

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

**In the matter of: A RESOLUTION CERTIFYING
THE FINAL ENVIRONMENTAL IMPACT REPORT,
AND ADOPTING CEQA FINDINGS AND A STATEMENT
OF OVERRIDING CONSIDERATIONS AND A
MITIGATION MONITORING PROGRAM REGARDING
THE HOMEWOOD MOUNTAIN RESORT SKI AREA
MASTER PLAN PROJECT**

Reso. No. _____

The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held December 6, 2011, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Board of Supervisors

Ann Holman
Clerk of said Board

Robert Weygandt, Chair

This Statement of Findings and Statement of Overriding Considerations is made with respect to the "Project Approvals" (as defined below) for the Homewood Mountain Resort Ski Area Master Plan Project (the "Project") and states the findings of the Board of Supervisors (the "Board") of the County of Placer (the "County") relating to the environmental impacts of the Project to be developed in accordance with the Project Approvals.

WHEREAS, the Homewood Village Resorts, LLC, ("Applicant") has requested the Board take the following requested actions related to the Project, which are referred to collectively as the "Project Approvals":

1. Adoption of amendments to the West Shore Area General Plan;
2. Approval of a Development Agreement;

3. Approval of a conditional use permit/planned residential use permit;
4. Approval of subdivision map; and

WHEREAS, the Project Approvals constitute the "Project" for purposes of the California Environmental Quality Act ("CEQA"--Public Resources Code sections 21000 et seq.) ("CEQA") and CEQA Guidelines Sec. 15378 and these determinations of the Board, and

WHEREAS, notices of preparation for the Homewood Mountain Resort Ski Area Master Plan Project environmental impact report were prepared by the County and sent to the State Clearinghouse on September 2, 2008 (SCH No. 2008092008), and

WHEREAS, in due course, a draft environmental impact report ("DEIR") was prepared under the direction of the County and was made available for public review and comment in accordance with CEQA from January 21, 2011, through April 21, 2011, and the County received comments, in response to which the County prepared and released a Final EIR on October 3, 2011, (the "FEIR"), and

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 begun on November 15, 2011, and continued to and concluded on December 6, 2011, and

WHEREAS, the Board duly considered the FEIR for the Project Approvals, the addendices thereto, the comments of the public, both oral and written, and all written materials in the record connected therewith, and is fully informed thereon,

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 has reviewed the FEIR, and 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 as a basis for considering and acting upon the Project Approvals and, exercising its independent judgment, makes the specific findings with respect thereto as set forth in Exhibit A, attached hereto and incorporated herein by reference.

(4) All mitigation measures proposed in the FEIR shall be implemented, and the Mitigation and Monitoring Program ("MMP") in the FEIR is adopted, and will implement all mitigation measures adopted with respect to the Project pursuant to all of the Project Approvals. The MMP has been incorporated into the Specific Plan and has thus become 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 MMP as set forth above, significant impacts of the Project have not 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 Project'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 Section X of Exhibit A, 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, the adverse environmental impacts of the Project that are not fully mitigated are acceptable.

BE IT FURTHER RESOLVED: That the Planning 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.