

2019028051

Placer County Successor Agency
175 Fulweiler Avenue
Auburn, CA 95603

NOTICE OF EXEMPTION

To: X County Clerk
County of Placer

X Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

19-029

POSTED JAN 31 2019
Through _____
RYAN RONCO, COUNTY CLERK
By [Signature]
Deputy Clerk

Project Title: Eastern Gateway Property Purchase and Sale Agreement /10 Parcels at 8776 to 8798 North Lake Boulevard, Kings Beach, CA by and between Kings Beach Center, LLC and the Placer County Successor Agency.

Project Location: Eastern Gateway Property (APNs: 090-221-012, -013, -014, -018, -020, -021, -026, -027 and 090-370-005, -006) totaling 1.3± acres located at 8776 to 8798 North Lake Boulevard in Kings Beach, CA

Description of Project: On January 29, 2019, the Placer County Successor Agency Board (Board) adopted a Resolution to approve the Purchase and Sale Agreement for the sale of the 1.3-acre Eastern Gateway Property (10 vacant parcels), located at 8776 to 8798 North Lake Boulevard in Kings Beach, CA to Kings Beach Center, LLC for \$1,100,000, and to authorize the Successor Agency Officer, or designee, to take all necessary actions to execute the agreement and complete the sale of the property, in substantial conformance to the agreement filed with the Clerk of the Board and subject to Successor Agency Counsel concurrence.

Name of Public Agency Making Environmental Determination: Placer County Successor Agency

Name of Person or Agency Carrying Out Project: Placer County Successor Agency

Reasons Why Project Is Exempt: The action to adopt the Resolution and approve the Agreement and other authorizations provided for herein (collectively, the Action) is not a project as defined in California Public Resources Code Section 21065 and/or California Environmental Quality Act (CEQA) Guidelines Section 15378(a) and therefore is not subject to CEQA. CEQA applies only to the approval of a project, and the Action does not constitute approval of a project. The authorization, execution and implementation of the Agreement will not cause any physical change to the environment, directly or indirectly, beyond those activities that are already authorized to occur at the site. All potential development and/or improvements referred to in the Agreement will be subject to full environmental review pursuant to applicable environmental laws.

On a separate and independent basis, if the Action is determined to be a project, the Action is exempt from CEQA as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (CEQA Guidelines Section 15061(b)(3).) For the reasons stated above, authorization to enter into the Agreement will not result in any adverse change to the environment, and thus no significant impacts will occur by virtue of the Agreement. The Agreement does not create any new entitlements or project approvals.

On a further separate and independent basis, the Action is exempt from CEQA because it does not constitute a project approval under CEQA Guidelines Section 15352(a). Approval of the Agreement and related authorizations does not commit Placer County to a definite course of action. The Successor Agency is not approving any land use entitlements to allow the Buyer to construct and operate the proposed project. The Successor Agency is not committing to any particular physical development project and reserves all rights to fully analyze any project ultimately proposed in full compliance with CEQA.

Governor's Office of Planning & Research

FEB 04 2019

Lead Agency Contact Person: Laurie Morse

Area Code/Telephone Number: (530) 886-4900

Laurie Morse
Lead Agency Signature

1/31/19
Date