

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: Nikitin – Minor Use Permit

Project Number: PLN24-00331

APN: 026-410-043-000

Project Location: 5889 Bell Road in the unincorporated Auburn area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: Consider a request from the applicant for approval of a Minor Use permit to allow for construction of a two-story residential accessory structure (shop/garage) with a total floor area of 7,800 square feet, on the parcel prior to establishing a primary dwelling in accordance with Placer County Code section 17.58.120 (Minor Use permit).

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Minor Use Permit / July 10, 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 Guidelines and Placer County Code Sections 18.36.50 (Class 3 – New construction or conversion of small structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations) because the proposed construction of a shop/garage is an exempt project under Class 3 and would not result in the creation of any new parcel under Class 5. 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 7/10/2025

Environmental Coordination Services