

## Notice of Determination

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**To:**

Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of Placer  
Auburn, CA 95603

**From (Responsible Agency):**

Board of Trustees, The California State  
University  
401 Golden Shore  
Long Beach, CA 90802-4210

**Lead Agency:**

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

***SUBJECT: Filing of Notice of Determination in compliance with CEQA Guidelines Section 15096(i) and Section 21108 or 21152 of the Public Resources Code.***

Project Title: Sunset Area Plan/Placer Ranch Specific Plan

Project Applicant: Placer Ranch Inc.

Project Location (include county): The Placer Ranch Specific Plan area encompasses 2,213 acres within the 8,497-acre Sunset Area Plan area in unincorporated Placer County, between the existing Sunset Boulevard West alignment, west of Fiddymont Road, and the city of Lincoln on the north; Roseville city limits on the south; State Route 65 and the cities of Rocklin and Lincoln on the east; and South Dowd Road and farmland to the west. Real property totaling 301 acres, owned by Placer Ranch Inc. and proposed as a gift to California State University, Sacramento (CSU, Sacramento) for future development as an Off-Campus Center, is located in the southern portion of the Placer Ranch Specific Plan Area, approximately one mile west of the interchange of State Route 65 and Sunset Boulevard.

Project Description:

On December 10, 2019, the Board of Supervisors of the County of Placer approved the Sunset Area Plan and Placer Ranch Specific Plan (SCH #2016112012) and certified the related Environmental Impact Report (EIR), which included programmatic-level environmental analysis of a 301-acre Off-Campus Center to be affiliated with CSU, Sacramento and located within the Placer Ranch Specific Plan area.

The Board of Trustees of The California State University is a Responsible Agency with respect to Placer County's CEQA action as it is a public agency with some discretionary authority over a portion of that project (CEQA Guidelines Section 15381). Specifically, the Board of Trustees is required to satisfy its obligations as a Responsible Agency as to the preliminary site plans and initial phases of infrastructure and facility development on the proposed Off-Campus Center, at the time of approval of the acceptance of the gift of real property from Placer Ranch Inc.

Accordingly, on March 24, 2020, the Board of Trustees of The California State University acted to:

- a) Authorize the Chancellor or designee to negotiate and execute the terms of a Memorandum of Understanding and Gift Agreement with Placer Ranch, Inc. to accept 301 acres of real property donated to the California State University from Placer Ranch, Inc.;
- b) Authorize the Chancellor or designee to negotiate and execute the terms of a Memorandum of Understanding with the County of Placer related to the development of the off-campus center; and
- c) Direct that the proposed off-campus center be called the "Sacramento State-Placer Center".

On March 24, 2020, the Board of Trustees of The California State University further acted to do the following, having duly considered the Draft Environmental Impact Report, the Final Environmental Impact Report including all errata, and appendices and references thereto, and the whole of the project's administrative record:

- d) Adopt the Findings of Fact and Mitigation Monitoring and Reporting Program for the Final Environmental Impact Report for the Sunset Area Plan/Placer Ranch Specific Plan and the related mitigation measures, as prepared by the County of Placer, lead agency;
- e) Adopt the Statement of Overriding Considerations for the Final Environmental Impact Report for the Sunset Area Plan/Placer Ranch Specific Plan;
- f) Find that the inclusion of certain mitigation measures as a part of the project approval will reduce most, but not all, of these effects to less than significant levels; and
- g) Request the Chancellor or designee under Delegation of Authority granted by the Board of Trustees, and as a Responsible Agency with respect to the Sunset Area Plan/Placer Ranch Specific Plan project, to file this Notice of Determination.

This is to advise that the Board of Trustees of The California State University, as the Responsible Agency, has approved the above described project on March 24, 2020 and has made the following determinations regarding the above described 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 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.

This is to certify that the Environmental Impact Report and record of approval by The California State University are available to the general public and maintained in the files of The California State University at the Office of the Chancellor, 401 Golden Shore, Long Beach, California, 90802-4210. The Environmental Impact Report and record of approval by the Lead Agency are also available online as follows:

Draft Environmental Impact Report:

[https://www.placer.ca.gov/2702/SunsetArea-Plan---Placer-Ranch-Specific#tab40562e19-7975-40f0-931a105b173f34f3\\_1](https://www.placer.ca.gov/2702/SunsetArea-Plan---Placer-Ranch-Specific#tab40562e19-7975-40f0-931a105b173f34f3_1))

Final Environmental Impact Report including Errata and appendices and references thereto:

[https://www.placer.ca.gov/2702/Sunset-Area-Plan---PlacerRanch-Specific#tab40562e19-7975-40f0-931a-105b173f34f3\\_0](https://www.placer.ca.gov/2702/Sunset-Area-Plan---PlacerRanch-Specific#tab40562e19-7975-40f0-931a-105b173f34f3_0)

Findings of Fact and Statement of Overriding Considerations:

<https://www.placer.ca.gov/DocumentCenter/View/41408/02A->

Signature (Public Agency): *Anne Collins-Dolme* Title: Principal Environmental Planner

Date: \_\_\_\_\_ Date Received for filing at OPR: \_\_\_\_\_

Governor's Office of Planning & Research

**MAR 27 2020**

**STATE CLEARINGHOUSE**