

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: Coulson Variance

Project Number: PLN24-00001

APN#: 032-151-035-000

Project Location: 951 Peach Tree Ln., Penryn, CA 95663, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: Approve a variance to allow an existing unpermitted 1,860 square-foot residential accessory structure (horse barn) to remain at 13 feet from the front property line where 30 feet is normally required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Variance Appeal/ March 4, 2025

Name of Person or Agency Carrying Out Project:

Placer County Community Development Resource Agency

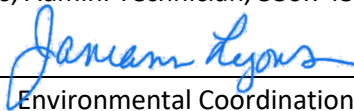
Exempt Status: (check one)

- 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 numbers: CEQA 15301, 15303, and 15305
- Statutory Exemptions. State code number:

Reasons why project is exempt: The project is categorically exempt from the provisions of CEQA pursuant to 15301 (Class 1- Existing Facilities), 15303 (Class 3 – New construction or Conversion of Small Structures), and 15305 (Class 5 – Minor Alterations in Land Use Limitations) of the CEQA Guidelines. The horse barn qualifies as an existing small structure located in a non-environmentally sensitive area, and the setback variance will not result in the creation of any new parcel, nor will it result in any further construction on the property. There are no applicable exceptions to this finding.

Janeann Lyons, Admin. Technician, 530.745.3597

Signature


Environmental Coordination Services

Date 03/04/25