

**Notice of Determination**

To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

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

County Clerk  
County of Placer  
2952 Richardson Avenue  
Auburn CA 95603

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:  
2001052063

Project #:  
PLN22-00352

Project Title:  
Beautiful Minds Wellness

APN(s):  
052-190-090-000

Project Location:  
Northeast corner of New Airport Road and Old Airport Road, North Auburn, Placer County

Project Applicant/Owner:  
Beautiful Minds Properties, LLC

Project Description:  
The applicant is seeking approval of a Tentative Parcel Map and a Master Conditional Use Permit for the Beautiful Minds Wellness project. The proposal involves subdividing a 12.6-acre parcel, located within an industrial zone, into three separate parcels. The project also includes the development of a 108,515-square-foot light industrial park, which would feature a hotel, a medical clinic providing outpatient services with an accessory fitness and spa center, office space, a retail store, a mini-storage facility with accessory outdoor vehicle/boat storage, and an office/caretaker unit. Additionally, the applicant is requesting a Variance for on Lot 2 to reduce the required side setback from 15 feet to 10 feet, as well as a Design/Site Review Agreement (DRA) for the development of Proposed Lot 1.

This is to advise that Placer County ( Lead Agency or  Responsible Agency) has approved the above-described project on August 21, 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://ca-placercounty.civicplus.com/2826/Negative-Declarations>

Signature  Date 8/22/25  
Environmental Coordination Services, Placer County