

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: Placer Ranch Specific Plan Phase 2A East

Project Number: PLN25-00114

APN: 017-500-014-000, 017-500-096-000, 017-020-039-000

Project Location: North of Catalyst Boulevard, west of Fiddymont Road within the Placer Ranch Specific Plan area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant requests approval of a Vesting Phased SLTM and a Specific Plan Administrative Modification to facilitate development of Phase 2A East of the PRSP. The proposed project includes 347 single-family residential lots, 15 landscape lots, one Open Space lot, and one Open Space-Paseo lot. The request also includes a Specific Plan Administrative Approval to transfer 17 LDR units from Phase 2A East to future phases of the PRSP, and to transfer 13 MDR units from other large-lot MDR parcels within the PRSP to the Phase 2A East area.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Tentative Subdivision Map, and Administrative Modification / March 26, 2026

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:
- Statutory Exemptions. State code number: Section 15182(c)

Reasons why project is exempt: The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15182(c) – Residential Projects Implementing Specific Plans. Where a lead agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity with that specific plan is exempt from CEQA if the project meets the requirements. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes and residential planned unit developments. PRSP Phase 2A East is proposing single-family residential development that is wholly consistent with that analyzed in the approved SAP/PRSP EIR. The land use plan approved for the PRSP included LDR and MDR residential for the Phase 2A East area, and this project is implementing the exact land uses and density identified within the PRSP; therefore, the proposed project is exempt for further review pursuant to CEQA Guidelines Section 15182(c) – Residential Projects Implementing Specific Plan.

Lead Agency Contact Person

Claudia Garcia, CDRA Technician, 530.745.3592

Signature _____ Date _____

Environmental Coordination Services