

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: Michel (As-Built) Garage Front (Edge of Easement) Setback Variance

Project Number: PLN25-00337

APN: 075-050-013-000

Project Location: 5640 Bell Road in the unincorporated Auburn Area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant and property owner is requesting approval of a Variance to allow for an unpermitted, as-built, 600-square-foot, attached garage to remain in place within the front setback, ten feet, three inches from the edge of road easement, where a 50-foot front setback is normally required. The enclosed garage was converted from an unpermitted carport that was attached to the front of the existing, permitted, single-family residence.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Setback Variance / May 21, 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 Placer County Code because the proposed construction of a 600-square-foot attached garage 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 5/21/26
Environmental Coordination Services