

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: Chugay Residence and Shop Front Setback Variance Modification

Project Number: PLN26-00001

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 is requesting a modification to a previously approved Variance (PLN25-00053) which allowed for construction of a 3,800-square-foot, single-family residence with a 1,200-square-foot attached garage 33 feet six inches from the front edge of easement where 50 feet is normally required, and a 2,950-square-foot 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 Modification / April 16, 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: 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 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) of the PCC because the proposed construction of a single-family dwelling 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 Garcia, CDRA Technician, 530.745.3592

Signature

Claudia Garcia

Date 4/16/2026

Environmental Coordination Services