

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: Shinn Minor Boundary Line Adjustment
Project Number: PLN24-00028
APN#: 084-211-007-000 and 084-010-021-000

Project Location: 725 Balsam Lane, Tahoe City, CA 96145, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The lot line adjustment involves the existing 0.3-acre Shinn property (APN 084-211-007-000) and the 9.3-acre Conservancy property (APN 084-010-021-000). The Shinn property is currently zoned within the Tahoe Park/Pineland Subdistrict of the Tahoe Basin Area Plan and is developed with a single-family residence. The Shinn residence crosses the northwestern property line and encroaches onto the California Tahoe Conservancy property. Resultant of the minor boundary line adjustment, each of the aforementioned properties will reconfigure, therefore resulting in the Shinn single-family residence becoming entirely within the Shinn property boundaries. Net transfer to and from both lots is 0.0276 acre.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Minor Boundary Line Adjustment/ 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 Section 1503
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review pursuant to provisions of Section 15305 of the California Environmental Quality Act (CEQA) Guidelines and Section 18.36.070 (Class 5 – Minor alterations in land use limitations) of the Placer County Environmental Review Ordinance because a minor lot line adjustment 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 2/21/25
Environmental Coordination Services