

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: Mentesh Outdoor Kitchen Conditional Use Permit Modification

Project Number: PLN25-00418

APN: 029-040-014-000

Project Location: 9285 Pinehurst Drive, in unincorporated Roseville area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting approval of a Modification to a Conditional Use Permit to the Morgan Creek Golf and Country Club Subdivision and Conditional Use Permit (SUB 325 / CUP1844A) to allow the construction of a 406-square-foot attached covered patio and outdoor kitchen to be located three feet from the western side property line where five feet is normally required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Conditional Use Permit Modification / June 18, 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: Section 15303
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review in accordance with Sections 15303 (Class 3 – New Construction or Conversion of Small Structures) and 15305 (Class 5 – Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines, and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Placer County Code Chapter 18, because the proposed project is a small covered patio and kitchen with a reduced setback. 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 6/18/2026
Environmental Coordination Services