

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: Kutsar Conditional Use Permit Modification

Project Number: PLN24-00257

APN#: 465-110-004-000

Project Location: 108 Volcano Ridge in the unincorporated Granite Bay area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: Given the approval of a Conditional Use Permit Modification to allow for an increase in the maximum coverage permitted for lot sizes greater than 29,999 square feet from 20% to 24% to construct an 8,043 square-foot single-family residence on "Volcano Ridge", Lot 4.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Conditional Use Modification/ 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 Sections 15303 and 15305
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed 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 the Placer County Code (Environmental Review Ordinance) because the proposed construction of a single-family residence is an exempt project under Class 3 and adjusting the maximum coverage through review of the project design is an exempt action under Class 5 since it would not result in the creation of a new parcel.

Lead Agency Contact Person

Janeann Lyons, Admin. Technician, 530.745.3597

Signature _____ Date _____

Environmental Coordination Services