



COUNTY OF PLACER
Community Development Resource Agency

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**TAHOE BASIN AREA PLAN AND
TAHOE CITY LODGE PROJECT EIR/EIS
(SCH NO. 2014072039)**

ERRATA (December 6, 2016)

The following revisions to Mitigation Measure 12-1 reflect an expansion and clarification of the requirements of the mitigation measure. These changes do not alter the analysis, conclusions, or findings of the environmental analysis presented in the EIR/EIS. The revised text would replace the text of Mitigation Measure 12-1 in the following locations in the Draft and Final EIR/EIS:

- ▲ Chapter 2, Executive Summary (Draft EIR/EIS page 2-28)
- ▲ Chapter 12, Greenhouse Gas Emissions and Climate Change (Draft EIR/EIS page 12-27)
- ▲ Chapter 4, Mitigation Monitoring and Reporting Program (Final EIR/EIS page 4-12)

The revisions to Mitigation Measure 12-1 are included in ~~strikethrough~~ and underline format, as follows:

Mitigation Measure 12-1: Implement all feasible energy, water, transportation, and vegetation measures to achieve known and yet unknown GHG emission targets recommended by PCAPCD

The following mitigation measure is required for Area Plan Alternatives 1, 2, and 3.

Require, ~~as feasible~~, new construction to implement feasible energy, water, transportation, and vegetation measures to achieve goals promulgated by the California Air Resources Board (ARB) to reduce GHG emissions to 40 percent below 1990 levels by 2030, and other, as-yet unknown future regulations. Such measures may include those recommended by PCAPCD available in Appendix F-1 of the District's CEQA Handbook, and other feasible measures consistent with ARB's 2030 Target Scoping Plan Discussion Draft, released December 2, 2016. This would apply to new construction occurring under the Area Plan, including the proposed lodge project. Also, initiate a funding program to apply these measures to existing facilities within the Plan area, as feasible (PCAPCD 2012).

These recommended measures include, but are not limited to:

- ▲ Installing Tank-less or Energy Efficiency water heaters (E5)
- ▲ Installing solar water heaters (E3)
- ▲ Installing energy efficient roofing (E4)
- ▲ Require Energy Star-rated appliances in new construction (E9)
- ▲ Pre-Plumb new construction for Solar Energy and design for load (E12)
- ▲ Install low-flow water fixtures (W1)
- ▲ Use reclaimed water for irrigation (W3)
- ▲ Provide bus shelters and lanes and provide bike parking (T1, T2, and T3)
- ▲ Plant drought tolerant plants (V2)
- ▲ Prohibit gas-powered landscaping equipment (V3)

Additional measures that may be implemented to demonstrate compliance with applicable GHG emission targets include, but are not limited to:

- ▲ Achieve Zero Net Energy (ZNE) or equivalent level of energy efficiency, renewable energy generation, or greenhouse gas emission savings
- ▲ Require new developments to demonstrate that each new residence be equipped with a minimum of one single-port electric vehicle charging station that achieves similar or better functionality as a Level 2 charging station (referring to the voltage that the electric vehicle charger uses)
- ▲ Require residential projects to contribute to a fund to subsidize purchase of zero emission vehicles
- ▲ Require applicants for commercial projects to demonstrate that parking areas will be equipped with electric vehicle charging stations for an appropriate percentage of parking spaces
- ▲ Adopt a program of parking fees to generate funding for sustainable transportation modes
- ▲ Install ground source heat pumps (GSHPs) to reduce the need for natural gas in winter
- ▲ Require payment of fees into carbon offset programs adopted by ARB at a level sufficient to offset emissions over the operational life of the project

~~In addition, ground source heat pumps would reduce the need for natural gas in the winter. Fees may also be paid into carbon offset programs that are adopted by ARB. Offsets purchased to mitigate operational emissions shall be sufficient to offset emissions during the full operational life of the new construction project.~~

Significance after Mitigation (applies to Area Plan impacts only)

Among the Area Plan alternatives, Alternative 2 provides the greatest GHG reductions, as compared to existing conditions, followed closely by the No Project alternative. However, under all alternatives, the Area Plan may not reduce overall regional emissions to less-than-significant levels. Implementation of Mitigation Measure 12-1 would reduce some of the anticipated future GHG emissions at buildout. Some of these measures would also be consistent with those identified in the Tahoe SAP. However, the exact effectiveness of these measures would depend on participation rates, available funding, and available technology at the time of installation. Given the uncertain effect of these mitigation measures, the Area Plan would have a considerable contribution to the cumulative impact of greenhouse gas emissions and climate change **significant and unavoidable** for all alternatives.