



City Clerk  
311 Vernon Street  
Roseville, California 95678-2649

**NOTICE OF DETERMINATION  
for an ADDENDUM to a MITIGATED NEGATIVE DECLARATION**

TO: County Clerk  
County of Placer  
2954 Richardson Drive  
Auburn, CA 95603

State Clearinghouse  
P. O. Box 3044  
Sacramento, CA 95812-3044

FROM: CITY OF ROSEVILLE  
Carmen Avalos, CMC City Clerk  
311 Vernon Street  
Roseville, CA 95678

**FILED**

**JAN 23 2023**

DATE: January 19, 2023

**RYAN RONCO  
COUNTY CLERK OF PLACER COUNTY  
BY [Signature]**

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: NIPA PCL 56 - Blue Oaks Commerce Center (File #PL22-0101)

PROJECT APPROVAL DATE: January 18, 2023

STATE CLEARINGHOUSE NUMBER: n/a

CONTACT PERSON: Escarlet Mar, Associate Planner, (916) 774-5247

POSTED **JAN 23 2023**  
Through \_\_\_\_\_  
RYAN RONCO, COUNTY CLERK  
By [Signature]  
Deputy Clerk

APPLICANT; OWNER: Jennifer Kimura, VLMK Engineering + Design (Applicant); Schnitzer Properties-II, LLC (Owner)

PROJECT LOCATION: 2200 Freedom Way, Roseville, Placer County, CA (APN 017-123-090-000)

**SUMMARY PROJECT DESCRIPTION:** The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 to allow construction of four (4) industrial buildings totaling approximately 310,000 square feet in size with associated parking, lighting, and landscaping, which will be located on two (2) parcels totaling 23.94-acres in size. The proposed Stage 1 Modification would change the approved site plan by increasing the square footage of the industrial buildings on the site by approximately 50,000 square feet, which is still within the original project square footage of 575,505 square feet.

**DETERMINATIONS FOR MITIGATED NEGATIVE DECLARATION ADDENDUM**

This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

- The City concluded, based on substantial evidence, that the project will not have any new or more severe significant effects on the environment compared with those in the 2010 Mitigated Negative Declaration (MND) prepared for the underlying project, the Blue Oaks Commerce Center. For this reason, no Subsequent EIR or Supplemental EIR was required.
- The 2010 MND for the original 575,505 sf office, industrial, and retail center was previously prepared and certified by the City of Roseville pursuant to the provisions of CEQA. An Addendum was prepared by the City of Roseville and considered by the City Council prior to approving the NIPA PCL 56 – Blue Oaks Commerce Center project. No new Mitigation Monitoring Program was adopted for this project. The mitigation measures for the Blue Oaks Commerce Center project remain in effect.
- Findings were previously made pursuant to the provisions of CEQA.

The environmental documentation and record of project approval may be examined at the City of Roseville, Development Services Department, 311 Vernon Street, Roseville, CA 95678; Monday–Friday, 8 a.m. to 5 p.m. (916-774-5276).

January 19, 2023  
DATE

[Signature]  
Carmen Avalos, CMC City Clerk

#23-0002



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**  
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

31 — 01/23/2023 —

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY

CITY OF ROSEVILLE

LEAD AGENCY EMAIL

DATE

01/23/2023

COUNTY/STATE AGENCY OF FILING

Placer

DOCUMENT NUMBER

23-0002

PROJECT TITLE

NIPA PCL 56-BLUE OAKS COMMERCE CENTER (FILE #PL22-0101)

PROJECT APPLICANT NAME

SCHNITZER PROPERTIES

PROJECT APPLICANT EMAIL

PHONE NUMBER

(503) 973-0258

PROJECT APPLICANT ADDRESS

1121 SW SALMON STREET

CITY

PORTLAND

STATE

OR

ZIP CODE

97205

**PROJECT APPLICANT** (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)

\$3,839.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,764.00

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,305.25

\$

0.00

☒ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

**PAYMENT METHOD:**

☐ Cash

☒ Credit

☐ Check

☐ Other

**TOTAL RECEIVED**

\$

50.00

SIGNATURE

X *S. Kasza*

AGENCY OF FILING PRINTED NAME AND TITLE

S. KASZA, DEPUTY-PLACER COUNTY CLERK RECORDER



State of California -- The Resources Agency  
**DEPARTMENT OF FISH AND GAME**  
**2010 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT#

100103

STATE CLEARING HOUSE#  
(if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

CITY OF ROSEVILLE PLANNING & REDEVEL

COUNTY/STATE AGENCY OF FILING

PLACER COUNTY CLERK AUBURN

PROJECT TITLE

BLUE OAKS COMMERCE CENTER/2007PL-039

PROJECT APPLICANT NAME

HARSCH INVESTMENT CORP

PROJECT APPLICANT ADDRESS

PO BOX 2708

CITY

PORTLAND

STATE

OR

PHONE NUMBER

ZIPCODE

97208

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$2,792.25

\$

☒ Mitigated/Negative Declaration (ND)(MND)

\$2,010.25

\$ 2,010.25

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

\$850.00

\$

☐ Projects Subject to Certified Regulatory Programs (CRP)

\$949.50

\$

☒ County Administrative Fee

\$50.00

\$ 50.00

☐ Project that is exempt from fees

☐ Notice of Exemption

☐ DFG No Effect Determination (Form Attached)

☐ Other

\$

PAYMENT METHOD:

☐ Cash ☒ Credit ☒ Check ☐ Other

SIGNATURE

X *SKaya*

TOTAL RECEIVED \$2,060.25

TITLE

DEPUTY

PROJECT APPLICANT COPY

DFG/ASB COPY

LEAD AGENCY COPY

COUNTY CLERK COPY

FG 753 5a (Rev 11/09)

## NOTICE OF DETERMINATION

**To:** Placer County Clerk  
2954 Richardson Boulevard  
Auburn, CA 95603

**Date:** May 28, 2010

**SCH #:** N/A

**Project Title/File Number:** Blue Oaks Commerce Center/2007PL-039

**Project Location:** 8950 Industrial Ave, Roseville, Placer County

**Project Description:** The applicant requests approval of the following: 1) a Major Project Permit - Stage I for development of 49.4 acres with 17 buildings totaling 575,505 square feet, providing a mix of office, industrial and commercial uses, and grading, parking, landscaping and lighting improvements. The project also includes the removal of the Blue Oaks Bl to Industrial Ave jughandle and the installation of two new roadways that would connect Blue Oaks Bl to Industrial Ave and Washington Bl; and 2) a Tentative Map to subdivide 49.4 acres into eight parcels.

**Project Applicant:** VLMK Consulting Engineers, 3933 SW Kelly Ave, Portland, OR

**Property Owner:** Harsch Investment Properties, LLC, 1121 SW Salmon St, Portland, OR

**Lead Agency Contact:** Gina LaTorra, Associate Planner Phone (916) 774-5276

This is to advise interested parties that on May 27, 2010 the Roseville Planning Commission (lead agency) has approved and made the following determination regarding the above-described project:

**The project will not have a significant effect on the environment.**

A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA). Mitigation measures were not made a condition of the approval of this project.

The environmental documentation and record of project approval may be examined at the City of Roseville, 311 Vernon Street, Roseville, CA 95678.

**Placer County Clerk:** Please mail this page back to City Clerk, 311 Vernon Street, Roseville, CA 95678.

*Gina LaTorra*  
Gina LaTorra, Associate Planner

POSTED 06/04/2010  
Through  
JIM McCAULEY, COUNTY CLERK  
By *[Signature]*  
Deputy Clerk

**FILED**  
JUN 04 2010  
Jim McCauley  
COUNTY CLERK OF PLACER COUNTY  
BY *[Signature]*  
DEPUTY

# 103