

# Before the Board of Supervisors County of Placer, State of California

**In the matter of: A RESOLUTION CERTIFYING  
THE FINAL ENVIRONMENTAL IMPACT REPORT,  
ADOPTING A STATEMENT OF FINDINGS, A STATEMENT  
OF OVERRIDING CONSIDERATIONS AND A  
MITIGATION MONITORING PLAN REGARDING  
THE PLACER VINEYARDS SPECIFIC PLAN,  
RELATED ENTITLEMENTS AND DEVELOPMENT AGREEMENT**

Reso. No. \_\_\_\_\_

**The following resolution was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held July 16, 2007,  
by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed and approved by me after its passage.**

**Attest:**

**Board of Supervisors**

\_\_\_\_\_  
**Ann Holman**  
Clerk of said Board

\_\_\_\_\_  
**Bruce Kranz, Chair**

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This Statement of Findings and Statement of Overriding Considerations is made with respect to the "Project Approvals" (as defined below) for the Placer Vineyards Specific Plan (the "Development") and states the findings of the Board of Supervisors (the "Board") of the County of Placer (the "County") relating to the environmental impacts of the Development to be developed in accordance with the Project Approvals.

**WHEREAS**, the Placer Vineyards Property Owners Group ("Applicant") has requested the County Board take the following requested actions related to the Development, which are referred to collectively as the "Project Approvals":

1. Certification of a Final Environmental Impact Report and adoption of a Mitigation Monitoring and Reporting Plan;

2. Adoption of amendments to the Placer County General Plan;
3. Adoption of amendments to the Dry Creek/West Placer Community Plan;
4. Approval of a Specific Plan;
5. Approval of Land Use and Development Standards for the Specific Plan;
6. Approval of rezonings;
7. Approval of twenty-one (21) separate Development Agreements, and

**WHEREAS**, the Project Approvals constitute the "Project" for purposes of the California Environmental Quality Act ("CEQA"--Public Resources Code sections 21000 *et seq.*) ("CEQA") and CEQA Guidelines Sec. 15378 and these determinations of the Board, and

**WHEREAS**, notices of preparation for the Placer Vineyards Specific Plan environmental impact report were prepared by the County and sent to the State Clearinghouse in June, 1999, and May, 2001, (SCH No. 1999062020), and

**WHEREAS**, in due course, a draft environmental impact report ("DEIR") was prepared under the direction of the County, and

**WHEREAS**, in response to written comments on the DEIR, the Applicant revised the Development and, rather than respond to comments received on the DEIR, the County prepared and circulated a revised DEIR ("RDEIR") in March, 2006, as allowed by law, and

**WHEREAS**, in response to written comments on the RDEIR and to address to changes in the standard of review of certain impacts CEQA in accordance with new case law, the County prepared and circulated a Partially Recirculated RDEIR in July, 2006 and a Second Partially Recirculated RDEIR in March, 2007, and

**WHEREAS**, the RDEIR, the Partially Recirculated RDEIR and the Second Partially Recirculated RDEIR were each made available for public comment in accordance with CEQA, and the County received comments on each document, in response to which the County prepared and released a Final EIR in October, 2006 and a Supplement to the Final EIR in June, 2007, (collectively, the "FEIR") and

**WHEREAS**, the Board gave full and legal notice of a public hearing to consider and act upon the Project Approvals and the FEIR, which was held on July 16, 2007, and

**WHEREAS**, the Board duly considered the FEIR for the Project Approvals, which consists of the DEIR, the RDEIR, the Partially Recirculated RDEIR, the Second Partially Recirculated RDEIR, the Final EIR and Supplement to the Final EIR, the addendices thereto, the comments of the public, both oral and written, and all written materials in the record connected therewith, and is fully informed thereon,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

(1) The FEIR has been prepared in accordance with all requirements of CEQA and the Guidelines.

(2) The FEIR was presented to and reviewed by the Board. The FEIR was prepared under supervision by the County and reflects the independent judgment of the County. The Board has reviewed the FEIR, and bases its findings on such review and other substantial evidence in the record.

(3) The Board hereby certifies the FEIR as complete, adequate and in full compliance with CEQA as a basis for considering and acting upon the Project Approvals and, exercising its independent judgment, makes the specific findings with respect thereto as set forth in Exhibit A, attached hereto and incorporated herein by reference.

(4) All mitigation measures proposed in the FEIR shall be implemented, and the Mitigation Monitoring and Reporting Plan ("MMRP") is adopted, and will implement all mitigation measures adopted with respect to the Development pursuant to all of the Project Approvals. The MMRP has been incorporated into the Specific Plan and has thus become part of and limitations upon the entitlements conferred by the Project Approvals.

**BE IT FURTHER RESOLVED:** That notwithstanding the imposition of the mitigation measures in the MMRP as set forth above, significant impacts of the Development have not been reduced to a level of insignificance or eliminated by changes in the proposed Development. The Board of Supervisors finds that the project will bring substantial benefits to the County and that the Development's benefits outweigh the Development's significant unmitigated adverse impacts and pursuant to CEQA Guidelines section 15093 adopts and makes the Statement of Overriding Considerations as set forth in Section XIII of Exhibit A, attached hereto and incorporated herein by reference, to explain why the Development's benefits override its unavoidable impacts. Having carefully considered the Development, its impacts and the foregoing benefits, the Board of Supervisors finds, in light of the important social, economic and other benefits that the Development will bring, the adverse environmental impacts of the Development that are not fully mitigated are acceptable.

**BE IT FURTHER RESOLVED:** That the Planning Department is directed to file a Notice of Determination with the County Clerk within five (5) working days in accordance with Public Resources Code section 21152(a) and CEQA Guidelines section 15094.

**EXHIBIT A**

**CEQA FINDINGS OF FACT**

**and**

**STATEMENT OF OVERRIDING CONSIDERATIONS**

**for the**

**PLACER VINEYARDS SPECIFIC PLAN**

**ENVIRONMENTAL IMPACT REPORT**

**Exhibit A Under Separate Cover**