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: Habit Burger and Grill Design Review Agreement

Project Number: PLN26-00077

APN: 052-360-012-000

Project Location: 2400 Grass Valley Highway in the unincorporated Auburn area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The Design Site Review Agreement is for approval for the conversion of an existing restaurant building (Kentucky Fried Chicken) into a Habit Burger and Grill restaurant. The exterior improvements consist of repainting all exterior walls with new finish colors, refinishing existing awnings, replacement of windows, installation of a new front door entrance, and adding a new canopy to the drive thru window. In addition, the project will include new sidewalk construction and repaving of a portion of the front parking area to meet accessibility requirements.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
Design Review Agreement / 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 (CEQA) Guidelines and Sections 18.36.030 (Class 1 - Existing facilities) and Section 18.36.070 (Class 5 – Minor alterations in land use limitations) of the Placer County Code because modifications to an existing facility is an exempt project under Class 1 and approval of a design site review agreement 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