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:
2025060367

Project #:
PLN24-00041

Project Title:
Hulbert Court Car Wash and Self-Storage

APN(s):
052-102-015-000, 052-102-014-000

Project Location:
1980 and 1960 Grass Valley Highway, Auburn, Placer County

Project Applicant/Owner:
Pro 49 Development, LLC

Project Description:
The Hulbert Court Car Wash and Self-Storage project consists of a Minor Land Division, Conditional Use Permit, and Design Review to divide the existing parcel into two resultant parcels, and construct and operate a 78,450 square foot self-storage (mini storage) facility and 4,480 square foot automated car wash with twelve (12) vacuum stalls. The proposed project area is located on a previously disturbed commercial-zoned property in the Auburn area along Highway 49.

Entitlement(s):
Minor Land Division, Conditional Use Permit, Design Site Review Agreement

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 8/21/25

Environmental Coordination Services, Placer County