

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: Homewood Lots 12 & 13 – Planning Director Interpretation

Project Number: Placer County Code Zoning Ordinance Section 17.02.050 *Interpretation*

APNs: 097-050-068-000, 097-050-069-000, 097-050-076-000, 097-050-079-000, and 097-060-032-000

Project Location: Located in the Homewood area of Placer County, accessed from Tahoe Ski Bowl Way off of Highway 89.

Description of Nature, Purpose, and Beneficiaries of Project:

A Planning Director's Interpretation was prepared, pursuant to Placer County Code, Chapter 17, Section 17.02.050 Interpretation, regarding whether the development of Placer County Assessor's Parcel Numbers (APNs), 097-050-068-000, 097-050-069-000, 097-050-076-000, 097-050-079-000, and 097-060-032-000 — identified as Lots 12 and 13 — is located within the Homewood Mountain Resort Ski Area Master Plan (HWMP), and whether development of these lots are subject to its requirements, at the request of the Law Offices of Greg Gatto on behalf of Homewood Mountain Partners, LLC

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date: Planning Director's Interpretation | July 9, 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));
- CEQA Exemption. State type and section number: Sections 15061(b)(3)
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is a CEQA Exemption in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and Section 18.08.020(D) *Exemptions* of the Placer County Environmental Review Ordinance in that the interpretation clarified the applicable zoning district and development standards that would be applied to any future development of the listed parcels and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Any future development is speculative (CEQA Guidelines 15145) and would likely require independent discretionary review.

Lead Agency Contact Person

Claudia Gracia, CDRA Technician, 530.745.3592

Signature Claudia Garcia Date 7/14/2025

Environmental Coordination Services

