

## 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: Haley Garage Addition Variance

**Project Number:** PLN23-00464

**APN#:** 083-063-023-000

**Project Location:** 1690 Cedar Crest Ave., Tahoe City, CA 96145, Placer County

**Description of Nature, Purpose, and Beneficiaries of Project:** Applicant requests an approval of a variance to an existing detached garage on Cedar Crest Avenue where a 20-foot front setback is normally required. The current setback is 8 feet to the garage and 5.6 feet to the eaves. They are also requesting a variance on the front setback of 17.5 foot to the structural post (15.5 feet to eaves) for a proposed ground floor entry porch attached to the garage and an 11.5-foot front setback for proposed living space above the existing garage, whereas a 20-foot front setback is otherwise required.

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

**Entitlement/Action Date**

Variances/ June 20, 2024

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

Placer County Community Development Resource Agency

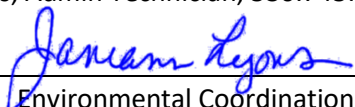
**Exempt Status:** *(check one)*

- 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
- 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 Guidelines and Section 18.36.050 (Class 3 – New construction or conversion of small structures) and Section 18.36.070 (Class 5 – Minor alterations in land use limitations) of the Placer County Environmental Review Ordinance. The proposed Project meets the component of Section 18.36.050.E (accessory structures) and 18.36.070.A (no changes to land use) of the Placer County Environmental Review Ordinance because in that the proposed construction of a front entry porch associated with an existing detached garage is a small accessory structure and addition of living space above the garage does not change the existing land use. A setback variance would not result in the creation of any new parcel, increase density or change the land use.

**Lead Agency Contact Person**

Janeann Lyons, Admin Technician, 530.745.3597

Signature  Date 10/21/24  
Environmental Coordination Services