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: Khera Variance

Project Number: PLN26-00124

APN: 035-163-075-000

Project Location: 6235 Reba Drive in unincorporated Granite Bay, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting approval of a Variance to allow for an existing, unpermitted 609 square-foot detached garage to remain 20 feet from the northerly property line where a 30-foot setback is normally required, and to allow the existing detached garage to remain approximately 153 feet, four inches from Miners Ravine where a 200-foot setback is normally required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
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 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 Sections 18.36.030 (Class 1 – Existing structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations) because the allowance of a 609 square-foot detached garage to remain 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 8/20/26
Environmental Coordination Services