

## EXHIBIT 1

### NOTICE OF EXEMPTION

**TO:** County Clerk, County of Placer  
2954 Richardson Blvd.  
Auburn, CA 95604-5228

**FROM:** City of Rocklin  
Community Development Department  
3970 Rocklin Road  
Rocklin, CA 95677

**Project Title:** Thao Residence (DR2022-0017, ENV2023-0013)

**Project Location - Specific:** The project site is located at 3932 Rawhide Road. The Assessor's Parcel Number (APN) is 030-210-068.

**Project Location - City:** Rocklin, CA; **County:** Placer

**Description of Nature, Purpose and Beneficiaries of Project:** The project is a request for approval of a Design Review Permit to construct a new 3,768 square foot single-family residence with attached 736 square foot 3-car garage, and a detached 308 square foot 1-car garage, on an approximately 0.82 acre sloping site.

**Name of Public Agency Approving Project:** City of Rocklin

**Name of Person or Agency Carrying Out Project:** The applicant is Bianchi-Tillett Developers, Inc., 1100 Melody Lane, Suite 1012, Roseville, CA 95678, (916) 473-2733. The property owner is John Thao and Mee Xiong, 1639 Monroe Way, Rocklin, CA 95765, (209) 762-2319.

**Exempt Status (Check one)**

X Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (Infill Development)

**Reasons why the project is exempt.** Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.

The project consists of the construction of a new single-family residence with attached 3-car garage and an additional detached 1-car garage. The project site is located within the city limits on a property that is +/- 0.82 acres in size and the proposed use is consistent with the zoning and general plan designation and regulations; and (b) is located within the city limits on a property that is less than five acres (approximately 0.9 gross acre) in size and substantially surrounded by urban uses; and (c) the site is mostly surrounded by other developed properties and is not considered to be environmentally sensitive, or have value as habitat for endangered, rare or threatened species; and (d) approval of the project allowing a single family dwelling would not result in any significant impacts relating to traffic, noise, air quality, or water quality beyond what has been contemplated in the General Plan; and (e) the site and can be adequately served by all required utilities and public services.

The project as proposed is consistent with the exemption class description noted above and is exempt pursuant to Class 3 and Class 32 of the CEQA Guidelines.

Contact Person: David Mohlenbrok, Community Development Department Director

Date received for Filing: \_\_\_\_\_

Signature:  \_\_\_\_\_  
David Mohlenbrok, Community Development Department Director