

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: Heath Front Setback Variance

Project Number: PLN24-00235

APN#: 093-320-002-000

Project Location: 152 Edgewood Drive in the unincorporated Tahoe City area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The approval of a variance to construct an attached 561 square foot, two-car garage and covered front entry 12.7 feet from front property line (10.2 feet to eaves) whereas 20 feet is otherwise required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Variance/November 21, 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: This 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) of the Placer County Environmental Review Ordinance. The proposed Project meets the criteria of Section 18.36.050.E (accessory structures) and Section 18.36.070(1) (setback variance) of the Placer County Environmental Review Ordinance because residential additions such as garages and covered front entries are exempt projects under Class 3 exemptions.

Lead Agency Contact Person

Janeann Lyons, Admin. Technician, 530.745.3597

Signature  Date 11/21/24
Environmental Coordination Services