

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

In the matter of:

A RESOLUTION ADOPTING AN
ADDENDUM
TO THE CERTIFIED FINAL
ENVIRONMENTAL
IMPACT REPORT FOR THE
REGIONAL UNIVERSITY SPECIFIC
PLAN AND AMENDING THE
REGIONAL UNIVERSITY SPECIFIC
PLAN MITIGATION, MONITORING,
AND REPORTING PROGRAM

Resolution No.: 2022-262

The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held December 6, 2022, by the following vote:

Ayes: GORE, WEYGANDT, HOLMES, JONES, GUSTAFSON

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:



Clerk of said Board

WHEREAS, on November 4, 2008, in Resolution No. 2008-369, the Board of Supervisors certified the Regional University Specific Plan Final Environmental Impact Report (State Clearinghouse #2005032026, "RUSP FEIR")) as adequate and complete.

WHEREAS, on November 4, 2008, the Board of Supervisors adopted the Mitigation Monitoring and Reporting Program for the Regional University Specific Plan.

WHEREAS, on May 14, 2019, the Board of Supervisors adopted a resolution approving an Addendum to the Regional University Specific Plan certified Final EIR and the Mitigation Monitoring and Reporting Program for the Regional University Specific Plan (collectively with the 2008 approvals identified as the "RUSP MMRP").

WHEREAS, Hillsdale College, HC Real Estate Holding, Inc ("Applicant") has requested approval of the Regional University Phase 1 Project which include administrative modifications to the adopted Regional University Specific Plan, amendments to the Regional University Specific Plan Amendment and Restated Development Agreement relative to the Regional University Specific Plan ("proposed RUSP Amendments"), a Large Lot Vesting Tentative Map that will establish the general layout and location of land uses, backbone roadways and utility easements with no development rights and approval of a Small Lot Vesting Tentative Subdivision Map that will create 973 lots.

WHEREAS, the County determined that the proposed Regional University Phase 1 Project ("Project") constitutes a project for purposes of the California Environmental Quality Act ("CEQA"--Public Resources Code sections 21000 et seq.) and CEQA Guidelines Section 15378, and

WHEREAS, an environmental analysis of the proposed Project was performed and it was concluded that the preparation of an Addendum to the RUSP FEIR is appropriate pursuant to CEQA Section 21166 and Guidelines sections 15162, 15163, 15164 and 15168, and

WHEREAS, necessary revisions and updates were also made to the RUSP MMRP, and

WHEREAS, the Placer County Planning Commission ("Planning Commission") noticed a public hearing in accordance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on October 27, 2022, held the noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.090 to consider the Addendum, the amendments to the RUSP MMRP and the proposed Project, and

WHEREAS, on October 27, 2022, the Planning Commission made written recommendations to the Placer County Board of Supervisors to adopt the Addendum, approve the amendments to the RUSP MMRP and to the proposed Project in accordance with Placer County Code Sections 17.58.200 and 17.60.090, and

WHEREAS, The Placer County Board of Supervisors ("Board") noticed a public hearing in accordance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____(date), the Board held the duly noticed public hearing pursuant to Placer County Code Sections 17.58.200(E)(2) and 17.60.090 to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents, including written and oral testimony, related to the proposed Addendum and the amendments to the RUSP MMRP and to the proposed Project, and

WHEREAS, the Board has duly considered the Addendum, the comments of the public, both oral and written, and all written materials in the record connected therewith, and finds as follows:

1. The proposed Project will not result in substantial changes that would lead to the identification of new or previous unidentified significant environmental effects that would require major revisions of the previously certified Final Environmental Impact Report for the Regional University Specific Plan.
2. No 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 Final Environmental Impact Report for the Regional University Specific Plan was certified, has been discovered which would require major revisions of the previously certified Environmental Impact Report.
3. There is no substantial evidence in the record as a whole that the proposed Project may have a significant effect on the environment or result in any new or additional significant adverse impacts.
4. The Addendum has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Addendum. The Board has reviewed the Addendum and bases its findings on such review and other substantial evidence in the record.
5. The custodian of records for the proposed Project is the Placer County Planning Director, 3091 County Center Drive, Auburn CA, 95603.

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

1. The Board of Supervisors hereby adopts the Addendum to the Regional University Specific Plan Final Environmental Impact Report, dated October 12, 2022, as set forth in Exhibit 1 and hereby incorporated herein.
2. The Board of Supervisors hereby approves an amendment to the Regional University Specific Plan Mitigation Monitoring and Reporting Program to modify Mitigation Measure 6.10-7 (pages 3-24 and 3-25 of the RUSP MMRP) in accordance with the revised mitigation measure contained in pages 8 and 9 of the Addendum (Exhibit 1).
3. This Resolution shall take full force and effect upon the effective date of the ordinance approving the First Amendment to the Amended and Restated Development Agreement by and between the County of Placer and HC Real Estate Holding, Inc. Relative to the Regional University Specific Plan.

Exhibit 1 – Addendum to the Previously Certified EIR