

# EXHIBIT A

## Addendum to the Placer Vineyards Specific Plan Final Environmental Impact Report

October 31, 2014

State Clearinghouse No. 1999062020

### BACKGROUND AND ACTION TRIGGERING THE ADDENDUM

This addendum to the Final Environmental Impact Report (FEIR) for the Placer Vineyards Specific Plan (PVSP) evaluates an amendment to the PVSP and modifications to the financing plan. Specifically, this addendum analyzes the effects of reduction of park acreage consistent with the Placer County General Plan park acreage requirements; the reduction in acreage of linear and passive open space consistent with the Placer County General Plan open space acreage requirements; and the revision of land use designations on adjacent parcels to residential and commercial land use with no change to the number of dwelling units or commercial square foot allocations. Additionally the addendum evaluates the effects of changes to the size and mix of capital facilities and modifications to the financing plan that would change the financing mechanisms for capital facilities, parks, and open space.

As the lead agency under the California Environmental Quality Act (CEQA), Placer County has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed reductions in parks and open space area, changes to capital facilities, and modifications to the financing plan differ enough from the development scenario described in the FEIR for the adopted PVSP to warrant preparation of an addendum, but do not represent substantial changes or involve new information of substantial importance that would warrant preparation of either a subsequent or supplemental EIR under Section 15162.

### PREVIOUS ENVIRONMENTAL ANALYSES

The environmental process for the Specific Plan involved the preparation of the following documents that are relevant to the consideration of the proposed specific plan amendment.

- ▲ 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;
- ▲ FEIR for the Placer Vineyards Specific Plan, October 2006;
- ▲ Supplement to the Final EIR (SFEIR) for the Placer Vineyards Specific Plan, June 2007; and
- ▲ Findings of Fact and Statement of Overriding Considerations for the Placer Vineyards Specific Plan, July 2007;
- ▲ Addendum to the Final EIR, February 2012; and
- ▲ Addendum to the Final EIR and Revised Mitigation Monitoring and Reporting Program, September 2012.

In its final form, the FEIR for the project, originally published in part prior to release of the SPRRDEIR, consists of the RDEIR, the Partially Recirculated Revised Draft EIR, the SPRRDEIR, the FEIR, and the SFEIR to the Specific Plan. The original Final EIR included responses to comments on the RDEIR and PRRDEIR. The SFEIR included responses to comments on the SPRRDEIR.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES REGARDING AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT**

Altered conditions, changes, or additions to the description of a project that occur after certification of an EIR may require additional analysis under CEQA. The legal principles that guide decisions regarding whether additional environmental documentation is required are provided in the State CEQA Guidelines, which establish three mechanisms to address these changes: a subsequent environmental impact report (SEIR), a Supplement to an EIR, and an Addendum to an EIR.

Section 15162 of the State CEQA Guidelines describes the conditions under which a SEIR would be prepared. In summary, 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 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 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified 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 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, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR;
  - (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 measures or alternatives; 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.

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a Subsequent EIR if:

- (1) any of the conditions described above for Section 15162 would require the preparation of a SEIR; and

(2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

This addendum is intended to evaluate and confirm CEQA compliance for the proposed amendment to the PVSP and proposed modifications to funding of capital facilities, which would be a change relative to what is described and evaluated in the PVSP FEIR. These proposals include changes to land use designations, reductions in park and open space acreages, the mix and size of capital facilities, and the funding mechanisms for capital facilities. This addendum is organized as an environmental checklist, and is intended to evaluate all environmental topic areas for any changes in circumstances or the project description, as compared to the approved FEIR, and determine whether such changes were or were not adequately covered in the certified FEIR. This checklist is not the traditional CEQA Environmental Checklist, per Appendix G of the CEQA Guidelines. As explained below, the purpose of this checklist is to evaluate the checklist categories in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion from the PVSP FEIR. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162, 15163, 15164 and 15168.