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: Acierto Accessory Building Minor Use Permit

Project Number: PLN25-00155

APN: 036-171-035-000

Project Location: 5435 Eden Roc Drive, unincorporated Granite Bay area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: Consider a request from the applicant and property owner for approval of a Minor Use Permit (MUP) to allow for construction of a 2,240 square-foot metal accessory building 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 / September 18, 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 construction of an accessory building 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 9/18/25
Environmental Coordination Services