



Placer County
 Department of Facilities Management
 11476 C 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

Project Title: Acquisition of a 1.47-acre property improved with a two-story, 52-room hotel located in unincorporated Placer County at 140 E. Hillcrest Drive, Auburn, California, 95603 (APNs: 054-171-009-000 and 054-171-010-000)

Project Location: 140 E. Hillcrest Drive, Auburn, California, 95603 (APNs: 054-171-009-000 and 054-171-010-000)

Description of Project: On January 21, 2025, the County of Placer Board of Supervisors (Board) adopted a Resolution approving the acquisition of a 1.47-acre property improved with a two-story, 52-room hotel located in unincorporated Placer County at 140 E. Hillcrest Drive, Auburn, California, 95603 (APNs: 054-171-009-000 and 054-171-010-000) from JJ Motels, a California General Partnership, for \$5,867,000, and authorized the County of Placer Director of Facilities Management, or designee, to execute a Purchase and Sale Agreement (PSA), subject to County Counsel and County Risk Management concurrence, and to take all necessary actions to implement the terms of the PSA and to assign rights to purchase the property to the County of Placer’s selected housing operator, Advocates for Mentally Ill Housing Inc.

Name of Public Agency Making Environmental Determination: County of Placer

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

Reasons Why Project is Exempt: The Board’s actions approving the proposed acquisition and authorizing the execution and assignment of the PSA are each exempt from California Environmental Quality Act (CEQA) review under CEQA Guidelines Section 15301. This section provides an exemption for activities where there is negligible or no expansion of existing or former use. On a separate and independent basis, the Board’s actions are also each exempt from CEQA review under CEQA Guidelines Section 15061(b)(3) as CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the acquisition may have a significant effect on the environment, as the use of the property is not expanding, and no exterior building expansion is being authorized. On a further separate and independent basis, any building repairs or modifications that may be associated with the Board’s actions are also each exempt from CEQA review under CEQA Guidelines Section 15302, as they involve replacement or reconstruction of existing structures and facilities where the new structure or facility will be located on the same site as the structure or facility replaced and will have substantially the same purpose and capacity as the structure or facility replaced.

Lead Agency Contact Person: Paul Breckenridge

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

Paul Breckenridge
Paul.Breckenridge (Jan 21, 2025 14:16 PST)
 Lead Agency Signature

Jan 21, 2025
 Date