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: Anderson Commercial Vehicle Storage Minor Use Permit and Retaining Wall and Garage Side Setback Variance

Project Number: PLN25-00378

APN: 075-192-035-000

Project Location: 5003 Thomas Drive, Auburn, CA 95602, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting approval of a Minor Use Permit and Variance to allow for the storage of a 30-foot by eight-foot commercial vehicle in a RS (Residential Single-Family) zoned parcel and allow for the construction of a 1,534 square-foot garage and retaining walls over four feet tall located six feet from west side property line where 30 feet is typically required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
Minor Use Permit and Variance / August 20, 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
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review in accordance with Sections 15303 (New construction or conversion of small structures) and 15305 (Minor alterations in land use limitations) of the California Environmental Quality Act Guidelines and Placer County Code 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) because the construction of a residential accessory structure is an exempt project under Class 3 and adjusting the required setbacks is an exempt project under Class 5. 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 8/20/26
Environmental Coordination Services