

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: Riedel Conditional Certificate of Compliance

Project Number: PLN24-00019

APN#: 071-280-017-000

Project Location: 1600 Live Oak Road, unincorporated Colfax/Weimar area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The Applicant, Ronald Riedel, is requesting the Parcel Review Committee review of Gift Grant Deed (DOC-2023-0043536-00) and Quitclaim Deed to A Revocable Trust DOC-2014-0069348-00 to make a determination whether the Gift Deed Parcel and Remaining Parcel described in Exhibit A of DOC-2023- 0043536-00 is a legally created separately saleable piece of land in compliance with Section 66499.35 (Certificate of Compliance) of the Subdivision Map Act and Placer County Code Section 16.20.110 (Certificates of Compliance). The subject parcel comprises approximately 9.77 acres, is currently zoned Farm, combining minimum parcel size of 4.6 acres (F-B-X 4.6 AC. MIN.), and is shown on the attached Vicinity Map (Attachment A). The parent parcel will be issued a Conditional Certificate of Compliance, and the gifted parcel will be issued a Conditional Certificate of Compliance, which is required to be consistent with parcel creation standards. The Conditional Certificate of Compliance is subject to the Conditions of Approval (Attachment B)

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Certificate of Compliance/ February 20, 2025

Name of Person or Agency Carrying Out Project:

Placer County Community Development Resource Agency

Exempt Status: *(check one)*

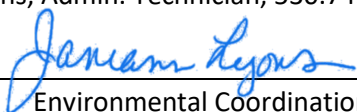
- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: CEQA Section 15303
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and Placer County Code Section 18.36.050 (Class 3 – New construction or conversion of small structures) because the conditions of the Certificate of Compliance require construction of minor offsite road improvements.

Lead Agency Contact Person

Janeann Lyons, Admin. Technician, 530.745.3597

Signature



Environmental Coordination Services

Date 2/26/25