

Notice of Determination

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

County Clerk
County of Placer
2952 Richardson Avenue
Auburn CA 95603

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

Date received for filing at Placer County:

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

State Clearinghouse Number:
2016112012

Project #:
PLN24-00009 / PLN16-00341

Project Title:
Sunset Area Plan Amendments

APN(s):
017-117-009-000, 017-117-010-000

Project Location:
4242 Cincinnati Avenue, Roseville area, Placer County

Project Applicant/Owner:
Placer County

Project Description:
General Plan/Specific Plan Amendment to the Sunset Area Plan Implementing Zoning Regulations to allow for multi-family dwellings in the Business Professional zoning district south of Placer Parkway; add Warehousing, Wholesale and Distribution as an allowed use in the Industrial Mixed Use (IMU) zoning district; correct figures, graphics and tables and text in the Sunset Area Plan document; require a Conditional Use Permit for Renewable Energy Facilities in the Innovation Center (IC) zoning district; add a Multi-Family Residential (RM) zoning district; and to allow for parking lot light standards to be 25-foot tall; 2) General Plan/Specific Plan Amendment to modify the Sunset Area Plan Corridor Design Standards and Guidelines to update Circulation diagrams and road sections; and, 3) rezone two properties totaling 26.4 acres located at 4242 Cincinnati Avenue (APNs 017-117-009-000 and 017-117-010-000) from Industrial Mixed Use, combining Design Scenic Corridor (IMU-Dc) to Residential Multi-Family, combining Design Scenic Corridor (RM-Dc).

Entitlement(s):
General/Specific Plan Amendment; Rezone

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on May 28, 2024, 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 (certified 12-10-19) 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:
 \$4,101.25 (\$4,051.25 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)

This is to certify that the Environmental Impact Report and Addendum are available to the general public online at <https://www.placer.ca.gov/2702/Sunset-Area-Plan---Placer-Ranch-Specific>

Signature  Date 06/03/24
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
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COUNTY/STATE AGENCY OF FILING PLACER COUNTY CLERK AUBURN
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PROJECT TITLE SUNSET AREA PLAN AND PLACER REANCH SPECIFIC PLAN
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PROJECT APPLICANT NAME PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY	PHONE NUMBER 530-745-3132
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PROJECT APPLICANT ADDRESS 3091 COUNTY CENTER DRIVE STE 190	CITY AUBURN	STATE CA	ZIPCODE 95603
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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 <i>C. Wheeler</i>	TITLE C. Wheeler, DEPUTY
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19-340

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3091 County Center Drive, Suite 190
Auburn, CA 95603
Shirlee Herrington, Senior CDRA Technician
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County Clerk
County of Placer
2952 Richardson Avenue
Auburn CA 95603

FILED

Date received for filing at Placer County:

DEC 11 2019

POSTED **DEC 11 2019**

Through _____

RYAN RONCO, COUNTY CLERK

By C. Whener
Deputy Clerk

Ryan Ronco
COUNTY CLERK OF PLACER COUNTY
BY: [Signature]
OFFICIAL

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

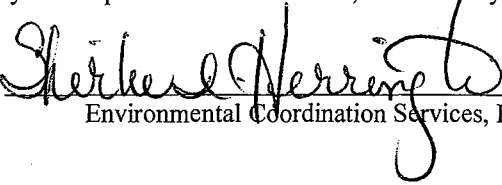
This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on December 10, 2019 by the Board of Supervisors and has made the following determination regarding the project:

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.
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.
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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:
 - \$3,321.00 (\$3,271.00 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)

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



Environmental Coordination Services, Placer County

Date

12/11/19

Governor's Office of Planning & Research

DEC 12 2019

STATE CLEARINGHOUSE