

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: Leal Additional Building Site

Project Number: PLN24-00413

APN: 077-023-071-000

Project Location: 1320 Christian Valley Road in the unincorporated North Auburn area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: Consider a request from the applicant and property owner, for approval of an additional building site to construct an additional primary single-family dwelling in accordance with Placer County Code Section 17.56.230 (Single-family dwellings, additional building site). The proposed additional single-family dwelling will be 2,300 square feet with a detached 900 square-foot garage.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Additional Building Site/ June 12, 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) of the Placer County Code because the construction of a new single-family dwelling unit in a zone which allows residential uses is an exempt project under Class 3. 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 6/12/2025
Environmental Coordination Services