



**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

**Mail**  
PO Box 5310  
Stateline, NV 89449-5310

**Location**  
128 Market Street  
Stateline, NV 89449

**Contact**  
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www.trpa.org

**NOTICE OF APPLICATION AND PUBLIC HEARING  
TAHOE REGIONAL PLANNING AGENCY HEARINGS OFFICER  
THURSDAY, SEPTEMBER 29, 2011 AT 2:00 PM  
TRPA CONFERENCE ROOM  
128 MARKET STREET, STATELINE, NEVADA**

September 15, 2011

Dear Property Owner:

This is to notify you that the project described below has been scheduled for the above-noticed public hearing:

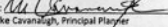
**Project Description:** On August 23, 2010, the applicant submitted a land capability challenge and man-modified determination for the Heavenly Valley ski area California base lodge, parking and associated developed lands. The land capability challenge area, located in the southeast part of South Lake Tahoe, is bounded by Saddle Road to the North, Wildwood Avenue to the West, Keller Road to the East, and the base of the mountain where the Gunbarrel ski lift is located. In April 2011, the applicant submitted a soils report and man-modified discussion, along with supporting documentation such as soil profile descriptions, historical aerial photographs and analysis, ground water monitoring analysis, maps and photographs. The application seeks, as substantiated by the soils report and TRPA inspection, a change in land capability mapping from Class 2 soil to Classes 4 and 6; and Class 1B soil to Class 6. In addition, the applicant seeks, as substantiated by the same soils report and TRPA inspection, a determination that the Class 1B soil has been man-modified since before February 10, 1972. As such, a man-modified determination would change the Class 1B soil to Class 6. A map of the proposed land capability changes is located on the back of this notice.

**Location of Project:** 3860 Saddle Road, South Lake Tahoe, El Dorado County, California

**Assessor's Parcel Number / TRPA File Number:** APN 30-370-04 / LCAP-2010-0210

**Applicant:** Heavenly Valley Limited Partnership

A land capability challenge application for the above-referenced project is on file at the Tahoe Regional Planning Agency (TRPA) offices at 128 Market Street, Stateline, Nevada, and may be reviewed during regular front counter office hours (9:00 a.m. to 12:00 p.m. and 1:00 to 4:00 p.m.), Monday, Wednesday, Thursday, and Friday, except legal holidays. Please note that the front counter is closed on Tuesdays. The staff summary for this project will be available for review on the TRPA website ([www.trpa.org](http://www.trpa.org)) and at the TRPA office seven calendar days prior to the meeting. Interested persons may appear at the meeting to present oral comments to the Hearings Officer, or may submit comments by mail to TRPA. If written comments are not received prior to the date of the meeting, then they will not be considered. This matter may be continued to another meeting without additional notice. Please contact the TRPA assigned planner if you have questions regarding information provided in the staff summary.

By:   
Mike Cavanaugh, Principal Planner  
Planning Department  
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Date: 09/15/2011