

EXHIBIT A

CEQA Findings of Fact Regarding the Final Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the Tahoe City Lodge Project State Clearinghouse No. 2014072039 June 15, 2017

I. Environmental Impacts and Findings

The California Environmental Quality Act (CEQA) Guidelines, section 15091, states that no public agency shall approve or carry out a project for which an environmental impact report (EIR) has been completed which identifies one or more significant effects on the environment unless the public agency makes one or more of the following three findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
- (2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

The California Tahoe Conservancy (Conservancy) is a responsible agency under CEQA for the Tahoe City Lodge Project (Project) Final Environmental Impact Report/Environmental Impact Statement (EIR/EIS). As the lead agency, Placer County had the responsibility of preparing and certifying the EIR/EIS. When the document was certified by Placer County on December 6, 2016, the Placer County Board of Supervisors also adopted mitigation measures and findings related to mitigation measures, project alternatives, and a Statement of Overriding Considerations. The Final EIR/EIS is found on the attached CEQA CD (Attachment 4 of the Staff Recommendation for this Project).

The Conservancy has reviewed and considered Placer County's EIR/EIS, the CEQA Findings made by the Placer County Board of Supervisors in certifying

the Final EIR/EIS, and the adopted Mitigation Monitoring and Reporting Program (MMRP) (Chapter 4 of the EIR/EIS).

II. Conservancy CEQA Findings

In accordance with CEQA Guidelines section 15096(h), the Conservancy has independently reviewed and concurs with Placer County's specific written findings regarding significant impacts associated with the Project. (See the findings in Placer County Board Item 02B from their December 6, 2016 Board meeting, Attachment D, Exhibit B.)

CULTURAL RESOURCES

Impact 8-2: Disturbance to archaeological resources.

Construction and excavation activities associated with the Tahoe City Lodge could result in sediment disturbance and removal, which can adversely affect previously undiscovered or unrecorded archaeological resources.

This **potentially significant impact** can be minimized through implementation of:

- Mitigation Measure 8-2: *Stop work in the event of an archaeological discovery.*

This mitigation measure imposes requirements to stop work if potentially significant cultural resources are discovered during ground disturbing activities. Work must cease in an area where the discovery was made until a qualified archaeologist (following accepted professional standards) can assess the significance of the find, and, if necessary, develop appropriate treatment measures, including avoidance or other treatment as required by law, in consultation with Tahoe Regional Planning Agency (TRPA) and other appropriate agencies and interested parties. These efforts will reduce the potential impact level to **less than significant**.

Impact 8-3: Accidental discovery of human remains

Construction and excavation activities associated with the Tahoe City Lodge could result in sediment disturbance and removal, which can unearth human remains, if they are present.

This **potentially significant impact** can be minimized through implementation of:

- Mitigation Measure 8-3: *Stop work if human remains are discovered.*

If human remains are discovered or recognized on the Tahoe City Lodge project site, work will stop and Placer County will be notified to determine if any investigation is warranted. If the remains are of Native American origin, the descendants of the deceased Native Americans have made a recommendation to the project applicant or the person responsible for the excavation work, for means or treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98 or the Native American Heritage Commission (NAHC) was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC. Additionally, if the remains are of Native American origin, the site shall be flagged and avoided during construction. These efforts will reduce the potential impact level to **less than significant**.

TRANSPORTATION AND CIRCULATION

Impact 10-3: Intersection level of service (LOS).

The Tahoe City Lodge would slightly increase the traffic volumes through the State Route (SR) 28/Grove Street intersection during the peak hour. Although the increase would be minimal, the resulting increase in traffic delays would exacerbate the existing LOS F condition at this intersection, resulting in a **significant impact**.

This potentially significant impact can be partially offset, but not reduced to a less-than-significant impact, through implementation of:

- Mitigation Measure 10-3a: *Construct and maintain a pedestrian activated hybrid beacon crossing at the Grove Street/State Route 28 intersection pursuant to Mitigation Measure 10-1a, create a transit service expansion funding source pursuant to Mitigation Measure 10-1b, and requirement payment of traffic mitigation fees to Placer County pursuant to Mitigation Measure 10-1c, expand the requirements for transportation demand management plans pursuant to Mitigation Measure 10-1d, prepare and implement a comprehensive wayfinding program for parking and multimodal transportation pursuant to Mitigation Measure 10-1e, implement long-term monitoring and adaptive management of mobility strategies pursuant to Mitigation Measure 10-1f, implement a four-year review of vehicle trips and mobility strategies pursuant to Mitigation Measure 10-1g, and implement*

TRPA's Congestion Management Process pursuant to Mitigation Measure 10-1h.

- *Mitigation Measure 10-3b: Obtain a Caltrans Encroachment Permit for Work within the State Highway*

Required mitigation actions are Construction and maintenance of a pedestrian activated hybrid beacon crossing at the Grove Street/SR 28 intersection, creation of a transit service expansion funding source (Tahoe City Lodge would pay transit mitigation fees into this funding source beginning with the first year of operation), expansion of the requirement for transportation demand management plans, preparation and implementation of a comprehensive wayfinding program for parking and multi-modal transportation, implementation of a long-term monitoring and adaptive management of mobility strategies and a four-year review of vehicle trips and mobility strategies and TRPA's Congestion Management Process. And, a Caltrans Encroachment Permit for work within a State Highway.

These efforts will not reduce the potential impact level to less than significant and this **will remain a significant and unavoidable impact**. (See Attachment 1, Exhibit B to this staff recommendation for the Statement of Overriding Consideration).

AIR QUALITY

Impact 11-2: Short-term construction emissions of ROG, NO_x, PM₁₀, and PM₂₅.

Like other individual projects, construction activity associated with the Lodge would result in the temporary generation of ROG, NO_x, PM₁₀, and PM₂₅ emissions. Construction activity would generate emissions of ROG that exceed the Placer County Agency Pollution Control District-recommended significance criterion of 82 lb/day, thereby potentially violating or contributing substantially to the nonattainment status of the Lake Tahoe Air Basin with respect to the California Ambient Air Quality Standards for ozone and PM₁₀.

This **significant impact** to the Tahoe City Lodge can be minimized through implementation of:

- *Mitigation Measure 11-2a: Reduce short-term construction-generated emissions of NO_x, PM₁₀, and ROG.*

- Mitigation Measure 11-2b: *Reduce short-term construction-generated emissions of ROG.*

The Tahoe City Lodge will use Tier 3 or better engines, clean power sources (existing power poles, instead of diesel generators), no- or low-solids/VOC content architectural coatings, limit idle time to a maximum of five minutes for all diesel-powered equipment, and post signs in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of five minutes. These efforts will reduce the potential impact level to **less than significant**.

NOISE AND VIBRATION

Impact 13-3: Ground vibration.

Ground vibration generated by heavy equipment used during demolition and construction on the Tahoe City Lodge site could potentially expose nearby off-site buildings to levels of ground vibration that exceed the Caltrans-recommended standard of 0.2 inch/second Peak Particle Velocity (PPV) for structural damage. In addition, ground vibration generated by heavy construction equipment could expose occupants of nearby buildings to levels of ground vibration that exceed Federal Transit Administration's (FTA) human response standard of 83 VdB for commercial buildings (where people do not sleep).

This **significant impact** can be minimized through implementation of:

- Mitigation Measure 13-3: *Implement measures to avoid exposure of off-site buildings to levels of ground vibration that could result in structural damage and to minimize the level of human annoyance.*

The Tahoe City Lodge project applicant will ensure that off-site buildings will not be exposed to construction-generated ground vibration levels that exceed the Caltrans-recommended standard of 0.2 inch/second PPV for evaluating structural damage, nor will off-site buildings be exposed to levels of ground vibration that exceed FTAs human response standard of 83 VdB for commercial buildings. The project applicant shall hire a CA-registered geotechnical engineer to study the surrounding geotechnical conditions at the lodge site and develop site-specific measures to lessen the potential for structural damage, reduce the potential for negative human response from ground vibration generated by demolition and construction activities, and

implement measures identified in the study. Taking these steps would reduce the level of impact to **less than significant**.

Impact 13-5: Outdoor noise generated during the operation of the Tahoe City Lodge and relocated golf course clubhouse.

A rooftop terrace with a swimming pool, bar, food and beverage deck would be included in the design of the Lodge and events at the new golf course clubhouse would increase the level of noise. Noise generated by each of these sources would not exceed TRPA standards but could exceed the Placer County Noise Ordinance.

This **significant impact** can be minimized through implementation of:

- Mitigation Measure 13-5a: *Implement measures to ensure compliance of rooftop terrace activities with Placer County Noise Ordinance standards at the Tahoe Marina Lakefront Property.*
- Mitigation Measure 13-5b: *Implement measures to ensure compliance by outdoor events at the golf course clubhouse with exceedance of Placer County Noise Ordinance standards at nearby residential land uses.*

The Tahoe City Lodge project applicant shall ensure that noise generated by the above-mentioned activities will not exceed the Placer County Noise Ordinance by implementing the following measures: adjusting the volume and orienting speakers away from the Tahoe Marina Lakefront property; installing a noise-reduction barrier along the edge of the rooftop terrace; ceasing the operation of outdoor generators on the rooftop terrace; orienting or relocating the rooftop terrace activity area such that other buildings serve as a sound barrier to protect off-site noise-sensitive receptors; prohibiting music after 10pm, if necessary, and/or prohibiting music at all times, if necessary, to ensure compliance with the Placer County Noise Ordinance nighttime noise standards of 40 dB L_{eq} and 60 dB L_{max} ; and prior to groundbreaking, retaining at the applicant's expense a qualified acoustic specialist to verify compliance with the above measures and provide the findings to the County.

Subwoofers shall not be used at outdoor events and sound level testing, to ensure compliance with the nighttime noise ordinance mentioned above, shall be conducted at the property line of the closest residential land use prior to each amplified sound system being used. The sound level meter shall meet

a minimum Type 2 compliance and be fitted with the manufacturer's windscreen and calibrated before use.

Noise reduction measures for daytime events must comply with Placer County Noise Ordinance daytime noise standards of 50 dB L_{eq} and 65 dB L_{max} and can include but are not limited to the following: locating outdoor events and generators as far as possible from nearby off-site residences along Fairway Drive, utilizing the clubhouse as a sound barrier if feasible, adjusting volumes and speakers away from those same residences, installing a permanent and/or temporary sound barrier near the property line of off-site residences (if approved by the homeowners). These efforts will reduce the potential impact level to **less than significant**.

GEOLOGY, SOILS, LAND CAPABILITY, AND COVERAGE

Impact 14-1: Create compaction of land coverage beyond TRPA limits.

The Tahoe City Lodge would result in a net increase in coverage within land capability district (LCD) 3, which would exceed TRPA limits.

This **potentially significant impact** can be minimized through implementation of:

- Mitigation Measure 14-1: *Refine project site plan to reduce LCD 3 land coverage to comply with TRPA limits.*

During the final design and before TRPA approval, the site plan shall be refined to reduce paved areas (such as roads, parking areas, or paved walkways) such that the total proposed land coverage within any LCD does not exceed the limits established by TRPA. This would require a net reduction of 1,304 sf of coverage in LCD 3. These efforts will reduce the potential impact level to **less than significant**.

Impact 14-2: Potential for substantial erosion or loss of topsoil.

The Tahoe City Lodge would result in ground disturbance which could lead to increased erosion, resulting in a potentially significant impact.

This **potentially significant impact** can be minimized through implementation of:

- Mitigation Measure 14-2a: *Prepare and implement a stormwater management plan (SWPPP).*

The SWPPP will be prepared by a qualified SWPPP practitioner and/or a qualified SWPPP developer, will specify water quality controls consistent with Lahontan Regional Water Quality Control Board (RWQCB) requirements, and will ensure that runoff quality maintains beneficial uses of Lake Tahoe and the Truckee River. The site-specific SWPPP developed for each construction phase will describe the site controls, erosion and sediment controls, means of waste disposal, implementation of project specific plans required by local regulations, control of post-construction sediment and erosion control measures, and other impact reduction strategies unrelated to stormwater. The SWPPP shall be consistent with Chapter 4.5 of the TRPA Best Management Practices Handbook (“Temporary BMPs for Construction”).

- Mitigation Measure 14-2b: *Prepare and submit required plan materials to Placer County.*

The plans shall be prepared and signed by a California Registered Civil Engineer and shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned erosion shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans.

- Mitigation Measure 14-2c: *Identify ground disturbance areas and develop revegetation plan.*

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the Placer County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a

steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

The project applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

The project applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work before Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by county personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals before any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

- Mitigation Measure 14-2d: *Use approved design standards for BMPs.*

The Improvement Plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New

Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the ESD, such as the Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains prepared by the High Sierra RC&D Council, October 1991).

Construction (temporary) BMPs for the project include, but are not limited to: Hydroseeding (EC-4), Straw Mulch (EC-6), Velocity Dissipation Devices (EC-10), Silt Fencing (SE-1), Fiber Rolls (SE-5), Storm Drain Inlet Protection (SE-10), Wind Erosion Control (WE-1), and Stabilized Construction Entrances (TC-1). These BMPs shall comply with Chapter 4.5 of the TRPA BMP Handbook (“Temporary BMPs for Construction”).

- Mitigation Measure 14-2e: *Comply with grading season prohibitions.*

There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless an extension has been granted by TRPA.

- Mitigation Measure 11-2f: *Locate staging areas as far as possible away from sensitive resources and dwellings.*

The Improvement Plans shall identify the stock-piling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

The Tahoe City Lodge will use the above methods to minimize erosion or loss of topsoil. These efforts will reduce the potential impact level to **less than significant**.

Impact 14-3: Exposure to seismic or geologic hazards.

The Tahoe City Lodge would include redevelopment within an area where soils may be susceptible to seismically induced liquefaction and subsidence, and the project site could be located within the inundation area of a seismically induced seiche wave.

This **potentially significant** impact can be minimized through implementation of:

- Mitigation Measures 14-3a: *Submit a geotechnical investigation for the Tahoe City Lodge Project site.*

As required by the Placer County Development Code, Improvement Plans submitted to Placer County for the Tahoe City Lodge shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design;
- B) Structural foundations, including retaining wall design (if applicable);
- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

The report must also include the recommended and mandated measures to assure that the project complies with the California Building Code seismic design requirements. Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required before issuance of Building Permits.

- Mitigation Measure 14-3b: *Prepare an emergency response and evacuation plan for the Tahoe City Lodge.*

Placer County and TRPA shall require that the project applicant prepare and submit an emergency response and evacuation plan for the Tahoe City Lodge. This plan shall be submitted to Placer County, TRPA, and the appropriate municipality or fire protection district for approval. The plan shall include detailed descriptions of how

emergency response and evacuation will occur in case of a large earthquake and seiche event. Emergency response and evacuation measures shall identify actions that help avoid, reduce, alleviate, and mitigate disaster damage and potential loss of life.

The Tahoe City Lodge will use the above methods to minimize exposure to seismic or geologic hazards. These efforts will reduce the potential impact level to **less than significant**.

HYDROLOGY AND WATER QUALITY

Impact 15-1: Potential for adverse impacts to water quality resulting from construction activities.

The Tahoe City Lodge would create project-specific construction-related disturbance, which would have the potential to degrade water quality.

This **potentially significant** impact can be minimized through implementation of:

- Mitigation Measure 15-1a: *Prepare and implement a SWPPP for each construction phase.*

After project approval and as a condition of the National Pollutant Discharge Elimination System (NPDES) permit, the project applicant shall develop a project-specific SWPPP prepared by a qualified SWPPP practitioner and/or a qualified SWPPP developer, which specifies water quality controls consistent with Lahontan RWQCB requirements and ensures that runoff quality maintains beneficial uses of Lake Tahoe and the Truckee River. The site- and design-specific SWPPP developed for each construction phase shall describe the site controls, erosion and sediment controls, means of waste disposal, implementation of project specific plans required by local regulations, post-construction sediment and erosion control measures, and other impact reduction strategies unrelated to stormwater. BMPs identified in the SWPPPs shall be implemented during all development activities. Each SWPPP shall comply with the requirements of Chapter 4.5 of the TRPA BMP Handbook.

- Mitigation Measure 15-1b: *Verification of SWPPP submittal.*

Prior to construction commencing, provide evidence to the ESD of a Water Discharger Identification number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the NPDES construction stormwater quality permit.

- Mitigation Measure 15-1c: *Design, install, and maintain water quality BMPs which meet industry and TRPA standards.*

The Improvement Plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the ESD) and with TRPA BMP Handbook Chapter 4.5.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Vegetation species shall be selected that are appropriate to meet water restrictions in effect at the time of planting. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees.

- Mitigation Measure 15-1d: *Demonstrate TRPA permit approval prior to approval of Placer County Improvement Plan.*

Prior to Improvement Plan approval by the County, the Engineering and Surveying Division must be provided with permits and

comments, if any, from TRPA indicating its approval of the Improvement Plan.

The Tahoe City Lodge will use the above methods to minimize adverse impacts to water quality resulting from construction activities. These efforts will reduce the potential impact level to **less than significant**.

Impact 15-2: Potential water quality impacts to surface and groundwater due to changes in land use or lodge operation.

The Tahoe City Lodge would result in tourist use of the Lodge site. Lodge operation would have the potential to generate pollutants which could be carried in stormwater runoff to surface waters.

This **potentially significant impact** can be minimized through implementation of:

- Mitigation Measures 15-2: *Design, install and maintain water quality BMPs pursuant to Mitigation Measure 15-1c.*

The Tahoe City Lodge will use the above method to minimize water quality impacts to surface and groundwater due to changes in land use or lodge operation. For more detail, see Mitigation Measure 15-1c above. This efforts will reduce the potential impact level to **less than significant**.

Impact 15-3: Potential for increase in stormwater runoff, impacts to existing drainage systems, or alteration of drainage patterns.

The Tahoe City Lodge would reduce the total volume of stormwater runoff generated by the project site, however the construction of the project could affect existing drainage systems and drainage patterns.

This **significant impact** can be minimized through implementation of:

- Mitigation Measure 15-3: *Submittal of a Final Drainage Report.*

The Tahoe City Lodge project applicant will prepare a final drainage report to meet Placer County Stormwater Management Manual and Section 5 of the Land Development Manual requirements. This effort will reduce the potential impact level to **less than significant**.

HAZARDS, HAZARDOUS MATERIALS, AND RISK OF UPSET

Impact 18-2: Exposure to hazardous materials sites and recognized environmental conditions.

The Tahoe City Lodge project site contains potentially hazardous materials associated with asbestos-containing materials (ACM), lead-based paint, contaminated soils, fertilizer use, an old septic system, fill material, and groundwater contamination from an adjacent dry cleaner. Construction and operation of the lodge project could encounter other hazardous materials.

This **potentially significant impact** can be minimized through implementation of:

- Mitigation Measure 18-2a: *Conduct investigation and contamination removal.*
- Mitigation Measure 18-2b: *Remove or properly abandon existing septic system.*
- Mitigation Measure 18-2c: *Conduct surveys for ACM and lead based paint and coatings.*

The Tahoe City Lodge project applicant will prior to building permit approval, demolition, and/or construction satisfy the Placer County Environmental Health Department that they are properly handling the above potential environmental hazards. These efforts will reduce the potential impact level to **less than significant**.

TRANSPORTATION AND CIRCULATION

Impact 18-3: Interfere with implementation of an emergency response plan or emergency evacuation plan.

Construction activities could temporarily impair emergency routes, causing traffic delays and ultimately preventing access to calls for service or delays in evacuation.

This **potentially significant impact** can be minimized through implementation of:

- Mitigation Measure 18-3: *Prepare and implement a traffic control plan in coordination with affected agencies.*

The Improvement Plans shall include a construction signing plan and include all on-and off-site traffic control devices. To minimize effects on emergency vehicle and existing public vehicular access, the project proponent will, in accordance with the applicable regulations, prepare a traffic control plan, in accordance with professional traffic engineering standards and in compliance

with the affected agency's encroachment permit requirements, that will address locations that will involve construction in existing roadways and rights-of-ways and will include various measures that will provide notification to emergency service providers and adequate circulation around construction sites for emergency vehicle and existing public vehicular access. These efforts will reduce the potential impact level to **less than significant**.

CUMULATIVE IMPACT

Cumulative Impact 10-3: Intersection LOS under future cumulative scenarios.

The SR 28/Grove Street intersection, near the Tahoe City Lodge, operates at unacceptable LOS F under summer peak PM conditions. Under future cumulative conditions, existing unacceptable LOS F conditions at the SR 28/Grove Street intersection in Tahoe City would be exacerbated. Because already unacceptable intersection LOS would be degraded, this would be a **significant cumulative impact**. The Lodge would have a significant impact related to LOS at this intersection and this would make a **considerable contribution to a cumulatively significant impact**. After implementation of all feasible mitigation, this impact would remain **significant and unavoidable**. (See Attachment 1, Exhibit B, Statement of Overriding Consideration). As this is a recognized problem, the Area Plan proposes to include a substitute standard that would modify the current LOS standards as described in Area Policy T-P-6. If this policy is adopted, the LOS impact at SR 28 and Grove Street intersection would be consistent with the adopted LOS standard.

III. Conclusion

The Conservancy has reviewed each of the mitigation measures and alternatives identified in the EIR/EIS prepared by Placer County. Implementation of the mitigation measures and alternatives are within the jurisdiction of Placer County and other agencies. At the time it approved the project, Placer County's Board of Supervisors adopted a mitigation monitoring and reporting program that identified the appropriate implementing agencies and specifically identified mitigation measures that apply to the Tahoe City Lodge Project and to the Tahoe Basin Area Plan. Based on the Conservancy's findings related to the Tahoe City Lodge Project only, the Conservancy hereby finds, pursuant to CEQA Guidelines section 15096(h) that, except for Impact 10-3: Intersection LOS and Cumulative Impact 10-3: Intersection LOS under future cumulative scenarios, all other

impacts are mitigated to a less than significant impact. A Statement of Overriding Considerations (Attachment 1, Exhibit B) concludes that the benefits of the Project outweigh its significant and unavoidable environmental impacts related to Impact 10-3 and Cumulative Impact 10-3.

(END OF RESOLUTION EXHIBIT A)