

**ADDENDUM TO THE PLACER VINEYARDS SPECIFIC PLAN
CERTIFIED ENVIRONMENTAL IMPACT REPORT
(SCH # 1999062020)**

Project Name: Placer Vineyards Specific Plan, Plus Number: PCPJ T20120247

Introduction

This Addendum to the certified Placer Vineyards Specific Plan Environmental Impact Report (SCH #1999062020) has been prepared pursuant to CEQA Guidelines Section 15164.d. and Placer County Environmental Review Ordinance Section 18.16.090.

Project location

The Placer Vineyards Specific Plan area is located in unincorporated southwestern Placer County, approximately 15 miles north of Sacramento. The Specific Plan site is bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road. The east-west length of the Specific Plan area is approximately six miles. It encompasses portions of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Township 10 North, Range 5 East, and portions of Sections 6 and 7, Township 10 North, Range 6 East, Mount Diablo Base and Meridian.

Project History

The Placer Vineyards Specific Plan project is an approved mixed-use master planned community with residential, employment, commercial, open space, recreational, and public/quasi-public land uses. The Board of Supervisors approved the Placer Vineyards Specific Plan ("PVSP") on July 16, 2007, after certifying the multi-volume Environmental Impact Report (EIR) for the project. As approved in 2007, the PVSP includes 4,251 acres proposed for urban development, with the remaining 979-acre area identified as a Special Planning Area (SPA) requiring additional environmental review and zoning before urban development could occur.

The term "Certified EIR" as used in this Addendum refers to the following components of the EIR for the PVSP:

- Revised Draft EIR (RDEIR) for the Placer Vineyards Specific Plan, Volumes I-III and appendices, March 2006

- Partially Recirculated Revised Draft EIR (PRRDEIR) for the Placer Vineyards Specific Plan, July 2006
- Second Partially Recirculated Revised Draft EIR (SPRRDEIR) for the Placer Vineyards Specific Plan, March 2007
- Final EIR (FEIR) for the Placer Vineyards Specific Plan, October 2006
- Supplement to the Final EIR (SFEIR) for the Placer Vineyards Specific Plan, June 2007
- Findings of Fact and Statement of Overriding Considerations for the Placer Vineyards Specific Plan, July 2007

As noted above, the Board of Supervisors certified the PVSP EIR on July 16, 2007 and at the same time the Board approved and adopted the Mitigation Monitoring and Reporting Program (“MMRP”) for the project.

Subsequently, lawsuits were filed by the County of Sutter, the Sierra Club, the Sierra Foothills Audubon Society, and two individuals challenging the adequacy of the environmental document and the approvals. On June 30, 2009, the County settled with Sutter County, and Sutter County dismissed its case. On October 23, 2009, the Court issued a decision upholding the County’s EIR and entitlements in full. The remaining petitioners appealed. On August 7, 2012 the Board of Supervisors authorized the execution of a settlement agreement with the remaining parties.

Current Request

The PVSP participating property owners seek a modification to the 2007 PVSP MMRP to incorporate revisions to approved mitigation obligations with respect to disturbance of the natural resources within the Specific Plan area and corresponding text revisions in the Revised Draft EIR. The proposed text modifications to the Revised Draft EIR are contained in **Exhibit A** to this Addendum. The proposed modifications to the MMRP, in red-line format, are contained in **Exhibit B** to this Addendum.

Placer County Code, Chapter 18, Article 18.28, Section 18.28.090.B. authorizes modifications of an approved MMRP through review and approval by the “approving authority.” The approving authority in this case is the Board of Supervisors who originally approved the PVSP in 2007.

CEQA Guidelines Section 15162 Determination

Consistent with the requirements of CEQA Guidelines Section 15162, the County must determine whether the proposed changes to the MMRP and corresponding text in the Revised Draft EIR trigger the need for a subsequent EIR. Under that Section, when an EIR has been certified for a project, no subsequent EIR shall

be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If any of the triggers set forth above occurs, the County would be required to prepare a subsequent EIR, unless "only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation," in which case a "supplement to an EIR" would suffice (see CEQA Guidelines, §15163). If there are no grounds for either a subsequent EIR or a supplement to an EIR, then the County would be required to prepare an addendum pursuant to CEQA Guidelines Section 15164, explaining why "some changes or additions" to the 2007 certified EIR "are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Staff has concluded that an addendum to the previously certified EIR for the Placer Vineyards Specific Plan is the appropriate document under CEQA for the request to modify the Placer Vineyards MMRP and corresponding EIR text for the following reasons:

- a. The proposed revisions to the PVSP MMRP and corresponding text in the EIR would not alter any of the conclusions of the certified EIR regarding the significance of environmental impacts. Because the proposed revisions would not alter the PVSP boundaries, land use designations or the amount or location of development, including off-site infrastructure, the impacts on the physical environment would be unchanged. Therefore, impacts such as loss of wetlands, and conversion of farmland to developed uses would be the same as those identified in the certified EIR.
- b. The proposed modifications to the mitigation measures increase the overall mitigation for Open Space, Agricultural Land and Biological Resources by 35% (increasing mitigation from 1.00 to 1.35 acres of mitigation for each acre of development) while shifting the focus to conservation of ecosystems that provide habitat for multiple species. For example, the proposed measures focus on maintaining the ecological value of vernal pool grasslands as habitat, not just on preserving individual vernal pools.
- c. The Placer Vineyards participating property owners have agreed to all proposed revisions of the mitigation measures as set forth in Exhibit B to this addendum.

Exhibit A: Proposed Revised Mitigation Strategy (with attachments)

Exhibit B: Proposed modifications to the MMRP, in red-line format.