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: Chugay Residence and Shop Front Setback – Variance

Project Number: PLN25-00053

APN: 037-011-066-000

Project Location: 3032 China Mine Road in the unincorporated Penryn area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant requests approval of a variance to allow for construction of a 3,800 square-foot house and an attached 1,200 square-foot garage 33 feet 6 inches from the front edge of easement when 50 feet is normally required. The project includes approval of a variance to construct a 2,950 square-foot detached shop 17 feet from the front edge of easement where 50 feet is normally required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
Variance / 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 (CEQA) Guidelines and Placer County Code Section 18.36.050 (Class 3 – New construction or conversion of small structures) and Section 18.36.070 (Class 5 – Minor alterations in land use limitations) because the proposed construction of a single-family dwelling unit with an attached garage and a shop 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 7/10/2025
Environmental Coordination Services