

Notice of Determination

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
Shirlee Herrington, Senior CDRA Technician
(530) 745-3132

County Clerk
County of Placer
2952 Richardson Avenue
Auburn CA 95603

POSTED
DEC 14 2022
Through FEB 01 2023
RYAN RONCO, COUNTY CLERK
By *Skaza*
Deputy Clerk

Date received for filing at Placer County:

#22-306

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number:
2016112012

Project #:
PLN22-00043 / PLN16-00341

Project Title:
Placer Commerce Center within the
Sunset Area Plan / Placer Ranch Specific Plan

APN(s):
017-063-050-000, 017-063-054-000, 017-063-048-000

Project Location:

The 393.7-acre project site is located at the terminus of Foothills Boulevard North, south of Athens Avenue and north of the future alignment of Placer Parkway. The site consists of three parcels including a 75.09-acre parcel at the southeast corner of Foothills Boulevard North and Athens Avenue, a 153.8-acre parcel at the southwest corner of Foothills Boulevard North and Athens Avenue, and a 163.7-acre parcel south of the 153.8-acre parcel on Foothills Boulevard, Placer County

Project Applicant/Owner:

Buzz Oates Construction, Inc.

Project Description:

Construction of a multi-building business park within the Innovation Center (IC) and Entertainment Mixed Use (EMU) zoning districts and within the 1,000-foot landfill buffer area, and subdivision of the 393.7-acre project site into an 18-lot business park with up to 6,403,773 square feet of space in multiple buildings.

Entitlement(s):

General Plan / Community Plan Amendment, Master Conditional Use Permit, Phased Vesting Tentative Subdivision Map

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on December 13, 2022, by the Board of Supervisors and has made the following determination regarding the project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report and Addendum was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (SB 1535)
 The project has been found to be exempt and not subject to the provisions of SB 1535.
 \$50 for County processing fees (attach No Effect Determination Form)
 The project is not exempt and is, therefore, subject to the following fees:
 \$3,889.25.00 (\$3,839.25 Fish and Wildlife plus \$50 County recording fee) for review of an EIR
 \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

FILED

DEC 14 2022

Ryan Ronco
COUNTY CLERK OF PLACER COUNTY
Skaza
DEPUTY

This is to certify that the Environmental Impact Report and Addenda are available to the General Public at the front counter of the Community Development Resource Center, 3091 County Center Drive, Auburn, CA 95603.

Signature *Janean Leggs* Date 12-13-22
Environmental Coordination Services, Placer County

State of California -- Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 02/19)

RECEIPT#
31-190340
STATE CLEARING HOUSE# (if applicable)
2016112012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY		DATE 12/11/2019	
COUNTY/STATE AGENCY OF FILING PLACER COUNTY CLERK AUBURN			
PROJECT TITLE SUNSET AREA PLAN AND PLACER REANCH SPECIFIC PLAN			
PROJECT APPLICANT NAME PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY			PHONE NUMBER 530-745-3132
PROJECT APPLICANT ADDRESS 3091 COUNTY CENTER DRIVE STE 190		CITY AUBURN	STATE CA ZIPCODE 95603

PROJECT APPLICANT (Check appropriate box):

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|--------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | <u>\$ 3,271.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND) (ND) | \$2,354.75 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,112.00 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | <u>\$ 50.00</u> |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> DFG No Effect Determination (attach) | | |
| <input type="checkbox"/> Other _____ | | \$ _____ |

PAYMENT METHOD:

Cash Credit Check Other: Journal

TOTAL RECEIVED **\$3,321.00**

SIGNATURE

X *C. Wheeler*

TITLE

C. Wheeler, DEPUTY

PROJECT APPLICANT COPY

CDFW/ASB COPY

LEAD AGENCY COPY

COUNTY CLERK COPY

FG 753.5a (Rev. 01/18)

19.340

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FILED

Date received for filing at Placer County:

POSTED DEC 11 2019

Through _____

RYAN RONCO, COUNTY CLERK

By C. Whelan
Deputy Clerk

DEC 11 2019

Ryan Ronco
COUNTY CLERK OF PLACER COUNTY
BY C. Whelan
Deputy

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number:
2016112012

Project #:
PLN16-00341 / PLN15-00283

Project Title:
Sunset Area Plan and Placer Ranch Specific Plan

APN(s):
017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-040-000, 017-063-039-000, 017-063-012-000, 017-063-045-000, 017-063-046-000

Project Location:

Between the cities of Rocklin to the east, Roseville to the south, and Lincoln to the north, and unincorporated Placer County to the west, Placer County

Project Applicant/Owner:

Placer County Community Development Resource Agency

Project Description:

The Sunset Area Plan (SAP) is a County-initiated update to its existing Sunset Industrial Area Plan and includes a policy and zoning document intended to guide future development in the Sunset Area over the next 20 years. The SAP work program also incorporates the proposed Placer Ranch Specific Plan (PRSP). The PRSP includes a proposal to establish specific land uses and development standards that would facilitate the development of 8,440,513 square feet of university, employment, and commercial uses, as well as 377.5 acres of parks, open space, and paseos. The PRSP would also include approximately 801.4 acres of housing that would consist of 2,210 dwelling units of Low Density Residential, 1,050 dwelling units Low Density Residential Age-Restricted, 872 dwelling units of Medium Density Residential, and 1,504 dwelling units of High Density Residential.

Entitlement(s):

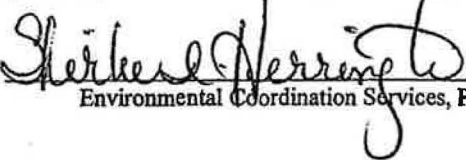
General Plan Amendment, Sunset Area Plan, Placer Ranch Specific Plan, Rezone, Development Agreement, Large Lot Vesting Tentative Subdivision Map

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on December 10, 2019 by the Board of Supervisors and has made the following determination regarding the project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
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 - \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Environmental Impact Report is available to the General Public at the front counter of the Community Development Resource Center, 3091 County Center Drive, Auburn, CA 95603.

Signature  Date 12/11/19
Environmental Coordination Services, Placer County

Governor's Office of Planning & Research

DEC 12 2019

STATE CLEARINGHOUSE