

Before the Board of Supervisors  
County of Placer, State of California

**In the matter of: A RESOLUTION CERTIFYING  
THE FINAL ENVIRONMENTAL IMPACT REPORT  
FOR THE PLACER COUNTY TAHOE BASIN AREA  
PLAN AND TAHOE CITY LODGE PROJECT AND  
RELATED ENTITLEMENTS; ADOPTING  
FINDINGS OF FACT AND A STATEMENT OF  
OVERRIDING CONSIDERATIONS; AND A  
MITIGATION MONITORING AND REPORTING  
PROGRAM.**

Resolution No. 2016-

The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, 2016, by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

\_\_\_\_\_  
Robert Weygandt, Chair  
Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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**WHEREAS**, the County of Placer ("County") acting as co-lead agency pursuant to the California Environmental Quality Act (Public Resources Code sections 21000 et seq.) ("CEQA") and the Tahoe Regional Planning Agency ("TRPA") acting as co-lead agency pursuant to Tahoe Regional Planning Compact (Public Law 96-551, 1980 revision (the "Compact"), Code of Ordinances and Rules of Procedure ("TRPA Compact and Code") prepared an environmental impact report/environmental impact statement ("EIR/EIS") for the "Placer County Tahoe Basin Area Plan and Tahoe City Lodge Project" (SCH# 2014072039).

**WHEREAS**, for purposes of the County acting as lead agency pursuant to CEQA the EIR analyzed the following:

1. Placer County Tahoe Basin Area Plan (Policy and Implementing Regulations, Final Draft November 2016) (“Area Plan”);
2. Area Plan Zoning Implementation;
3. Tahoe City Lodge Project requests:
  - a. Conditional Use Permit
  - b. Variance
  - c. Design Site Review Agreement
  - d. Improvement Plans
  - e. Building Permit
  - f. Vesting Tentative Map and Merge
  - g. Voluntary Merger (if one lot map has not been recorded)

(Hereinafter collectively referred to as “Project” or “Project Approvals”).

**WHEREAS**, the Project Approvals constitute a “Project” for purposes of CEQA and CEQA Guidelines section 15378 and these determinations of the Placer County Board of Supervisors (“Board”)

**WHEREAS**, a notice of preparation for the Project was issued on July 16, 2014. The notice of preparation was subsequently revised and reissued on June 3, 2015 and circulated for 61 days through and including August 3, 2015.

**WHEREAS**, on June 15, 2016, the County and TRPA released the draft EIR/EIS that was prepared for the Project under the direction of the County and TRPA.

**WHEREAS**, the draft EIR/EIS was made available for public comment in accordance with CEQA and the TRPA Compact and Code from June 15, 2016 through August 15, 2016.

**WHEREAS**, the County and TRPA received written and oral comments on the draft EIR/EIS, in response to which the County and TRPA prepared and released a Final Environmental Impact Report/Environmental Impact Statement on November 4, 2016, (the “FEIR/FEIS”, sometimes referred to separately as “FEIR” and “FEIS”).

**WHEREAS**, the County as lead agency under CEQA brought forward the FEIR to County Planning Commission for consideration at a duly noticed public hearing on November 17, 2016 during which hearing the Planning Commission considered the Final EIR and written and oral testimony on the same.

**WHEREAS**, at the conclusion of the public hearing the Planning Commission recommended certification of the FEIR, together with a recommendation of adoption of the Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program.

**WHEREAS**, the Board gave full and legal notice of a public hearing to consider and act upon the Project Approvals and the FEIR, which was held on \_\_\_\_\_, 2016.

**WHEREAS**, the Board has duly considered the FEIR for the Project, which consists of the DEIR and the Final EIR, the appendices thereto, the comments of the public, both oral and written, and all written materials in the administrative record connected therewith.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

(1) The FEIR has been prepared in accordance with all requirements of CEQA and the Guidelines.

(2) The FEIR was presented to and reviewed by the Board. The FEIR was prepared under supervision by the County and reflects the independent judgment of the County. The Board bases its findings on such review and other substantial evidence in the record.

(3) The Board hereby certifies the FEIR as complete, adequate and in full compliance with CEQA and considers such certification as a basis for considering and acting upon the Project Approvals and exercising its independent judgment.

(4) The Clerk of the Board is the custodian of record of the FEIR (Exhibit A).

(5) The Board has considered and hereby adopts the "Findings of Fact" as set forth in Exhibit B, attached hereto and incorporated herein by reference.

(6) The Board hereby adopts the Mitigation Monitoring and Reporting Plan ("MMRP") prepared for the Project Approvals and as set forth in Exhibit C and incorporated herein by reference. All mitigation measures proposed in the FEIR shall be implemented, and the MMRP will implement all mitigation measures adopted with respect to the Project pursuant to all of the Project Approvals. The MMRP is hereby incorporated into the Project and thereby becomes part of and limitations upon the entitlements conferred by the Project Approvals.

**BE IT FURTHER RESOLVED:** That notwithstanding the imposition of the mitigation measures in the MMRP as set forth above, not all significant impacts of the Project have been reduced to a level of insignificance or eliminated by changes in the proposed Project. The Board of Supervisors finds that the Project will bring substantial benefits to the County and that the

Plan's benefits outweigh the Project's significant unmitigated adverse impacts and pursuant to CEQA Guidelines section 15093 adopts and makes the Statement of Overriding Considerations as set forth in Exhibit B, attached hereto and incorporated herein by reference, to explain why the Project's benefits override its unavoidable impacts. Having carefully considered the Project, its impacts and the foregoing benefits, the Board of Supervisors finds, in light of the important social, economic and other benefits that the Project will bring as set forth in the Statement of Overriding Considerations, the adverse environmental impacts of the Project that are not fully mitigated are acceptable.

**BE IT FURTHER RESOLVED:** That the Planning Services Division is directed to file a Notice of Determination with the County Clerk within five (5) working days in accordance with Public Resources Code section 21152(a) and CEQA Guidelines section 15094.

## **Exhibit A**

Draft Environmental Impact Report/Environmental Impact Statement ("EIR/EIS") for the  
"Placer County Tahoe Basin Area Plan and Tahoe City Lodge Project" and Appendices  
(SCH# 2014072039).

Final Environmental Impact Report/Environmental Impact Statement ("EIR/EIS") for the  
"Placer County Tahoe Basin Area Plan and Tahoe City Lodge Project" and Appendices  
(SCH# 2014072039).

NOTE: The above documents are on file with the Community Development Resources Agency  
and Placer County Clerk of the Board.