

## Notice of Determination

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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  
Meghan Schwartz, 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 #:

PLN24-00109

Project Title:

Placer Commerce Center within the  
Sunset Area Plan/Placer Ranch Specific Plan

APN(s):

017-063084-000, 017-063-085-000, 017-063-086-000,  
017-063-087-000, and 017-063-088-000

Project Location:

North of the City of Roseville at the terminus of Foothills Boulevard North, south of Athens Avenue and north of the future alignment of Placer Parkway, Placer County

Project Applicant/Owner:

Sheridon Evans on behalf of Buzz Oates Construction

Project Description:

Modification to the Phased Vesting Tentative Subdivision Map for the Placer Commerce Center Project to add one additional driveway onto Athens Avenue, add four additional driveways onto Foothills Boulevard North, modify the approved road and frontage improvements, update the Placer Commerce Center Master Plan and Design Guidelines, and adjust project phasing and conditions to accommodate these changes, subject to the modified Conditions of Approval.

Entitlement(s):

Master Conditional Use Permit and Phased Vesting Tentative Subdivision Map Modifications, and Extension of Time.

This is to advise that Placer County ( Lead Agency or  Responsible Agency) has approved the above-described project on March 27, 2025 by the Planning Commission 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 including two Addenda 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:  
 \$4,173.50 (\$4,123.50 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 online at <https://www.placer.ca.gov/DocumentCenter/View/87757/01A>.



Signature \_\_\_\_\_

Date 3/27/25

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#  <b>31-190340</b>
STATE CLEARING HOUSE# (if applicable)  <b>2016112012</b>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

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

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

CHECK APPLICABLE FEES:

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

PAYMENT METHOD:

Cash    Credit    Check    Other: Journal

TOTAL RECEIVED **\$3,321.00**

SIGNATURE <b>X</b> <i>C. Wheeler</i>	TITLE <b>C. Wheeler, DEPUTY</b>
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