have resolved issues and are ready to seek necessary project approvals. This subject Community Plan amendment is one of the actions required prior to final project approval.

Required Findings: The following Chapter 6 findings must be made prior to adopting the proposed community plan amendments:

1. Finding: The project is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, and other TRPA plans and programs.

/jph

AGENDA ITEM V.B.

Rationale: The amendments to the Permissible Use lists are compatible and consistent with other allowed uses within the subject districts, and with uses that were originally permitted in the previous plan area statement. This proposal is consistent with all applicable TRPA plans and regulations.

2. Finding: That the project will not cause the environmental thresholds to be exceeded.

Rationale: The amendments were evaluated in the context of the EIS and the proposed amendments present no substantive change to that analysis which indicated all impacts were mitigated.

3. Finding: Wherever federal, state and local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the Compact, the project meets or exceeds such standards.

Rationale: Project applicants will continue to be subject to the Regional Plan package, including maintenance of applicable air and water quality standards.

4. Finding: The Regional Plan and all of its elements, as implemented through the Code, Rules and other TRPA plans and programs, as amended, achieves and maintains the thresholds.

Rationale: For reasons stated in Findings 1 and 2 above, the Regional Plan will continue to achieve and maintain the threshold.

5. Finding: The Regional Plan, as amended, achieves and maintains the thresholds.

Rationale: See 4 above

Environmental Documentation: Based on the above analysis and completion of an Initial Environmental Checklist (IEC), staff recommends a Finding of No Significant Effect ((FONSE). The amendment is consistent with the policies of community plan and will help facilitate the redevelopment of blighted areas.

If there are any questions concerning this agenda item, please call John Hoole at (702) 588-4547.

KEY:

1 = Tourist Accommodation	a Lakeside	b Van Sickle	c Montreal	d Midway
	e Tahoe Marina Hotel	f Lower Ski Run-west		
2 = Tourist Related Retail	a Stateline Pedestrian	b Lower Ski Run-south		
3 = Local Serving Retail	a Crescent V	b Ski Run Village		
4 = Recreation	a Van Sickle	b Basin E	c Osgood Basin	
5 = B & B & Professional Offices	a Upper Ski Run North	b Upper Ski Run South		
6 = Affordable Housing	a Van Sickle	b Fern	c Pentagon	d Upper Ski Run
7 = Transportation Corridor				

LAND USE CATEGORIES	DISTRICTS														MAXIMUM UNITS/ACRE					
	1a	1b	1c	1d	1e	1f	2a	2b**	3a	3b	4a	4b	4c	5a		5b	6a	6b	6c	6d
<b>I. RESIDENTIAL</b>																				
Domestic Animal Raising											S									
Employee Housing	S	S	S	S	S	S	S	S	S	S				S	S	A1	A1	A1	A1	15
Mobile Home Dwelling																				
Multiple Family Dwelling	S	S	S	S	S	S	S	S	S	S				S	S	A1	A1	A1	A1	15
Multi-Person Dwelling	S	S	S	S	S	S	S	S	S	S				S	S	A1	A1	A1	A1	25 Persons/acre
Nursing & Personal Care																				
Residential Care															S					
Single Family Dwelling	A	S	S	S		S					S2			S	S		A			1 per parcel
Summer Home																				1 per parcel
<b>II. TOURIST ACCOMMODATION</b>																				
Bed & Breakfast Facilities	A1				A1		A1				S				A1	A1				10
Hotel, Motel, Other Transient Dwelling Units	A1	A1	A1	A1	A1	A1	S	S	S	S					A1	A1				40
*Time Sharing (Hotel/Motel Design)	A1	A1	A1	S		S	S	S							A1	A1				40
*Time Sharing Residential Design	A1	A1	A1	S		S	S								A1	A1				15
<b>III. COMMERCIAL</b>																				
<b>A. Retail</b>																				
Auto, Mobile Home and Vehicle Dealers																				
Building Material & Hardware										S4										
General Merchandise Stores						S5	A1	A1	A1	A1				S5	S5					
Mail Order and Vending								S1	A1											
Nursery																A1				
Outdoor Retail Sales							S	S	S	S										
Eating & Drinking Places	S6	S6		S6	S6	A1	A1	A1	A1	A1		A1								
Food and Beverage Retail Sales							S	S	S	S		S								
Furniture, Home Furnishings & Equipment							S	S	S	S										
Service Stations	S															S				
<b>B. Entertainment</b>																				
Amusement & Recreation Services	S	S					S7	S7	S											
Privately Owned Assembly and Entertainment	S	S																		
Outdoor Amusements	S	S				S			S	S				S	S					

**TO BE AMENDED**

**TO BE AMENDED**

LAND USE CATEGORIES	DISTRICTS																	MAXIMUM UNITS/ACRE			
	1a	1b	1c	1d	1e	1f	2a	2b**	3a	3b	4a	4b	4c	5a	5b	6a	6b		6c	6d	7a
<b>C. Services</b>																					
Animal Husbandry Services						S								S	S						
Auto Repair and Service																					
Broadcasting Studios						S		S						S	S						
Business Support Services						S		S						S	S						
Contract Construction Services																					
Financial Services							S8	S8	A1								A1				
Health Care Services						A1			A1	A1				A1	A1						
Laundries & Dry Cleaning Plant																					
Personal Services						S5		S	A1	A1				S5	S5						
Professional Offices						A1		A1	A1	A1				A1	A1						
Repair Services							S9	S9	S9												
Sales Lot																					
Schools- Business and Vocational						S			S					S	S						
Secondary Storage																					
<b>D. Light Industrial</b>																					
Batch Plants																					
Food & Kindred Products																					
Fuel & Ice Dealers																					
Industrial Services																					
Printing & Publishing																					
Recycling & Scrap																					
Small Scale Manufacturing							S	S	S	S											
<b>E. Wholesale/Storage</b>																					
Storage Yards																					
Vehicle & Freight Terminals																					
Vehicle Storage & Parking	S	S	S	S	S	S	S	S	S	S		S		S	S	S					
Warehousing																					
Wholesale & Distribution																					



LAND USE CATEGORIES	DISTRICTS																	MAXIMUM UNITS/ACRE		
	1a	1b	1c	1d	1e	1f	2a	2b**	3a	3b	4a	4b	4c	5a	5b	6a	6b		6c	6d
<b>IV. PUBLIC SERVICE</b>																				
<b>A. General</b>																				
Airfields, Landing Strips & Heliports (New Non-Emergency Sites Prohibited)																				
Cemeteries																				
Churches	S						S							S	S				S	
Collection Stations									S											
Cultural Facilities	S	S					S	S	S	S		S								
Daycare Centers/Preschool	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1				A1	A1	A1	A1	A1	A1	
Government Offices															A1					
Hospitals																				
Local Assembly and Entertainment																				
Local Post Office																				
Local Public Health and Safety Facilities	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	
Power Generating																				
Public Owned Assembly & Entertainment	S	S					S				S									
Public Utility Centers	S																			
Regional Public Health & Safety Facilities																				
School - College																				S
Schools - Kindergarten through Secondary																				
Social Service Organizations							A1			A1				A1	A1					
<b>B. Linear Public Facilities</b>																				
Pipelines & Power Transmission	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Transit Stations & Terminals	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Transportation Routes	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Transmission & Receiving Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>V. RECREATION</b>																				
Beach Recreation							A1													A1
Boat Launching Facilities																				S
Cross Country Ski Courses												S					S			
Day Use Areas	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	
Developed Campgrounds																				
Downhill Ski Facilities																				
Golf Courses																				
Group Facilities													S				S			25 Persons/acre
Marinas													A1							
Off-Road Vehicle Courses																				
Outdoor Recreation Concessions														S						
Participant Sports Facilities		S						S				S				S				
Recreation Centers												S				S				
Recreational Vehicle Parks	S																S			10 Sites/acre
Riding and Hiking Trails												S				S				
Rural Sports												S				S				
Snowmobile Courses												S				S				
Sport Assembly																				

**TO BE AMENDED**



LAND USE CATEGORIES	DISTRICTS																	MAXIMUM UNITS/ACRE				
	1a	1b	1c	1d	1e	1f	2a	2b**	3a	3b	4a	4b	4c	5a	5b	6a	6b		6c	6d	7a	
Undeveloped Campgrounds																						
Visitor Information Centers	A1	S						S				S										
<b>VI. RESOURCE MANAGEMENT</b>																						
<b>A. Timber Management</b>																						
Reforestation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Regeneration Harvest																						
Sanitation Salvage Cut	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Selection Cut																						
Special Cut																						
Thinning																						
Timber Stand Improvement	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Tree Farms	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
<b>B. Wildlife and Fishes</b>																						
Early Succession Vegetation Management	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Nonstructural Fish Habitat Management	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<b>C. Range</b>																						
Farm/Ranch Structures												A						A				
Grazing												A						A				
Range Pasture Management												A						A				
Range Improvement												A						A				
<b>D. Open Space</b>																						
Allowed in all Areas of Region	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<b>E. Vegetation Protection</b>																						
Fire Detection and Suppression	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fuels Treatment/Management	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Insect & Disease Suppression	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Prescribed Fire/Burning Management																						
Sensitive Plant Management	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Uncommon Plant Community Management	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

LAND USE CATEGORIES	DISTRICTS																				MAXIMUM UNITS/ACRE
	1a	1b	1c	1d	1e	1f	2a	2b**	3a	3b	4a	4b	4c	5a	5b	6a	6b	6c	6d	7a	
<b>F. Watershed Improvements</b>																					
Erosion Control	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	
Runoff Control	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	
Stream Environment Zone Restoration	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	
<b>Footnotes:</b>																					
A = Allowed																					
S = Special Use Permit Required																					
**Note all special uses within 2b are appropriate for development on SW Corner. Refer to Redevelopment Demonstration Plan.																					
1. Requires CSLT Design Review																					
2. Caretaker Residence Only																					
3. New Auto Parts Only																					
4. Wallpaper, Paint, Hardware Only																					
5. Sporting Goods, Equipment and Accessory Bike and Moped																					
6. Not Freestanding Building																					
7. Entrance Only Fronting Highway 50																					
8. ATM Only																					
9. Jewelry Repair Only																					



# TAHOE REGIONAL PLANNING AGENCY

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## Memorandum

June 4, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Chapter 15, Redevelopment Plans,  
Relating to Projects Within Redevelopment Plan  
Areas

PROPOSED ACTION: The proposed action is to amend Chapter 15 to permit certain qualifying tourist accommodation projects within adopted redevelopment and community plans to use demonstration redevelopment plan provisions relating to transfer ratios and sources of existing units of use.

STAFF RECOMMENDATION: TRPA staff recommends the APC conduct a public hearing and recommend adoption of the proposed amendments to the Governing Board.

DISCUSSION: The proposed amendment to Chapter 15 is to add a new Subsection 15.8.D as follows:

- "15.8.D Projects In A Redevelopment Project Area: A tourist accommodation project may elect to use the provisions of Subsection 15.11.D provided TRPA finds that the tourist accommodation project will result in significant environmental improvement and an appropriate redirection of development and the tourist accommodation project meets the following criteria:
- (1) the project consists of 100 or more split-use tourist accommodation units;
  - (2) the 100 or more units will be created through a transfer or reconstruction of existing units of use;
  - (3) the project is within both an adopted redevelopment plan and community plan; and
  - (4) the project is deemed a redevelopment project under state and local laws. "

A copy of Subsection 15.11 is attached.

AGENDA ITEM NO. V.C.

Amendment of Chapter 15, Redevelopment Plans  
June 5, 1996  
Page Two

The amendment permits certain tourist accommodation projects to retire units at the rate of 1.5 to 1 for residential design timeshare projects with lock-off units. Based on the restrictions of use of the lock-off units to 50% of the lock-off units at one time, the 1.5 to 1 retirement ratio is, in effect, a 1 to 1 retirement ratio. Further, the provision is limited to large projects which can effectively implement and enforce the 50% use restrictions. Finally, by limiting the provision to projects located in both a redevelopment and community plan area, TRPA can insure that the project is consistent with the redirection and redevelopment policies of the Regional Plan.

ENVIRONMENTAL DOCUMENTATION: Due to the limited nature of the provision and based on the environmental documentation prepared for the Subsection 15.11 amendments, TRPA staff recommends a finding of no significant environmental effect.

ACTION REQUESTED: The action requested is to conduct a public hearing and make a recommendation to the Governing Board.

If there are any questions concerning this item, please contact Rick Angelocci or Susan Scholley at (702) 588-4547.

SES/  
6/5/96

AGENDA ITEM NO. V.C.

- (j) The redevelopment plan in conjunction with other adopted plans and programs of TRPA shall attain and maintain thresholds.

15.11.C Demonstration Redevelopment Project Area: For purposes of complying with aggregated density (15.11.H) and land coverage retirement requirements (15.9.A), a demonstration redevelopment project area may utilize parcels outside the demonstration redevelopment plan or project area. Parcels outside the demonstration redevelopment plan or project area shall have a deed restriction, or other covenant running with the land, recorded against the parcels which restricts the use to open space and permanently assures that the calculations for land coverage and density shall always be made as if the parcels had been legally merged with the project area parcels.

15.11.D Transfer Of Development: The following special provisions apply to transfer of existing development in conjunction with the demonstration redevelopment plan. These special provisions are based upon the implementation of the public priority benefits in Subsection 15.11.G.

- (1) Notwithstanding Subsection 34.5.G, parcels located in land capability districts 4, 5, 6 or 7 from which development or development rights have been transferred, shall be restricted by deed restriction or other covenant running with the land, recorded by the owner. This restriction shall limit the units of use to any remaining until or unless the parcel is used for transportation improvements, water quality improvements, public outdoor recreation and day use areas, or affordable housing.
- (2) For purposes of determining compliance with unit of use transfer ratios and for determining density calculations under Subsection 15.9.B., a tourist accommodation unit (TAU) which is capable of a separate rental of a portion of the unit (i.e., split-use unit with lock-off unit) shall be deemed two TAUs. A split-use unit with a lock-off unit may be deemed to constitute 1.5 tourist accommodation units subject to the following provisions:
  - (a) A project utilizing this transfer ratio shall have a deed restriction, or other covenant running with land, recorded against the project which restricts rental of the lock-off units to no more than 50 percent of the lock-off units per day.

- (b) A project utilizing this transfer ratio shall implement and enforce a program of unit rentals which insures that the number of lock-off units rented separately shall not exceed, on a per day basis, 50 percent of the total number of lock-off units. The program shall include an adequate mechanism for reporting actual use to TRPA for monitoring purposes.
  - (c) In the event the project retires TAUs in a ratio of greater than 1.5:1 (units retired to units built), the deed restriction limiting the percentage of lock-off units rented per day shall be amended proportionately to insure that the rental restriction corresponds to the retirement ratio (e.g., 40 percent rental restriction for 1.6:1 retirement ratio).
- (3) For purposes of this section only, an existing residential unit may be retired in lieu of a tourist accommodation unit at the 1:1 ratio required for retirement of tourist accommodation units.

15.11.E Additional Height For The South Lake Tahoe Demonstration Project: In addition to the heights permitted in Chapter 22, the TRPA may approve additional height within the South Lake Tahoe Demonstration Project Area for no more than two projects, as follows:

- (1) Areas Eligible for Additional Height: Eligible areas for additional height are the Ski Run Site (the portion of Bijou Park Subdivision containing lots 14 through 85) and the Stateline Site (property designated "State of California, Book 986, Page 195" and "Parcel 3" shown on that certain Record of Survey recorded at File Number 155400 Official Records of Douglas County, Nevada).
- (2) Additional Height for Tourist Accommodation: TRPA may approve additional building height above the base height limit of 24 feet, notwithstanding the height limitations of Sections 22.0, 22.1, 22.2, 22.6 and 22.7 for a building whose primary use is tourist accommodation, if the building is located in an eligible area pursuant to (1) above; findings (1), (3), and (7) in Section 22.7 are made by TRPA; the building is of natural hues, utilizing textured materials and is compatible with the traditional rustic resort style of the Lake Tahoe Region; the additional height is based upon the demonstration project



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## MEMORANDUM

June 4, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Certification of Final EIR/EIS for Heavenly Ski Resort and on Adoption of Master Plan; Including Related Amendments to Plan Area Statements 086, Heavenly Nevada, and 087, Heavenly California, to Revise Special Policy #1 of PAS 086 and to Transfer Additional Developed Outdoor Recreation Capacity from PAS 087 to PAS 086

Proposed Action: The Advisory Planning Commission (APC) is to hold a public hearing and, if determined appropriate, make a recommendation to the TRPA Governing Board on the matters listed below. The APC held a public hearing at the regular May 1996 meeting. Following presentations and testimony, the hearing was continued to the June meeting.

1. A finding of technical adequacy for the Heavenly Ski Resort Master Plan EIR/EIS/EIS. Please note that Volume 5 of the EIR/EIS/EIS was delivered or mailed separately the week of April 22, 1996. Volume 5 contains the Final EIR/EIS/EIS and the Response to Comments document regarding comments received during the circulation period. Appendix 8.G of the Final EIR/EIS/EIS, Revised Mitigation and Monitoring Plan, is being sent to the APC with this packet. Errata to the Final EIR/EIS/EIS are shown in Attachment A. The mitigation summary table has been revised to reflect changes and has been sent to the APC under separate cover. Please bring your copies of the Final EIR/EIS/EIS and the mitigation summary table to the APC meeting.
2. Approval of the Final Heavenly Ski Resort Master Plan including the set of revisions to the Draft Master Plan, dated April 1995. The revisions are shown in Attachment B and in large part were based on comments received during the comment period.
3. Approval of several amendments to the Plan Area Statements 086, Heavenly Nevada, and 087, Heavenly California, which are necessary to implement the master plan including the significant items listed below.

AS/rd

AGENDA ITEM V.D.

*Planning for the Protection of our Lake and Land*