# Notice of Exemption

**To:** ☒ Office of Planning and Research
P.O. Box 3044, Room 222
Sacramento, CA 95814
☒ County Clerk
County of Placer

**From:** County of Placer
Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
530-745-3592, Claudia Garcia

**Project Title:** Nichols – Minor Land Division

**Project Number:** PLN24-00055

**APN:** 019-162-014-000

**Project Location:** 5879 Camp Far West Road in the unincorporated Sheridan area, Placer County

**Description of Nature, Purpose, and Beneficiaries of Project:** Consider a request for approval of a minor land division to subdivide a 0.72-acre parcel into two lots with a 40/60 lot split of 0.28 acre (Parcel A) and 0.44 acre (Parcel B). Parcel A will be developed with two 840 square-foot 3-bedroom, 2-bath manufactured home units. One unit will be the primary single family-residence, and the other unit will be an accessory dwelling unit (ADU). Parcel B is developed with an existing 1,500 square-foot owner occupied single-family residence. Both units will be provided as long-term affordable rental units to increase the County's limited supply of affordable housing properties.

**Name of Public Agency Approving Project:** Placer County

**Entitlement/Action Date**
Minor Land Division/ May 15, 2025

**Name of Person or Agency Carrying Out Project:**
Placer County Community Development Resource Agency

**Exempt Status:** *(check one)*

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15315
- ☐ Statutory Exemptions. State code number:

**Reasons why project is exempt:** The proposed project is exempt from environmental review in accordance with Section 15315 of the California Environmental Quality Act (CEQA) Guidelines and Placer County Code Section 18.36.170 (Class 15–Minor Land Divisions) because the proposed activity consists of a minor land division located in an urbanized area zoned for residential where no variances are required, all services and access are available, and the parcel has an average slope of less than 20 percent. The Parcel Review Committee Chair will be required to make a finding to this effect.

**Lead Agency Contact Person**
Claudia Gracia, CDRA Technician, 530.745.3592

Signature Claudia Garcia Date 5/19/2025
Environmental Coordination Services