

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:

2019069096

Project #:

PLN24-00224

Project Title:

Granite Bay Congregate Living Health Facility

APN(s):

467-090-009-000

Project Location:

3140 Spahn Ranch Road, Granite Bay, Placer County

Project Applicant/Owner:

421 San Juan LLC

Project Description:

The proposed Granite Bay Congregate Living Health Facility would be an extended care facility with a capacity of up to 18 residents, located on a 4.11-acre site.

Entitlement(s):

Conditional Use Permit, Variance

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on February 20, 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 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:
 \$3,018.75 (\$2,968.75 Fish and Wildlife plus \$50 County recording fee) for review of a Mitigated Negative Declaration
 \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Mitigated Negative Declaration is available to the General Public online at

<https://www.placer.ca.gov/DocumentCenter/View/86142/03A>



Signature _____

Environmental Coordination Services, Placer County

Date _____

2/28/25

State of California -- Department of Fish and Wildlife
 2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW753.5a (Rev. 02/19)

RECEIPT#
31-190285
 STATE LEARNING HOUSE#
 (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY **PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE AGENCY** DATE **09/25/2019**

COUNTY/STATE AGENCY OF FILING
PLACER COUNTY CLERK AUBURN

PROJECT TITLE
GRANITE BAY CONGREGATE LIVING HEALTH FACILITY

PROJECT APPLICANT NAME
 PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE AGENCY PHONE NUMBER
 530-745-3132

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
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 \$ _____
- Mitigated/Negative Declaration (MND) (ND) \$2,354.75 \$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 1 \$ _____

PAYMENT METHOD:

Cash Credit Check Other: Journal TOTAL RECEIVED \$2,404.75

SIGNATURE **X** TITLE **J. Chatterley, DEPUTY**