



Placer County  
Department of Facilities Management  
11476 C Avenue  
Auburn, CA 95603

## NOTICE OF EXEMPTION

To:   X   County Clerk  
County of Placer

  X   Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title:** Acquisition of a 5.7-acre parcel improved with a ±54,940 square foot commercial building located at 5700 W. Oaks Blvd., Rocklin, CA (APN 017-086-006-000) and a related Leaseback Agreement.

**Project Location:** 5700 W. Oaks Blvd., Rocklin, CA 95765 (APN 017-086-006-000)

**Description of Project:** On December 3, 2024, the Placer County Board of Supervisors (Board) adopted a Resolution approving the acquisition of a 5.7-acre parcel improved with a ±54,940 square foot commercial building located at 5700 W. Oaks Blvd., Rocklin, CA 95765 (APN 017-086-006-000) (Subject Property) from Educational Media Foundation, a California non-profit religious corporation (Seller), for \$6,500,000, and authorizing the Placer County Director of Facilities Management, or designee, to execute a Purchase and Sale Agreement (PSA) and a two-year Leaseback Agreement for a portion of the Subject Property at an annualized amount of \$60,408, subject to County Counsel and Risk Management concurrence, and to take all necessary actions to implement the terms of the PSA and the Leaseback Agreement to acquire the Subject Property and leaseback a portion of the Subject Property to Seller. The Board also approved budgetary and capital assets list actions and made the below-described California Environmental Quality Act exemption determinations related to the subject approvals and authorizations.

**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 action approving the acquisition of the Subject Property and authorizing the execution of the PSA and the Leaseback Agreement is exempt from California Environmental Quality Act (CEQA) review under CEQA Guidelines Section 15301 as it is the acquisition and leaseback of an existing facility with negligible or no expansion of existing or former use. The Board's action does not authorize a change in use of the Subject Property from what currently exists, and the leaseback continues an existing use at the Subject Property. On a separate and independent basis, the proposed acquisition and leaseback are each also exempt from CEQA review under CEQA Guidelines Section 15061(b)(3), as CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the acquisition and leaseback may have a significant effect on the environment, as the use of the Subject Property is not changing and/or expanding, and no exterior building expansion is being authorized. On a further separate and independent basis, the Seller's leaseback of a portion the Subject Property for a limited period of time pursuant to the Leaseback Agreement is exempt from CEQA review under CEQA Guidelines Section 15311 as it involves the construction or placement of minor structures accessory to an existing commercial facility.

**Lead Agency Contact Person:** Eric Findlay

**Area Code/Telephone Number:** (530) 886-4900

  
Eric Findlay (Dec 4, 2024 11:26 PST)

Lead Agency Signature

Dec 4, 2024

Date