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: Ophir Road Storage – Design Review Modification

Project Number: PLN25-00027

APN: 040-200-039-000, 040-111-033-000, 040-271-042-000

Project Location: 10391 Ophir Road in the unincorporated Newcastle Area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting approval of a design review modification to a previously approved project, Ophir Road Storage Project (PLN23-00122) to allow 10 covered canopy structures for recreational vehicle (RV) and boat parking proposed on the northern project site. The proposed canopies are shown on the Site Plan/Canopy Exhibit (Attachment A) as 16 feet 2 inches in height. The canopies would be largely shielded from public view along Ophir Road as Building G and H both stand taller than the canopies. The canopies would be visible from the southwest and southeast corners of Ophir Road frontage and along Geraldson Road. New landscaping and existing vegetation would reduce the visual impact of the canopies on the southwest and southeast corners of the Ophir Road frontage, Gerladson Road, and the private viewsheds north of the site. A modified Design/Site Agreement (Attachment E) has been prepared to account for the inclusion of canopies has been made including but not limited to restricting lighting on top of the canopies.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
Design Review Modification / 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 15303
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and Section 18.36.050 (Class 3 – New construction or conversion of small structures) because the conditions of the Certificate of Compliance require construction of minor offsite road improvements.

Lead Agency Contact Person
Claudia Gracia, CDRA Technician, 530.745.3592

Signature Claudia Garcia Date 5/19/2025

Environmental Coordination Services