

## 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:** Tobey / Saenz – Front Setback Variance and Administrative Approval

**Project Number:** PLN24-00322

**APN:** 069-480-001-000

**Project Location:** 5459 Hillside Drive, Soda Springs, CA, Placer County

**Description of Nature, Purpose, and Beneficiaries of Project:** Consider a request from the applicant for approval of a front setback Variance for the construction of a two-story residential addition (approximately 1,522 square feet combined across both stories), covered front entry and rear deck located 18.7 feet and 20.25 feet respectively from the Buckeye Way front property line whereas 30 feet is otherwise required. In addition, the applicant requests an Administrative Approval Relief from Standards for additional height totaling 35 feet and 10.2 inches, whereas 35 feet is otherwise allowed.

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

### Entitlement/Action Date

Variance and Administrative Approval / June 17, 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: Sections 15303 and 15305
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** The proposed project is categorically exempt from environmental review in accordance with Sections 15303 and 15305 of the California Environmental Quality Act (CEQA) Guidelines and Placer County Code Sections 18.36.050 (Class 3 – New construction or conversion of small structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations) because a residential addition, inclusive of an attached garage, ADU and additional living area, and increased residential height, is an exempt project under Class 3 and adjusting a setback is an exempt action under Class 5 that would not result in the creation of any new parcel. The Zoning Administrator 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 6-17-2025  
Environmental Coordination Services