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: Files Front Setback Variance

Project Number: PLN25-00006

APN: 095-120-011-000

Project Location: 1275 River Road, Tahoe City, CA, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: Consider a request from the applicant for approval of a variance to allow a second story living area addition (912 square feet) above an existing garage located at a front setback of 23.5 feet, whereas 50 feet from the private road easement is otherwise required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
Variance / June 17, 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: Sections 15303 and 15305
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed 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 structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations) because living space additions are permissible in this zoning district. The Zoning Administrator will be required to make a finding to this effect.

Lead Agency Contact Person
Claudia Gracia, CDRA Technician, 530.745.3592
Signature Claudia Garcia Date 6-17-2025
Environmental Coordination Services