

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
Shirlee Herrington, Senior CDRA Technician
(530) 745-3132

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number:
2024050836

Project #:
PLN23-00122

Project Title:
Ophir Road Storage

APN(s):
040-271-042-000, 040-111-033-000, 040-200-039-000

Project Location:
North and south side of Ophir Road at the intersection of Ophir Road and Geraldson Road in the unincorporated Newcastle area, Placer County

Project Applicant/Owner:
Brian Baker / Ophir Road Storage LLC

Project Description:
Construction and operation of a storage facility comprising 95,551 square feet of mini-storage space, 37,915 square feet (33 spaces) of enclosed storage space for boats and recreational vehicle (RV) parking, 1,241 square feet of office space, an 1,813 square-foot manager’s unit (apartment), a 557 square-foot attached garage (for the manager’s use), and 115,436 square feet (267 spaces) for outdoor uncovered boat and RV parking, and a Variance to reduce the total on-site parking spaces required to 7, with consideration for loading and unloading parking in front of each storage unit.

Entitlement(s):
Minor Use Permit, Variance, Design Review

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on June 20, 2024, 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:
 \$2,966.75 (\$2,916.75 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/2826/Negative-Declarations>

Signature Shirlee Herrington Date 08/09/24
Environmental Coordination Services, Placer County