

3.12 LAND USE

3.12-1 INTRODUCTION

Heavenly Mountain Resort is adjacent to the City of South Lake Tahoe and is situated partially within the boundaries of the TRPA, partially on federal lands of the Forest Service, and partially on private lands of Heavenly Mountain Resort. Therefore, Heavenly is located within the planning jurisdictions of the Forest Service, the TRPA, El Dorado County, Douglas County, Alpine County, the City of South Lake Tahoe, and the Lahontan Regional Water Quality Control Board (water quality permitting agency but acting as the CEQA lead agency for this Project).

3.12-2 ENVIRONMENTAL AND REGULATORY SETTINGS

Chapter 1 (Section 1.6) of this Draft EIR/EIS/EIS includes analysis of the Project's relationship to existing land use plans, policy and regulations (federal, state and county) regarding the management of Heavenly Mountain Resort.

USDA Forest Service Special Use Permit Boundary

In May 2002, Heavenly Mountain Resort's special use permit was renewed for a duration of 40 years by the Forest Service.

1988 LTBMU Land and Resource Management Plan

The LTBMU's 1988 Land and Resource Management Plan (1988 Forest Plan) provides management direction for all NFS lands within the jurisdiction of the Forest. The 1988 Forest Plan divides lands within the jurisdiction of the LTBMU into 21 management areas based upon the characteristics of the land and either existing patterns of use or potential future opportunities. The Heavenly SUP area is in the Heavenly Valley Management Area, which is managed for construction, operation and maintenance of a ski resort. Per the 1988 Forest Plan "Alpine skiing will continue to be the emphasis throughout most of the Heavenly Management Area." The desired future condition of the Heavenly Valley Management Area is "a quality ski resort with provisions to stabilize and reduce potential for soil erosion. Some improvement in the visual quality of the area will be noticeable." (Forest Plan page IV-106)

Forest-wide, as well as Management Area, standards and guidelines are identified throughout the 1988 Forest Plan; these provide the management direction for projects and programs. The LTBMU Forest Plan also includes management prescriptions which provide direction for specific management areas by establishing the management practices to be implemented under that prescription. Table 3.12-1 lists the prescriptions included in the Heavenly Management Area.

The desired future condition of the Heavenly Valley Management Area is “a quality ski resort with ski runs and other disturbed areas stabilized to reduce the potential for soil erosion.”¹

The 1988 Forest Plan was amended upon adoption of the Sierra Nevada Forest Plan Amendment (SNFPA) Record of Decision (January 2004). The SNFPA amends the existing 1988 Forest Plan by establishing: management direction and goals, land allocations, desired future conditions, standards and guidelines to be used for future management actions, and a strategy for inventory, monitoring, and research to support adaptive management.

Table 3.12-1

Heavenly Management Area Prescriptions

Prescription	Acres	Allowable Practices
Alpine Skiing (Prescription 2)	4,200	Downhill skiing, natural resource management, Threatened and Endangered Species (T&E) management, timber (general), sanitation salvage, special cut, road and trail maintenance, fuels treatment, fire prevention and suppression. Other uses on case-by-case basis. Text
Maintenance (Prescription 9)	2,811	Dispersed, non-motorized recreation, natural resource management, T&E management, timber (general), trail maintenance, fire prevention and suppression. Other uses on case-by-case basis.
Timber Maintenance (Prescription 10)	185	Dispersed, non-motorized recreation, natural resource management, T&E management, timber (general), sanitation salvage, thinning, temporary road construction, road and trail maintenance, fuels treatment, fire prevention and suppression. Other uses on case-by-case basis.
Urban lots (Prescription 12)	212	Natural resource management, T&E management, timber (general), road and trail maintenance, fuels treatment, fire prevention and suppression. Site and road construction allowed on case-by-case basis.

Source: LTBMU Forest Plan, 1988.

The 1986 National Forest Ski Area Permit Act

The 2011 Ski Area Recreational Opportunity Enhancement Act Most of the 122 ski areas operating on NFS lands in the United States are authorized under special use permits per the National Forest Ski Area Permit Act of 1986 (the 1986 Act).² As originally enacted, the 1986 Act authorized Nordic and Alpine skiing at ski areas on NFS lands. In November 2011, Congress enacted the Ski Area Recreational Opportunity Enhancement Act (SAROE), which amended the 1986 Act to clarify the authority of the Secretary of Agriculture regarding additional recreational uses of National Forest System land subject to ski area permits, and for other purposes.

The purpose of SAROE was to amend the 1986 Act in two ways:

¹ USDA Forest Service, 1988 page IV-106

² 16 USC 497b

- (1) to enable snow-sports (other than nordic and alpine skiing) to be permitted on National Forest System land subject to ski area permits issued by the Secretary of Agriculture under section 3 of the National Forest Ski Area Permit Act of 1986; and
- (2) to clarify the authority of the Secretary of Agriculture to permit appropriate additional seasonal or year-round recreational activities and facilities on National Forest System land subject to ski area permits issued by the Secretary of Agriculture under section 3 of the National Forest Ski Area Permit Act of 1986.

SAROEА amended the 1986 Act by striking specific references to “nordic and alpine” ski areas, facilities, operations and purposes and inserting more general language regarding ‘ski areas and associated facilities’ and “skiing and other snow sports and recreational uses authorized by this Act.” However, for the purposes of this analysis, the most important amendment to the 1986 Act is an insertion to section 3 regarding “Other Recreational Uses.”

Per SAROEА, subject to the terms of a ski area permit, the Secretary may authorize a ski area permittee to provide such other seasonal or year-round natural resource-based recreational activities and associated facilities (in addition to skiing and other snow-sports) on National Forest System land subject to a ski area permit as the Secretary determines to be appropriate.

Importantly, each activity and facility authorized by the Secretary shall:

- A. encourage outdoor recreation and enjoyment of nature;
- B. to the extent practicable:
 - (i) harmonize with the natural environment of the National Forest System land on which the activity or facility is located; and
 - (ii) be located within the developed portions of the ski area;
- C. be subject to such terms and conditions as the Secretary determines to be appropriate; and
- D. be authorized in accordance with:
 - (i) the applicable land and resource management plan; and
 - (ii) applicable laws (including regulations).

Inclusions identified in SAROEА

Activities and facilities that may, in appropriate circumstances, be authorized include:

1. zip lines;
2. mountain bike terrain parks and trails;
3. frisbee golf courses; and
4. ropes courses.

Exclusions identified in SAROEA

Activities and facilities that are prohibited include:

1. tennis courts;
2. water slides and water parks;
3. swimming pools;
4. golf courses; and
5. amusement parks.

The Secretary may not authorize any activity or facility if the Secretary determines that the authorization would result in the primary recreational purpose of the ski area permit to be a purpose other than skiing and other snowsports.

Forest Service Manual 2340

On April 17, 2014, the Forest Service published a Notice of Final Directives for Additional Seasonal and Year-Round Recreation Activities at Ski Areas. The Final Directives added criteria to help authorized officers determine whether proposals for these activities are consistent with SAROEA. Forest Service Manual (FSM) 2340 – Privately Provided Recreation Opportunities – includes the final policy on additional season and year-round recreation activities at ski areas.

FSM 2343.14(1) includes criteria for evaluating additional seasonal and year-round recreation activities and associated facilities that may be authorized at skier areas. These activities and associated facilities must:

- a. Not change the primary purpose of the ski area to other than snow sports;
- b. Encourage outdoor recreation and enjoyment of nature and provide natural resource-based recreation opportunities;
- c. To the extent practicable, be located within the portions of the ski area that are developed or that will be developed pursuant to the master development plan;
- d. Not exceed the level of development for snow sports and be consistent with the zoning established in the applicable master development plan;
- e. To the extent practicable, harmonize with the natural environment of the site where they would be located by:
 - (1) Being visually consistent with or subordinate to the ski area's existing facilities, vegetation and landscape and
 - (2) Not requiring significant modifications to topography to facilitate construction or operations;
- f. Not compromise snow sports operations or functions; and

- g. Increase utilization of snow sports facilities and not require extensive new support facilities, such as parking lots, restaurants, and lifts.

FSM 2343.14(2) identifies seasonal or year-round recreation activities and associated facilities that may meet these criteria. FSM 2343.14(3) identifies seasonal or year-round recreation activities and associated facilities that may not be authorized. Additional seasonal and year-round recreation activities and associated facilities that are not specifically precluded in FSM 2343.14(3) will be evaluated case-by-case based on applicable regulations and directives.

Finally, per FSM 2343.14 (4), factors that may affect whether seasonal or year-round recreation activities and associated facilities, including mountain coasters, may meet the criteria included in FSM 2343.14(1) include but are not limited to the degree to which visitors are able to engage with the natural setting, the extent to which the activities and facilities could be expected to lead to exploration and enjoyment of other NFS lands, and the similarity of the activities and associated facilities to those enumerated in paragraph 2 or paragraph 3 of this section.

TRPA Plan Area Statements

The Heavenly Mountain Resort is located in TRPA Plan Areas 086 (Heavenly Valley Nevada), 087 (Heavenly Valley California), and the Tourist Core Area Plan. The base of the Gondola is the only facility associated with Heavenly Mountain Resort which is located within the Tourist Core Area Plan. The Gondola also crosses Plan Area 080 (Kingsbury Drainage) before entering Plan Area 087. A TRPA Plan Area Statement (PAS) describes how particular land areas should be regulated to achieve regional plan goals and objectives, environmental thresholds, and land use objectives.

TRPA PAS 086 Heavenly Valley Nevada defines the existing use of the plan area as predominantly used for downhill skiing. PAS 086 also provides the statement: “This area should continue to provide opportunities for downhill skiing. Expansion or modification of Heavenly Ski Resort should be consistent with the adopted ski area master plan.” PAS 086 includes six special policies, including:

1. Significant modifications of existing ski facilities may be permitted based upon a master plan for the entire ski area. The plan must demonstrate: 1) consistency with the other goals and policies of the Regional Plan and the requirements of the Compact; 2) the expansion is consistent with the availability of accommodations and infrastructures to support visitors when they are off the ski area; 3) expansion of existing parking facilities for day use of the ski area does not occur. The master plan will assist in designing the most efficient operation with the least environmental disturbance, and will direct phased development where such is appropriate. Restoration of existing disturbances shall be included in the master plan. The master plan shall also consider effects of the ski area on adjoining Plan Areas. A portion of the persons at one time (“PAOTs”) assigned to the California side of Heavenly Mountain Resort may be reallocated to this Plan Area as part of the master plan process, if it is found that the increase in capacity is consistent with policy direction set forth in this PAS.

2. The Cumulative Watershed Effects (CWE) Analysis shall be implemented as set forth in the MP 96 to reduce existing disturbed areas and mitigate the effects of existing and future land coverage and disturbance;
3. Expansion of recreation facilities which require an allocation or transfer of additional PAOTs may only be permitted after a finding that the Coordinated Transit System or its successor system is in operation at the time the PAOTs are allocated or transferred;
4. Mitigation measures identified in the Heavenly Ski Resort Master Plan EIR/EIS/EIS or subsequent amendment shall be implemented following adoption of the master plan or amendment, and where applicable, as a part of individual projects or activities which may be approved. Implementation of the mitigation measures shall be consistent with schedules shown in the adopted MMP as amended.
5. The Heavenly Mountain Resort Master Plan shall be updated at regular intervals as necessary.
6. The internal Plan Area Boundary between the Heavenly Nevada and California Plan Areas shall not be used to determine compliance with the Maximum Community Noise Equivalent Level (CNEL) standards. Only non-Heavenly Plan Area boundaries shall be used.

TRPA PAS 087, named Heavenly Valley California, defines the existing use of the plan area as including the base facilities and several ski trails for the Heavenly ski area. The following statement is also provided, "This area should continue to provide downhill skiing opportunities. Expansion or modification of Heavenly Ski Resort should be consistent with the adopted ski area master plan." PAS 087 includes seven special policies including:

1. Significant modifications or expansions of existing ski facilities may be permitted based upon a master plan for the entire ski area. The plan must demonstrate: 1) consistency with the other goals and policies of the Regional Plan and the requirements of the Compact; 2) the expansion is consistent with the availability of accommodations and infrastructure to support visitors when they are off the ski area; and 3) expansion of existing parking facilities for day use of the ski area does not occur. The master plan will assist in designing the most efficient operation with the least environmental disturbance and will direct the phased development where such is appropriate. Restoration of existing disturbances shall be included in the master plan. The master plan will also consider effects of the ski area on adjoining Plan Areas.
2. Enlargement or construction of new facilities to provide skier services on the mountain shall be consistent with the adopted master plan. Other services may be provided, but enlarged parking capacity and associated land coverage at the base facilities shall not be permitted.
3. Expansion of recreation facilities which require an allocation or transfer of additional PAOTs may only be permitted after a finding that the Coordinated Transit System or its successor system is in operation at the time the PAOTS are allocated or transferred.
4. Mitigation measures identified in the Heavenly Mountain Resort Master Plan EIR/EIS/EIS or subsequent amendment shall be implemented following adoption of the master plan and, where applicable, as part of individual projects or activities which may

be approved. Implementation of the measures shall be consistent with the schedules shown in the adopted Mitigation and Monitoring Plan.

5. The Cumulative Watershed Effects Analysis shall be implemented as set forth in the adopted master plan to reduce existing disturbed areas and mitigate the effects of existing and future land coverage and disturbance.
6. The Heavenly Mountain Resort Master Plan shall be updated at regular intervals as necessary.
7. The internal Plan Area boundary between the Heavenly Nevada and California Plan Areas shall not be used to determine compliance with the Maximum Community Noise Equivalent Level (CNEL) standards. Only non-Heavenly Plan Area boundaries shall be used.

Alpine County General Plan Designation

Alpine County's General Plan provides for land use designations for lands within Alpine County. Alpine County lands located in Heavenly Mountain Resort's Special Use Permit Boundary are designated as Open Space. The existing operations at the Heavenly Mountain Resort are not consistent with the Open Space land use designation.

El Dorado County General Plan Designation

With certification of the 96 Final EIR/EIS/EIS by El Dorado County in September 1996, the MP 96 was adopted and the El Dorado County General Plan was amended. County jurisdiction at the Heavenly Mountain Resort is limited to the California base area. The current El Dorado County General Plan was approved by the El Dorado County Board of Supervisors on July 19, 2004. The General Plan recognizes lands within El Dorado County jurisdiction in the Lake Tahoe Basin zoned as Adopted Plan. The Adopted Plan for these lands is the Regional Plan for the Lake Tahoe Basin and the PASs as adopted by the TRPA. Heavenly Mountain Resort also operates under an approved use permit issued by El Dorado County for the California base area. Epic Discovery projects are not proposed within the California base area.

Douglas County Master Plan Zoning Designations

Land uses within the Douglas County portion of the Heavenly Mountain Resort are regulated by the Douglas County Master Plan (1996). The Douglas County Land Use Maps designate the project site as Forest and Range 19-Acre minimal parcel size (FR-19) and Sports/Recreation (S). The purpose of the FR-19 designation is to preserve the resources on these lands in addition to maintaining open space and values of the lands.

3.12-3 EVALUATION CRITERIA

A potential impact related to the Proposed Action may be considered significant if it meets any of the following criteria:

- is inconsistent with the TRPA Regional Plan (specifically the Land Use Element and Land Use Sub-element);
- is inconsistent with the TRPA Code of Ordinances (specifically the land use and growth management provisions);
- is inconsistent with the TRPA PAS 086, and PAS 087;
- is inconsistent with the LTBMU Forest Plan dated 1988;
- is inconsistent with Forest Service policy for Additional Seasonal and Year-Round Recreation (including the 2011 SAROEA and/or Forest Service Manual 2340)
- is consistent with other local General Plan designations or zoning; or
- may result in incompatible adjoining land uses.

Detailed provisions of the LTBMU Forest Plan and TRPA PASs are provided under the Environmental and Regulatory subsection above.

Table 3.12-2

Evaluation Criteria and Points of Significance – Land Use

Evaluation Criteria	As Measured By	Point of Significance	Justification
1. Will the Project be inconsistent with the TRPA Regional plan, Code of Ordinances or PASs 086 or 087?	Consistency with the adopted Plan	More than zero inconsistencies	TRPA Regional Plan TRPA Code of Ordinances TRPA Plan Area Statements 086 or 087
2. Will the project be inconsistent with the LTBMU Forest Plan or Forest Service Policy for Additional Seasonal and Year-Round Recreational Activities?	Consistency with the adopted Plan	More than zero inconsistencies	LTBMU Forest Plan
3. Will the project be inconsistent with local General Plan designations?	Consistency with the adopted Plan	More than zero inconsistencies	El Dorado County General Plan Alpine County General Plan Douglas County Master Plan City of South Lake Tahoe General Plan

3.12-4 ENVIRONMENTAL IMPACTS

IMPACT: LU-1: Will the Project be inconsistent with the TRPA Regional Plan, Code of Ordinances or Plan Area Statements 086 or 087?

The following Proposed Action components are all or partially within the TRPA Basin, and are therefore subject to TRPA jurisdiction.

Adventure Peak

- Mid-Station Zipline Canopy Tour
- Sky Cycle Canopy Tour
- Forest Flyer Alpine Coaster
- Infill Activities (mountain bike skill park, disk golf, kids zipline)

East Peak Basin

- The activities located in the East Peak Basin lie almost entirely in Nevada and outside of the Tahoe Basin and are not subject to the jurisdiction of TRPA (with the exception of two segments of mountain bike trail that provide access to the mountain bike park from the base of the Big Easy lift).

Sky Meadows Basin

- Sky Meadows Zipline Canopy Tour
- Sky Meadows Challenge Course
- Ridge Run Lookout Tower and Observation Deck
- Interpretive Activities at Sky Deck

Mountain-Wide Activities

- Mountain Excursion Tour
- Connecting Trails
- Emergency Gondola Snow Cat Evacuation Route

TRPA PAS 086 (Heavenly Valley Nevada) and 087 (Heavenly Valley California)

Proposed projects are accessory to the primary recreational use at the resort and contribute to year round use of the facility.

Following the 1996 Master Plan, Heavenly began contributing to a coordinated transit system and has been doing so ever since with the operation of their

extensive bus system during winter operations. The gondola is now considered a transit benefit because it transports people to the upper mountain, many of whom arrive at the base station on foot, bike or bus.

Mitigation measure implementation is monitored by TRPA under a three-party contract with Heavenly and a monitoring contractor as part of an annual Master Plan reporting requirement (MPA 07 MMP measure 7.5-2).

The proposed Panorama Trail crosses a portion of the Edgewood Creek watershed (NV-3) located in PAS 086. The proposed Panorama Trail would provide access to Heavenly Mountain Resort from existing trail networks (Van Sickle Bi-State Park and Tahoe Rim Trail) and is consistent with the planning consideration requirements of PAS 086 (item 3 states “only uses which are accessory to the ski resort or which are consistent with year round use of the facility should be permitted in this area”).

PAOT Allocation

According to the 2012 Tahoe Regional Planning Agency Regional Plan Update EIS, Heavenly Mountain Resort currently has 320 allocated summer day use PAOTs. At the time of the publication of the RPU Final EIS, 1,192 summer day use PAOTs were assigned and in use throughout the Lake Tahoe Basin and 5,569 summer day use PAOTs remained unallocated.

The Proposed Action would not result in changes to winter day use PAOTs (although some proposed activities would occur in the winter, these activities would not change uphill capacity and therefore would not require additional winter day use PAOTs). As documented in Table 3.12-3, activities included in the Proposed Action would require 475 summer day use PAOTs. Alternative 1 includes 485 summer day-use PAOTs and Alternative 2 includes 455. Note: summer day use PAOTs were calculated for out-of-Basin projects, as well, to provide a cumulative perspective of the total capacity of the project under both Action Alternatives.

Commercial Floor Area for Proposed Summertime Operations

The existing Sky Deck facility, located near the bottom terminal of the Sky Express lift, would provide a small interpretive education center, restrooms, first aid and food and beverage service to support other Epic Discovery activities. The existing facility would be seasonally modified to provide information and exhibits. No other physical modifications to the lodge or deck would be necessary.

Because the Sky Deck facility would remain an accessory to its primary (i.e., recreation) use, and would not be advertised separately, it would not require commercial floor area (CFA) for TRPA permitting.

Table 3.12-3

Heavenly Epic Discovery PAOT Requirements

Project Component/Activity	PAOT Allocation
In-Basin	
Gondola Mid-Station Canopy Tour	30
Sky Cycle Canopy Tour	50
Forest Flyer Alpine Coaster	65
Adventure Peak Infill Activities	150
Mountain Excursion Tour	40
Sky Meadows Zip Line Canopy Tour	30
Ridge Run Lookout Tower and Observation Deck	40
Sky Meadows Challenge Course	20
Sky Meadows Infill Activities and Expedition Center	50
Total for Proposed Action	475
Sky Meadows Basin Alpine Coaster	75
Total for Alternative 1 (substitute Sky Meadows coaster for Forest Flyer coaster)	485
Total for Alternative 2 (eliminate Sky Meadows Challenge Course)	455
Out-of-Basin (Does Not Require TRPA PAOTs)	
Mountain Bike Park	125
East Peak Zip Line Canopy Tour	30
East Peak Water Activities and Expedition Center	50
Total	205
Total Proposed Action (in-Basin + out-of-Basin)	680
Total Alternative 1 (in-Basin + out-of-Basin)	690
Total Alternative 2 (in-Basin + out-of-Basin)	660

Source: Heavenly Mountain Resort, 2014

CEQA and TRPA

Analysis: *Less Than Significant; All Alternatives*

No inconsistencies with the TRPA Regional Plan, Code of Ordinances or Plan Area Statements have been identified.

NEPA

Analysis: *Not Applicable*

IMPACT: **LU-2: Will the project be inconsistent with the LTBMU Forest Plan and Forest Service policy for Additional Year-Round Recreation Activities at Ski Areas?**

As discussed in the Purpose and Need for Action (Chapter 1, Section 1.3), ski areas serve as portals to National Forests and public lands for millions of people every year and provide important opportunities for the public to explore the outdoors and engage in active recreation. Heavenly, which attracts over 100,000 visitors each summer, is no exception. The purpose of this proposal is to engage a larger segment of summer visitors, and the next generation of National Forest users, seeking more managed recreation opportunities. The Forest Service believes that ski areas are well-positioned to introduce user groups that might not otherwise visit National Forests.

Because the 1988 Forest Plan predated the evolution of summer and year-round activities at ski areas, the management direction that it provides for the Heavenly Valley Management Area is focused on Alpine skiing. At that time, the 1986 National Forest Ski Area Permit Act provided the nation-wide direction for special use permit authorizations at ski areas. As a case in point, the 1988 Forest Plan states: “Alpine skiing will continue to be the emphasis throughout most of the Heavenly Management Area.” Furthermore, the desired future condition of the Heavenly Valley Management Area is: “a quality ski resort with provisions to stabilize and reduce potential for soil erosion. Some improvement in the visual quality of the area will be noticeable.” That said, the 2011 SAROE A amended the 1986 National Forest Ski Area Permit Act to clarify the authority of the Secretary of Agriculture regarding additional recreational uses of NFS land subject to ski area permits; FSM 2340 includes the final policy that guides the administration of additional seasonal and year-round recreation activities at ski areas.

The Forest Service has conducted a thorough review of all proposed projects and activities to determine whether proposed projects are consistent with the 1988 Forest Plan (including Forest-wide and management area-specific standards and guidelines) and national policy for additional seasonal and year-round recreation activities at ski areas. The Forest Plan Consistency Analysis is available for review at the USDA Forest Service LTBMU Supervisors office in the project file.

CEQA and TRPA

Analysis: *Less than Significant; All Alternatives*

Consistency with Forest Service planning documents is addressed in the NEPA section below.

NEPA

Analysis: *No Adverse Effects; All Alternatives*

Although the 1988 Forest Plan does not contain Forest-wide or management area-specific standards and guidelines specifically related to summer or year-round recreation activities, the Action Alternatives are consistent with the general management direction contained therein. Winter recreation (e.g., Alpine skiing and snowboarding and related activities/operations) will continue to be the emphasis, and annual winter visitation will remain considerably higher than annual summer visitation. Furthermore, the desired future condition of "... a quality ski resort..." will be maintained.

With the 2011 SAROEA, the 1986 National Forest Ski Area Permit Act was amended, clarifying the authority that the Forest Service has regarding recreational uses within ski area special use permits. The proposed projects have been determined to be consistent with SAROEA, as well the final policy that guides the administration of additional season and year-round recreation activities at ski areas contained in FSM 2340. Refer to Appendix 3.13-A for additional detail.

With the inclusion of design features and MPA 07 MMP mitigation requirements listed in Chapter 2 (Section 2.3.5 and Section 2.6), no inconsistencies with the 1988 Forest Plan or national policy for Additional Seasonal and Year-Round Recreation Activities at Ski Areas were identified.

IMPACT: **LU-3: Will the project be inconsistent with local General Plan designations?**

The Alpine County General Plan designates County lands within the Heavenly Special Use Permit boundary as Recreation Sites (RS) and provides zoning ordinances for Agriculture-Commercial Recreation. These land use and zoning designations permit the recreational activities proposed as part of the Epic Discovery Project (Mountain Excursion Tour using existing on mountain roadways and the access trail for the Sky Meadows Zipline Canopy Tour and Sky Basin Coaster (Alternative).

The El Dorado County General Plan recognizes lands within El Dorado County jurisdiction in the Lake Tahoe Basin zoned as Adopted Plan. The Adopted Plan for these lands is the TRPA Regional Plan for the Lake Tahoe Basin and the applicable PASs as adopted by the TRPA (see discussion under Impact LU-1 above).

CEQA and TRPA

Analysis: *Less than Significant; All Alternatives*

The Proposed Action and Alternative are consistent with applicable local general plans.

NEPA

Analysis: *Not Applicable; All Alternatives*

Consistency with Local planning documents is addressed above under the CEQA heading.

Cumulative Effects

This Chapter does not include an analysis of cumulative effects because it focuses on providing a consistency analysis for each of the proposed projects relative to the existing land use plans that regulate development and activities within the project area.