

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: Gold Run Auto Repair and Towing Services Minor Use Permit and Design Review Agreement

Project Number: PLN23-00283

APN: 063-060-030-000

Project Location: 30860 Magra Road, Gold Run, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project includes a request for approval of a Minor Use Permit and Design Review Agreement to operate a vehicle repair shop in the existing 1,050-square-foot building as the primary use and utilize the existing paved parking area for towing and vehicle storage services as an accessory use. The paved parking area will include four parking spaces (including one accessible space) for customer parking and an anticipated two to four employees. The remainder of the parking area will remain available for the temporary storage of vehicles that have been towed to the location. The project has been conditioned to allow onsite vehicle storage to occur only within the enclosed parking area and to not exceed a maximum 30-day period. The parking area will include new fencing along the property frontage to fully enclose the parking and provide screening to the tow storage yard. The new fencing will consist of 6-foot-high railroad tie fencing and a chain-link swing gate (with dark green non-wooden slats) that will be installed along the Magra Road frontage, connecting from the auto repair shop located on the east side of the property to the existing railroad tie fencing located along the west boundary. The similar wood materials and design of the proposed fencing will work to blend in seamlessly with the existing railroad tie fencing on the property and provide the necessary screening from Magra Road. Hours of operation will be from Monday through Friday from 8:00 AM to 5:00 PM, and hours of operation for the towing yard services will be 24 hours a day and seven days a week. Access to the property is from the adjacent Magra Road and Caltrans property to the north which leads to the Gold Run I-80 interchange.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Minor Use Permit and Design Review Agreement / July 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: Section 15303
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review in accordance with Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and Placer County Code Section 18.36.050 (Class 3 – New Construction or Conversion of Small Structures) because the project involves the conversion of a former mini mart to an auto repair, towing services and vehicle storage yard with only minor modifications being made to the structure and

improvements to the site including onsite parking area improvements to support the proposed uses. 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 7/16/26
Environmental Coordination Services