

Notice of Exemption

To: ☒ Office of Land Use and Climate Innovation
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: Sandretti-Woodbridge Ranch Subdivision

Project Number: PLN25-00179

APN: 467-110-014-000, 467-130-025-000

Project Location: 3855 Country Park Drive in unincorporated Granite Bay, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant, acting on behalf of the property owners, requests a modification to Conditional Use Permit CUP-722/SUB-109 to facilitate an adjustment to the mapped and recorded boundary between Lot 14 and Common Area/Open Space Lot A. In addition to the Conditional Use Permit (CUP) modification, the applicant is also concurrently processing a Minor Boundary Line Adjustment (MBLA) (PLN25-00193), which is not a part of this entitlement request.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Conditional Use Permit Modification / October 23, 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 15301 and 15305
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed modification is categorically exempt from environmental review pursuant to Sections 15301 (Class 1 – Existing Facilities) and 15305 (Class 5 – Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines, and Sections 18.36.030 and 18.36.070 of the Placer County Environmental Review Ordinance (Placer County Code Chapter 18).

Lead Agency Contact Person

Claudia Gracia, CDRA Technician, 530.745.3592

Signature Claudia Garcia Date 10-30-2025
Environmental Coordination Services