



Placer County  
 Facilities Management  
 11476 C Avenue  
 Auburn, CA 95603

**NOTICE OF EXEMPTION**

To:   X   County Clerk  
 County of Placer

  X   Office of Planning & Research State Clearinghouse  
 CEQA Submit

**Project Title:** Purchase and Sale Agreement and Related Actions for 110 North Sunrise Avenue, Roseville Property Acquisition (Round 2 Homekey Program)

**Project Location:** 110 North Sunrise Avenue, Roseville CA on APN 013-213-001-000

**Description of Project:** On January 11, 2022, the Placer County Board of Supervisors ("Board") approved a Purchase and Sale Agreement (PSA) for the real property acquisition of the 1.68-acre parcel improved with a 73,181± square foot, four-story, 85-room hotel building located at 110 North Sunrise Avenue, Roseville CA, described as APN 013-213-001-000, (Property) from Roseville Hospitality, LLC for \$16,700,000 and authorized the Director of Facilities Management, or designee, to take all necessary actions to implement the PSA, and to assign rights to purchase the Property to the County's selected housing operator, AMI Housing, Inc. subject to a deed restriction requiring this Property to be operated for the services and for the duration as required by the Round 2 Homekey Program and other funding sources.

**Name of Public Agency Making Environmental Determination:** County of Placer

**Name of Person or Agency Carrying Out Project:** County of Placer

**Reasons Why Project is Exempt:** The Board's actions to approve the proposed property acquisition and related documents and agreements, (collectively, the "Actions") are each Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. This section provides an exemption for activities where there is no expansion of use beyond that is previously existing. Additionally, on a separate and independent basis, the Actions are each exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be determined with certainty that there is no possibility that approval of the Actions will result in a direct or a reasonably foreseeable indirect significant impact on the environment. Future operation of the property for permanent supportive housing funded by Homekey Round 2 Program is exempt from CEQA: AB 140 (2021) which establishes a statutory exemption from CEQA (Health & Safety Code, § 50675.1.4). The project will comply with all the applicable requirements to comply with the CEQA exemption. AB 140 also provides for a land-use exemption independent of the CEQA exemption. The project shall be deemed consistent in conformity with applicable local plan, standard, or requirement and shall not be subject to a conditional use permit.

**Lead Agency Contact Person:** Eric Findlay **Area Code/Telephone Number:** (530) 886-4900

  
 Lead Agency Signature

  1-13-22    
 Date