

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: Mountain Shadows Retreat Minor Use Permit and Variance – Extension of Time

Project Number: PLN20-00210-EOT001

APN: 007-050-032-000

Project Location: 24260 Mosquito Ridge Road in the unincorporated Foresthill area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant and property owner, is requesting approval of a Variance to allow for the construction of 1,500 square-foot shop as well as two attached covered carports, consisting of 700 square feet and 600 square feet to be 30 feet from the edge of the 40-foot road easement on the west property line where a setback of 50 feet is normally required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Variance / May 15, 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 15305 and 15305
- Statutory Exemptions. State code number:

Reasons why project is exempt: The project is categorically exempt from environmental review in accordance with Sections 15303 and 15305 of the California Environmental Quality Act (CEQA) Guidelines and Placer County Code Sections 18.36.050 (Class 3 – New construction or conversion of small structure) and 18.36.070 (Class 5 – Minor alterations in land use limitations) because the construction of new lodging and accessory structures are exempt projects under Class 3 and adjusting a setback is an exempt action under Class 5 that would not result in the creation of any new parcel. The Zoning Administrator will be required to make a finding to this effect.

Lead Agency Contact Person

Claudia Garcia, Admin. Technician, 530.745.3592

Signature Claudia Garcia Date 5/15/2025
Environmental Coordination Services