

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: Reinhard Front Setback Variance
Project Number: PLN24-00133
APN#: 074-020-054-000

Project Location: 3045 Vista Way in the unincorporated Meadow Vista area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: An approval of a Variance to construct 1,350 square-foot metal residential accessory structure (shop) 30 feet from the east property line where a setback of 50 feet is normally required from the front property line or edge of easement, whichever is greater. The shop building will have 14-foot-tall side walls with a total height at the peak of 17 feet, 2.5 inches.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
Variance/October 17, 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 15303 & 15305
- Statutory Exemptions. State code number:

Reasons why project is exempt: This project is categorically exempt from environmental review in accordance with Sections 15303 and 15305 of the California Environmental Quality Act (CEQA) Guidelines and Sections 18.36.050 (Class 3 – New construction or conversion of small structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations) of Placer County Code (Environmental Review Ordinance) because construction of a residential accessory structure (shop) is an exempt project under Class 3 and adjusting a setback is an exempt action under Class 5 that would not result in the creation of any new parcel.

Lead Agency Contact Person
Janeann Lyons, Admin. Technician, 530.745.3597

Signature _____ Date _____
Environmental Coordination Services