

## Notice of Exemption

To:  Office of Land Use and Climate Innovation  
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:** Reynolds Variance Modification and Extension of Time

**Project Number:** PLN22-00013-EOT001

**APN:** 040-060-029-000

**Project Location:** 870 Geraldson Road, in the unincorporated Newcastle area, Placer County

**Description of Nature, Purpose, and Beneficiaries of Project:** The proposed project is a request for a first EOT to allow an addition to an existing residence to be located 20 feet from the southern front EOE where a front setback of 50 feet from EOE is required; located ten feet from eastern side property line where 30 feet is normally required; and to be setback approximately 50 feet where a 200 foot setback would normally be required from the OHWM of Auburn Ravine. The request also includes a Modification to original request by increasing the subject addition from the previous 1,190 square feet to 1,540 square feet and eliminating the request for the 1,200-square-foot garage entirely.

**Name of Public Agency Approving Project:** Placer County

### Entitlement/Action Date

Variance Modification and Extension of Time / February 19, 2026

### 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 15301 (Existing Facilities) and 15305  
 Statutory Exemptions. State code number:

**Reasons why project is exempt:** The proposed EOT and Modification to a previously approved Variance project is categorically exempt from environmental review in accordance with Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines as well as Sections 18.36.030 and 18.36.060 of the Placer County Environmental Review Ordinance (Class 1— Existing facilities and Class 5 – Minor alterations in land use limitations) because an addition to an existing single-family home is an allowable use in the RA zone district and the Ophir General Plan land use designation. The Zoning Administrator will be required to make a finding to this effect.

### Lead Agency Contact Person

Claudia Garcia, CDRA Technician, 530.745.3592

Signature Claudia Garcia Date 2/22/26  
Environmental Coordination Services