

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: Tamachih LLC Design Site Review Agreement Modification

Project Number: PLN26-00266

APN: 042-063-001-000

Project Location: 2001 Rattlesnake Road in the unincorporated Newcastle area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting approval of a modification to the previously authorized use of a 3,200 square-foot steel framed and sided accessory structure located on the property. The structure was originally approved for construction by the Zoning Administrator on November 20, 2025, as a residential accessory building, replacing a wood and-steel structure destroyed by fire in late 2023. The replacement is an all-metal cold shell built in the same location as the original building. A modification to the previously approved Design Review Agreement is proposed to establish the use as a commercial use accessory to the primary commercial use (office building). This proposed commercial use is consistent with the property's Neighborhood Commercial (C1) Zoning Designation under Section 17.30.010. No other changes to the project including the design, location, or use of the building are proposed, and the structure would be used for storage only. The modification is necessary to ensure compliance with the C1 zone district, which does not permit residential uses, and the existing use is commercial. As the use designation of the site was a key component of the original approval, a modification to the previously approved Design Site Review Agreement is required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Design Site Review Agreement Modification / September 17, 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 15302
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review in accordance with Sections 15302 of the California Environmental Quality Act (CEQA) Guidelines and Sections and Section 18.36.040 (Class 2 - Replacement and Reconstructions) of the Placer County Code because the project is the reconstruction and replacement of a new structure on the same site as the structure replaced and would have substantially the same purpose and capacity as the structure replaced, is an exempt project under Class 2. 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 9/17/26

Environmental Coordination Services