



NOTICE OF EXEMPTION

TO:  X  Office of Planning & Research  
1400 Tenth Street, Rm.121  
Sacramento, CA 95814

From: Nevada County Planning Department  
950 Maidu Ave., Nevada City, CA

X  County Recorder  
County of Nevada

Applicant: Nevada County  
950 Maidu Avenue  
Nevada City, CA 95959  
(530) 265-1222

**Project Title:**

Acevedo Variance- PLN21-0291; VAR21-0002

**Project Location – Specific:**

13216 La Barr Meadows Road, Grass Valley CA, 95949

**Description of Nature, Purpose, and Beneficiaries of Project:**

An application requesting a variance to setback standards. The request is to reduce the exterior yard setback from 40 feet from the centerline of the Twin Pines Place Right of Way (ROW) to 5 feet from the edge of the Twin Pines Place ROW for the length of the existing garage. The purpose of the variance is to bring a legal non-conforming garage into compliance so that it can be renovated.

**Name of Public Agency Approving Project:**

County of Nevada

**Name of Person or Agency Carrying Out Project:**

County of Nevada

**Exempt Status: (Check One)**

- Ministerial (Sec. 21080(b)(1); 15268
- Declared Emergency
- Emergency Project [Sec. 15071 (b) and (c)]
- Categorical Exemption. General Exemption – Section 15305(a)

**Reasons why project is exempt:**

The proposed variance will permit renovation and expansion of the existing garage five feet from the Twin Pines Place right-of-way. This project is found to be Categorically Exempt from environmental review, pursuant to CEQA Guidelines Section 15305(a), which specifically exempts minor alterations in land use limitations in areas with an average slope of less than twenty percent, which do not result in an increase in density or a change to land use, including but not limited to setback variances not resulting in the creation of new parcels.

**Contact Person:** – David Nicholas

**Telephone:** (530) 265-1257

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the Public Agency approving the project?  
Yes  X  No

Date Received for Filing: \_\_\_\_\_ Date \_\_\_\_\_

Brian Foss, Planning Director  
Nevada County Planning Department

