

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: El Dorado
380 Fair Lane
Placerville, CA 95667

From: (Public Agency): City of Placerville
3101 Center Street
Placerville, CA 95667
(Address)

Project Title: Thompson House

Project Applicant: Sean Manwaring & Jacob Rigoli

Project Location - Specific:

3062 Cedar Ravine Road, Placerville, CA 95667 APN:003-241-067

Project Location - City: Placerville

Project Location - County: El Dorado

Description of Nature, Purpose and Beneficiaries of Project:

1) Amend the Placerville General Plan Map, changing the 1.01 acre property from Business and Professional (BP) to High Density Residential (HDR), (2) Amend the Placerville Zoning from Business and Professional (BP) to Medium Density Multi-Family Residential (MDR), (3) A Conditional Use Permit to re-establish the residential use and find the project Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3) and Section 15301.

Name of Public Agency Approving Project: City of Placerville

Name of Person or Agency Carrying Out Project: Carole Kendrick ckendrick@cityofplacerville.org

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: 15301 Existing Facilities
Statutory Exemptions. State code number:

Reasons why project is exempt:

The City has reviewed this request and has determined that the proposed amendment is exempt from environmental review pursuant to Section 15061(b)(3) and Section 15301 as the project is an "Existing Facility".

CEQA Section 15301 refers to a categorical exemption under the California Environmental Quality Act (CEQA) for "Existing Facilities." This exemption applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, with negligible or no expansion of existing or former use.

Lead Agency

Contact Person: Carole Kendrick Area Code/Telephone/Extension: 530-645-5569

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Carole Kendrick Date: 8/14/2025 Title: Development Services Director

Signed by Lead Agency Signed by Applicant Jacob A. Rigoli

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

FILED

AUG 14 2025

Revised 2011

JANELLE A. HORNE, Recorder-Clerk

By Lana M. Boyers