

## 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  
530-745-3597  
Janeann Lyons

**Project Title:** TOWER GROUP HOLDING VARIANCE

**Project Number:** PLN24-00081

**APN#:** 037-080-050-000

**Project Location:** 3939 Dawn Drive in the unincorporated Loomis area, Placer County

**Description of Nature, Purpose, and Beneficiaries of Project:** Variance to allow construction of a proposed 3,578 square-foot single-family residence 30 feet from the front edge of easement where a setback of 50 feet from edge of easement is normally required.

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

**Entitlement/Action Date**

Variance; Denial of 3rd-Party Appeal / September 26, 2024

**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 proposed Project is categorically exempt from environmental review in accordance with Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and Section 18.36.050 (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance. Construction of a single-family residence is an exempt project under Class 3, and relief from a setback requirement is an exempt action under where it would not result in the creation of any new parcel or increase land use intensity.

**Lead Agency Contact Person**

Janeann Lyons, CDRA Technician, 530.745.3597

Signature  Date 9/27/24  
Environmental Coordination Services