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
530-745-3592, Claudia Garcia

Project Title: Myhre-Rahkonen Residence Remodel Project – Subdivision Map Modification

Project Number: PLN24- 00124

APN: 095-440-018-000

Project Location: The subject property is located at 1112 Snow Crest Road in the Alpine Meadows area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project involves a 518 square-foot, two-car garage at street level, a 92 square-foot conditioned entry/stairway addition that leads downward from the garage, and the conversion of the current 68 square-foot mudroom into conditioned space as part of the new entryway. Additionally, a 435 square-foot master bedroom and office space will be added, along with a 257 square-foot unconditioned storage area below street grade. The proposed Subdivision Modification seeks to reduce the 20-foot mapped front setback of Lot 314 in the Alpine Meadows Estates Subdivision, Unit No. 9, to approximately 10 feet from the front property line, with the roof eave positioned about 5 feet from the property line.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
Subdivision Map Modification/ March 27, 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: Section 15303
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review pursuant to the provisions of Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures) because the garage is considered an accessory (appurtenant) structure, and the new conditioned and unconditioned space is an addition to an existing single-family home in a residential zoning district.

Lead Agency Contact Person
Claudia Gracia, Admin. Technician, 530.745.3592

Signature Claudia Garcia Date 3/27/2025
Environmental Coordination Services