

ATTACHMENT 3

Addendum to Final Environmental Impact Report/Environmental Impact Statement for the Tahoe City Lodge Project June 15, 2017

Placer County Planning Department
State Clearinghouse # 2014072039

*Prepared pursuant to the California Environmental Quality Act (CEQA) of 1970,
section 15164 of the CEQA guidelines.*

Placer County, acting as the lead agency, and in conjunction with the Tahoe Regional Planning Agency (TRPA), prepared an environmental impact report/environmental impact statement (EIR/EIS) to comply with CEQA. Placer County certified the Final EIR/EIS on December 6, 2016, and filed a notice of determination (NOD) on the same day.

Project Description: The Tahoe City Lodge Project (Project) proposes to redevelop an existing commercial complex into a 118-unit lodge that would include a mix of hotel rooms and one- and two-bedroom hotel suites, hotel amenities, and parking, as well as redevelopment of the existing clubhouse building and new shared-use parking at the Tahoe City Golf Course.

Description of Project Changes: Since certification of the Final EIR/EIS, minor technical changes/additions have arisen for which preparation of an addendum to the EIR, pursuant to CEQA Guidelines section 15164, is appropriate. Specifically, the modifications/clarifications include:

1. Inclusion of the California Tahoe Conservancy (Conservancy) as a responsible agency for the grant of Tourist Accommodation Units (TAUs) for the Project.

The Final EIR/EIS for the Project identifies the need for acquisition of TAUs to facilitate the Project in Section 3.6.2 Proposed Sources of Allocations in Chapter 3 Alternatives. Placer County has applied to the Conservancy Land Bank to purchase TAUs to facilitate the Project which makes the Conservancy a responsible agency under CEQA for the Project.

Transfer of Tourist Accommodation Units

Preparation of Addendum: This addendum addresses the impacts of a decision by the Conservancy to provide TAUs to Placer County to facilitate the Project from its Land Bank inventory, which action makes the Conservancy a responsible agency under CEQA for the Project.

Based on the following facts, the Conservancy finds that the proposed changes to the Project are not substantial and do not involve any new significant environmental effects:

1. The Final EIR/EIS identified the need to acquire TAUs to facilitate the Project.
2. The sale of development rights from the Conservancy's Land Bank will facilitate the Project, as analyzed in the EIR/EIS and as approved by the Placer County Board of Supervisors on December 6, 2016 and by TRPA on January 25, 2017, and does not change the size or impact of the Project.
3. Adding the Conservancy as a CEQA responsible agency is not a substantial change, and no new information of substantial importance relating to this change was identified. The Project as clarified is within the scope of the environmental analysis and effects found in the Final EIR/EIS. No findings or mitigation found in the EIR require modification as a result of this clarification.

Conclusion: Based on the above findings, the Conservancy has concluded that preparation of a subsequent EIR/EIS for these minor changes and clarifications to the Final EIR/EIS is unnecessary and that preparation of an addendum is consistent with CEQA Guidelines section 15164. The Conservancy has determined, based on substantial evidence in the light of the whole record, that the proposed changes listed in this addendum are not substantial. None of the conditions described under CEQA Guidelines section 15162 requiring preparation of a subsequent document have occurred. The modifications do not involve any new significant environmental effects, nor is a substantial increase in the severity of previously identified significant effects expected to result. In addition, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken. Finally, the changes do not involve new information of substantial importance.