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
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 #:
PLN25-00163

Project Title:
Placer Commerce Center - Buildings 1, 3, and 4 and On-Site Improvements – Design Review

APN(s):
017-063-085-000

Project Location:
2221 Athens Ave, in the unincorporated Lincoln area, Placer County

Project Applicant/Owner:
Buzz Oates Construction, Inc.

Project Description:
The submittal is for a Design Review Agreement for Buildings 1, 3, and 4, and the On-Site Improvements within the Placer Commerce Center. Building 1 is a 235,445 sf concrete tilt-up building. The intended uses are warehousing and distribution and light industrial. Building 3 is a 73,438 sf concrete tilt-up building. The intended uses are research and development, warehousing and distribution, and light industrial. Building 4 is a 61,231 sf concrete tilt-up building. The intended uses are research and development, warehousing and distribution, and light industrial.

Entitlement(s):
Design/Site Review

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on September 18, 2025, by the Zoning Administrator 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.
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/2526/Environmental-Impact-Reports.

Signature Meghan Schwartz Date 09/22/25

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# 31-190340

STATE CLEARING HOUSE# (if applicable) 2016112012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	DATE
PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY	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	PHONE NUMBER
PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY	530-745-3132

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIPCODE
3091 COUNTY CENTER DRIVE STE 190	AUBURN	CA	95603

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	TITLE
X C. Wheeler	C. Wheeler, DEPUTY

PROJECT APPLICANT COPY CDFW/ASB COPY LEAD AGENCY COPY COUNTY CLERK COPY FG 753.5a (Rev. 01/18)

Trial Balance

Organization CO100 County of Placer
Periods FY2026 : Jul - Jun
Ledger Actuals
Ledger Account/Summary 20380:Deposits From Others - Sub Support
Display Worktag Type Cost Center
Project
Accounting Worktag CC06003 Planning Services
CC06070 CDRA Tahoe Operations
PJP21220 Smith Minor Land Division
PJP25103 MAJ579 Warda Warehouse 4 Design Review
PJP25163 MAJ583 Placer Commerce Center - Buildings 1, 3, and 4 and On-Site Improvements
PJP25229 MAJ586 Crestview at Bickford Design Review
PJP25230 MAJ587 Hillside at Bickford Design Review
Book Modified Accrual (Common)
Company Currency USD
Translation Currency USD
Run 09/23/2025 08:09 AM

Consolidation Data

Ledger Account	Cost Center	Project	Beginning Balance	Debit Amount	Credit Amount	Ending Balance
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP21220 Smith Minor Land Division	0.00	0.00	3,018.75	(3,018.75)
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP25103 MAJ579 Warda Warehouse 4 Design Review	(50.00)	0.00	0.00	(50.00)
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP25163 MAJ583 Placer Commerce Center - Buildings 1, 3, and 4 and On-Site Improvements	(50.00)	0.00	0.00	(50.00)
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP25229 MAJ586 Crestview at Bickford Design Review	(50.00)	0.00	0.00	(50.00)
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP25230 MAJ587 Hillside at Bickford Design Review	(50.00)	0.00	0.00	(50.00)
Total			(200.00)	0.00	3,018.75	(3,218.75)

View Cash Sale Line

Cash Sale Line	CASH_SALE_LINE-3-1035785
Cash Sale	CS147298 - 05/15/2025 - 25,118.75 - USD

Line Details

Sales Item	
Revenue Category	RC8380 Deposits From Others - Sub Support (GL20380)
Line Item Description	25-0579801
Quantity	0
Unit of Measure	
Unit Price	0.00
Extended Amount	50.00
Analytical Amount	0.00

Additional Information

Bill-To Customer	Cash Sale - 06 Community Development Resource Agency
Cash Sale Line Company	CO100 County of Placer
Currency	USD
Transaction Date	05/13/2025
From Date	
To Date	
Memo	PLN25-00163 | PL-NOE | 017-063-085-000 | Sheridon Evans |
Tax Applicability	
Tax Code	

Worktags

Grant	
***Program**	PG060023 PLN - Current Planning Services
***Cost Center**	CC06003 Planning Services
***Fund**	FD10000 General Fund
***Function**	FN207 Other Protection
***Additional Worktags**	Location: LC00195 Auburn Mandate Status: Mandated Project: PJP25163 MAJ583 Placer Commerce Center - Buildings 1, 3, and 4 and On-Site Improvements
Origin	Web Service