

EXHIBIT B

STATEMENT OF OVERRIDING CONSIDERATIONS
Regarding the Final Environmental Impact Report/Environmental
Impact Statement (EIR/EIS) for the
Tahoe City Lodge Project
State Clearinghouse No. 2014072039
June 15, 2017

The California Environmental Quality Act (CEQA) requires a responsible agency to balance the benefits of the project against its unavoidable environmental risks in determining whether to approve the project. (CEQA Guidelines § 15096.) If the benefits outweigh the unavoidable adverse effects, those effects may be considered acceptable. (CEQA Guidelines § 15093(a).) The responsible agency must identify in writing, however, specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. (CEQA Guidelines § 15093(b).) The agency's statement is referred to as a "Statement of Overriding Considerations."

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). The EIR/EIS, prepared by Placer County, identified several environmental impacts which cannot be fully mitigated and are therefore considered unavoidable. Despite the occurrence of these effects, however, the Placer County Board of Supervisors chose to approve the project on December 6, 2016 because, in its view, the economic, social, and other benefits that the Project will produce will render the significant effects acceptable. The Placer County Board of Supervisors made specific written findings stating why it has rejected other alternatives to the project as infeasible and adopted a Statement of Overriding Considerations as part of its approval decision.

In its Statement of Overriding Considerations, the Placer County Board of Supervisors considered the information contained in the Final EIR/EIS for the project as well as the public testimony and record in proceedings in which the Project was considered. The Placer County Board of Supervisors balanced the Project's benefits against the unavoidable adverse impacts identified in the Final EIR/EIS and determined that the Project's benefits outweigh the significant, unmitigated adverse impacts.

Those impact areas are impacts to roadway segment operations, impacts to intersection operations, cumulative impacts to roadway segments, and intersection operations. (Impact 10-3 and Cumulative Impact 10-3).

The Placer County Board of Supervisors chose to accept certain traffic related environmental impacts because to eliminate them would unduly compromise other important economic, social, and other goals. They concluded that the economic, fiscal, social, planning, and other benefits to be obtained by approving the Project (Alternative 1) outweigh its unavoidable environmental and related potential impacts.

The Conservancy concurs with Placer County Board of Supervisors that the benefits of the Project (Alternative 1) including fostering sustainable communities, reducing land coverage relative to existing conditions, improving water quality, restoring SEZ and preserving open space, constructing an expanded clubhouse that will be an asset to the community, enhancing the aesthetics of the Tahoe City Town Center, and fulfilling the vision of the locally-developed Tahoe Basin Area Plan, which will override the significant and unavoidable environmental impacts associated with the Project. The Conservancy concurs with the Placer County Board of Supervisors that the significant, unavoidable, and unmitigable impacts are acceptable when weighed against the overriding benefits set forth in this Statement of Overriding Considerations.