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: Corthell Garage Side Setback Variance

Project Number: PLN25-00332

APN: 037-300-003-000

Project Location: 9425 Bridge Creek Ln. in unincorporated Newcastle, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting approval of a Variance to construct a 1,050 detached two car garage to store the property owners' truck and travel trailer at the request of the Homeowners Association (HOA) and to support a roof mount solar array ten feet from the side property line where a side setback of 30 feet is normally required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
Variance / November 20, 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 the proposed construction of a detached garage with roof mount solar 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_____Date_____
Environmental Coordination Services