

**Notice of Determination**

To:  Office of Land Use and Climate Innovation From: County of Placer  
P.O. Box 3044  
Sacramento, CA 95812-3044

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:  
2026030433

Project #:  
PLN23-00390

Project Title:  
Winnie Outdoor Boat and RV Storage

APN(s):  
051-220-004-000

Project Location:  
3840 Grass Valley Highway in the unincorporated Auburn area, Placer County

Project Applicant/Owner:  
Leisha Flores

Project Description:  
Construction and operation of a 74-space recreational vehicle storage yard. The project proposes to construct three steel canopies with corrugated roofs providing a total of 29,702 square feet of covered area in the form of 58 spaces. The project also proposes 16 uncovered spaces with 11 spaces by the northern property line, 4 by the western property line, and one by the southern property line. In addition, the project includes the removal of an existing onsite pool and pool house. Access to the site is proposed from an existing 50-foot road right of way easement along the southern property line of the neighboring property to the west.

Entitlement(s):  
Minor Use Permit and Design Review Agreement

This is to advise that Placer County ( Lead Agency or  Responsible Agency) has approved the above-described project on May 21, 2026 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:  
 \$3,093.75 (\$3,043.75 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/Archived-Negative-Declarations#docaccess-be8d6a22558be1ded9d2582f6b5d3c48f6f5a7bba8fb16863b46f7d9b3f4806d>

Signature Meghan Schwartz Date 5/21/26  
Environmental Coordination Services, Placer County