

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: Marman Guesthouse Variance

Project Number: PLN25-00462

APN: 052-320-019-000

Project Location: 1885 Calloway Circle, Auburn, CA 95603, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant proposes a Variance to allow for an existing (as-built) unpermitted, 141-square-foot guesthouse to remain in place three feet, two inches from the north (rear) property line where a five-foot rear setback for a one-story structure is normally required, and three feet from the east (street-side) property line where a 20-foot street-side setback is normally required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Variance / 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 15301 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 15301 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.030 (Existing Facilities), and Section 18.36.070 (Class 5 – Minor alterations in land use limitations) because the subject structure is already constructed, therefore, is an exempt project under Class 1 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