

## Notice of Exemption

To:  Office of Planning and Research  
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  
Janeann Lyons; 530-745-3597

**Project Title: Oates ADU/JADU Luther Road Design Review**

**Project Number: PLN24-00203**

**APN#: 053-102-013-000**

**Project Location: 13325 Luther Road, Auburn, Placer County**

**Description of Nature, Purpose, and Beneficiaries of Project:** The applicant requests approval of a Design Review Agreement to construct a 1,198 square-foot Accessory Dwelling Unit (ADU) and a 500 square-foot Junior Accessory Dwelling Unit (JADU).

**Name of Public Agency Approving Project:** Placer County

**Entitlement/Action Date**

Design Review/ February 20, 2025

**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: CEQA Section 15303
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** The Design Review Committee recommends the Zoning Administrator approve the Oates ADU/JADU Luther Road (PLN24-00203) Design Review and Agreement, and make the finding that the proposed project is categorically exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures), subject to the attached agreement and conditions of approval.

**Lead Agency Contact Person**

Janeann Lyons, Admin. Technician, 530.745.3597

Signature  Date 3/5/25  
Environmental Coordination Services