

## 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  
Janeann Lyons; 530-745-3597

**Project Title:** Gregornik Variance

**Project Number:** PLN23-00455

**APN#:** 092-075-003-000

**Project Location:** 590 Nightingale Road in the unincorporated Carnelian Bay area, Placer County

**Description of Nature, Purpose, and Beneficiaries of Project:** Tahoe Land Planning (Abigail Edwards) requests on behalf of the property owner, Nightingale Lodge, LLC (c/o Steve Gregornik), for approval of a Variance to allow existing, but unpermitted, living area (approximately 463 square feet) to be located below the existing carport approximately seven feet from the front property line and existing, but unpermitted, storage area located in the carport (approximately 56 square feet) six-feet, six-inches from the front property line and approximately 27 feet from the centerline of Nightingale Road, where 35 feet from the centerline of Nightingale Road is normally required with the allowable 50 percent reduction in the front setback in compliance with Section 17.54.140(B)(2)(a) for sloping lots of 40,000 square feet or less. There are no approved Variances on file with the County for these existing features, and a Variance is required to retroactively entitle existing construction.

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

**Entitlement/Action Date:** Variance/February 20, 2025

**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 15301 & 15303
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** The proposed Project is categorically exempt from environmental review in accordance with Sections 15301 and 15303 of the California Environmental Quality Act Guidelines and Sections 18.36.030 (Class 1—Existing facilities) and 18.36.050 (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance, respectively. The proposed Project meets the component of Section 18.36.030(E)(1) (additions to existing structures) of the Placer County Environmental Review Ordinance because the square footage of the main residence is approximately 1,636 square feet (not including the 160 square foot loft) and the accessory structure constructed below the carport is approximately 463 square feet. Therefore, buildout of the accessory structure resulted in an increase in floor area of approximately 28 percent, which is significantly less than 50- percent of the existing primary residence. The proposed Project meets Section 18.36.050 because the conversion from storage to living area below the carports qualified as a conversion of existing small structures from one use to another, and the enclosure of the storage area in the carport qualified as an accessory (appurtenant) structure.

**Lead Agency Contact Person**

Janeann Lyons, Admin. Technician, 530.745.3597

Signature



Environmental Coordination Services

Date 2/21/25