

Notice of Determination

To: Office of Land Use and Climate Innovation From: County of Placer
P.O. Box 3044 P.O. Box 3044
Sacramento, CA 95812-3044 Sacramento, CA 95812-3044
 County Clerk County of Placer
2952 Richardson Avenue Claudia Garcia, CDRA Technician
Auburn CA 95603 (530) 745-3592

Date received for filing at Placer County:

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number:

2003012086

Project #:

PLN22-00168

Project Title:

The Ritz-Carlton Residences, Lake Tahoe, Mountain Chalets

APN(s):

110-051-012-000

Project Location:

13001 Ritz Carlton Highlands Drive, Lake Tahoe, Placer County

Project Applicant/Owner:

Wyatt Ogilvy, Ogilvy Consulting

Project Description:

The project was originally approved in 2005 as part of the Northstar Highlands entitlement (PSUB20040898). The 2005 entitlement included a Master Conditional Use Permit (CUP) for program-level features and a CUP for project-level approval of Phase 1, which included development of the 3.4-acre project parcel with 41 individual condominium units for either fractional or whole ownership. The project would modify the project-level CUP to develop the project parcel with 38 condominium units with a 184-parking space, 2-story subterranean parking garage (to replace the surface parking lots on the site) and a new tunnel and elevated walkway between the development and the adjacent Ritz-Carlton Hotel. The project requires a rezoning from Residential Multi-Family (RM) with a Planned Development (-PD) overlay to Resort (RES) with a -PD overlay and associated Martis Valley Community Plan (MVCP) amendment from Medium Density Residential (MDR) to Tourist/Resort Commercial (TC) to allow operation as a "condo-hotel," since hotels are not an allowed use in the RM zoning district.

Entitlement(s):

Martis Valley Community Plan Amendment, Rezone, Tentative Subdivision Map, and Conditional Use Permit Modification

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on February 3, 2026, by the Board of Supervisors and has made the following determination regarding the project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (SB 1535)
 The project has been found to be exempt and not subject to the provisions of SB 1535.
 \$50 for County processing fees (attach No Effect Determination Form)
 The project is not exempt and is, therefore, subject to the following fees:
 \$4,173.50 (\$4,123.50 Fish and Wildlife plus \$50 County recording fee) for review of an EIR
 \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

