



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
COMMUNITY DEVELOPMENT SERVICES DIVISION
 County of Placer

TO: Honorable Board of Supervisors **DATE:** May 10, 2022
FROM: Jane Christenson, ACEO, Interim Agency Director
BY: Michele Kingsbury, Principal Management Analyst
SUBJECT: Revisions to Mitigation Monitoring and Reporting Program for Placer Ranch Specific Plan and Sunset Area Plan

ACTIONS REQUESTED

1. Adopt a Resolution amending the Mitigation Monitoring and Reporting Program for the Placer Ranch Specific Plan and Sunset Area Plan to modify the timing for Mitigation Measure 14.14-13a that addresses the preparation of a transit master plan.
2. Make a finding that no changes have occurred in the project or the existing circumstances that would warrant additional environmental analysis for the proposed modification.

PROPOSAL

The Community Development Services Division is initiating a modification to the December 10, 2019, Mitigation Monitoring and Reporting Program (MMRP) approved by Resolution #2019-241 for the Placer Ranch Specific Plan (PRSP) and Sunset Area Plan (SAP) Update. Specifically, the request is to modify the timing of initial action for Mitigation Measure 14.14-13a. It should be noted that this proposal does not change the intent or purpose of the mitigation measure, simply the trigger for preparation of the transit plan, as shown below and in Attachment A, Exhibit 1.

Proposed changes only apply to the “Timing of Initial Action” column.

| Mitigation Measure 14.14-13a Prepare a transit master plan for SAP area (Net SAP Area and PRSP Area) | Applicable Project Area | Agency Responsible for Monitoring and Verifying Compliance | Timing of Initial Action | Frequency and Duration of Monitoring |
|---|--------------------------------|--|---|---|
| The County shall prepare a transit master plan for the SAP area, including the PRSP area. The transit master plan will be a County-led effort but may also be done in collaboration with PCTPA when PCTPA updates its Long-Range Transit Master Plan. Roseville Transit will also be consulted. The transit | Net SAP Area and PRSP Area | Placer County Department of Public Works and, if applicable, in coordination Placer County Transportation Planning Agency and/or Roseville Transit | Prior to or during approval of small lot tentative map for development Improvement Plan approval or Final Map recordation for subdivision projects within | Satisfied with finalized transit master plan. |

| | | | | |
|--|--|--|---|--|
| master plan shall identify how transit service will be delivered to the SAP and ensure that the service adequately serves transit demand in the SAP. Transit service could include but would not be limited to car-sharing programs, neighborhood electric vehicle systems, and free or low-cost monthly transit passes. | | | the PRSP and prior to approval of any master plan or development agreement within the net SAP Area. | |
|--|--|--|---|--|

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 PRSP and SAP Update and associated documents including the MMRP in 2019.

BACKGROUND

The proposed amendment to the “Timing of Initial Action” of Mitigation Measure 14.14-13a, changes the timing for preparation of the transit master plan for PRSP from “prior to or during approval of small lot tentative map for development within the PRSP and prior to approval of any master plan or development agreement within the net SAP area” to “Prior to Improvement Plan approval or Final Map recordation for subdivision projects within the PRSP and prior to approval of any master plan or development agreement within the net SAP area.” This trigger change aligns with the timing for establishment of a funding source to pay for the transit services that are required in Mitigation Measure 4.14-13b, which are required to be established “Prior to improvement plan approval or final map recordation for subdivision projects.” Placer County has already approved a Transit Master Plan for Phase 1 of the net SAP on April 27, 2021. The change of the Timing of Initial Action is an administrative change that does not change the purpose and intent of the mitigation measure and does not create any new or additional environmental impacts.

ENVIRONMENTAL IMPACT

On December 10, 2019, the Placer County Board of Supervisors certified the Final Environmental Impact Report (EIR) for the Sunset Area Plan/Placer Ranch Specific Plan (SAP/PRSP) and took action to approve the Area Plan/Specific Plan and related entitlement approvals. As part of the Final EIR certification, the Board approved Findings of Fact and a Statement of Overriding Considerations. Feasible mitigation measures were identified and applied to the SAP/PRSP project and were incorporated into the approved MMRP.

Subsequent Projects Undertaken in Accordance with Certified Final EIR

Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate

Honorable Board of Supervisors

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additional environmental documentation, if any, to be completed when there is a previously certified EIR covering the project for which a subsequent discretionary action is required.

The County, as the Lead Agency, has determined that the proposal would not result in any new or more severe environmental effects that were not previously analyzed as significant effects in the PRSP/SAP EIR.

The proposal is consistent with the previously certified Final EIR and meets the criteria in Public Resources Code Section 21166 and the CEQA Guidelines Section 15162 through 15164, which does not trigger subsequent review. The change only affects the County's administrative processing and timing for preparation of the transit master plan but does not modify the actual mitigation of the impact identified in the measure. The County is not required to formally adopt any analysis under CEQA to make these determinations under CEQA Guidelines Section 15183, except for a finding regarding the implementation of previously adopted mitigation.

FISCAL IMPACT

There is no impact to the County's General Fund with this action.

ATTACHMENT

Attachment A: Resolution

ATTACHMENT A

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

In the matter of:

A RESOLUTION AMENDING THE SUNSET AREA PLAN AND
PLACER RANCH SPECIFIC PLAN MITIGATION
MONITORING AND REPORTING PROGRAM
TO MODIFY THE TIMING OF INITIAL ACTION FOR
MITIGATION MEASURE 14.14-13A

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, on December 10, 2019, in Resolution No. 2019-241, the Board of Supervisors certified the Sunset Area Plan and Placer Ranch Specific Plan Final Environmental Impact Report (State Clearinghouse #2016112012, "FEIR") as adequate and complete, and

WHEREAS, on December 10, 2019, the Board of Supervisors adopted the Mitigation Monitoring and Reporting Program for the Sunset Area Plan and Placer Ranch Specific Plan ("MMRP"), and

WHEREAS, on May 10, 2022, County staff initiated a modification to the MMRP, to modify the Timing of initial Action of Mitigation Measure 14.14-13a to change the timing for preparation of a transit master plan, and

WHEREAS, 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 MMRP in 2019, and

WHEREAS, an environmental analysis of the proposed changes to the Timing of Initial Action of Mitigation Measure 14.14-13a was considered and it was concluded that these changes to do not modify the CEQA analysis or intent of the mitigation pursuant to CEQA Section 21166 and Guidelines section 15162, and

WHEREAS, on May 10, 2022, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.60.140 to consider staff’s presentation, report, and all supporting information, including written and oral testimony, related to the proposed amendment to the MMRP, and

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

1. The Board of Supervisors hereby approves the amendment to the Sunset Area Plan and Placer Ranch Specific Plan Mitigation Monitoring and Reporting Program as set forth and attached in Exhibit 1.

Exhibit

Exhibit 1: Modification to Mitigation Measure 4.5-4d

Exhibit 1

**Sunset Area Plan and Placer Ranch Specific Plan EIR
Mitigation Monitoring and Reporting Program (MMRP)
Modification to the Timing of Initial Action for Mitigation Measure 14.14-13a**

Revised Mitigation Measure 14.14-13a

| Mitigation Measure 14.14-13a Prepare a transit master plan for SAP area (Net SAP Area and PRSP Area) | Applicable Project Area | Agency Responsible for Monitoring and Verifying Compliance | Timing of Initial Action | Frequency and Duration of Monitoring |
|---|-----------------------------------|---|---|--|
| <p>The County shall prepare a transit master plan for the SAP area, including the PRSP area. The transit master plan will be a County-led effort but may also be done in collaboration with PCTPA when PCTPA updates its Long-Range Transit Master Plan. Roseville Transit will also be consulted. The transit master plan shall identify how transit service will be delivered to the SAP and ensure that the service adequately serves transit demand in the SAP. Transit service could include but would not be limited to car-sharing programs, neighborhood electric vehicle systems, and free or low-cost monthly transit passes.</p> | <p>Net SAP Area and PRSP Area</p> | <p>Placer County Department of Public Works and, if applicable, in coordination Placer County Transportation Planning Agency and / or Roseville Transit</p> | <p>Prior to or during approval of small lot tentative map for development Improvement Plan approval or Final Map recordation for subdivision projects within the PRSP and prior to approval of any master plan or development agreement within the net SAP Area.</p> | <p>Satisfied with finalized transit master plan.</p> |