

## Notice of Determination

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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, 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:  
2024061020

Project #:  
PLN22-00506

Project Title:  
WellQuest Granite Bay Cottages

APN(s):  
466-030-070-000

Project Location:

On Sierra College Boulevard east of 9747 Sierra College Boulevard, approximately 0.15 mile southeast of the intersection with Old Auburn Road in the unincorporated Granite Bay area, Placer County

Project Applicant/Owner:

Wellquest Granite Bay, LLC / Charlene Kussner

Project Description:

General Plan Amendment to change the community plan land use designation from Rural Low Density Residential (0.9 - 2.3 acre minimum) (RLDR-DL) to High Density Residential (4 to 10 dwelling units per acre) (HDR), a rezone from Residential Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet (RS-AG-B-40) to Residential Multi-Family, combining Density Limitation seven (7) dwelling units per acre (RM-DL7) and a Conditional Use Permit (CUP) to construct and operate 16 senior housing units (residential cottages) ranging in size from 857 square feet to 1,179 square feet. The gross building area is approximately 26,700 square feet.

Entitlement(s):

General Plan Amendment; Rezone; Conditional Use Permit

This is to advise that Placer County ( Lead Agency or  Responsible Agency) has approved the above-described project on December 16, 2024 by the Board of Supervisors 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:  
 \$2996.75 (\$2,946.75 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://ca-placercounty.civicplus.com/2479/Environmental-Coordination-Services>



Signature \_\_\_\_\_

Date 12/17/24

Environmental Coordination Services, Placer County