

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: Navrotski Pool House Rear Setback Variance

Project Number: PLN25-00125

APN: 046-103-024-000

Project Location: 5550 Cavitt Stallman Road in the unincorporated Granite Bay area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting approval of a Variance to construct a 1,283- square-foot pool house, with a 96-square-foot attached covered porch, and a 250-square-foot attached patio, ten feet from the rear property line where a 30-foot rear setback is normally required.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Variance / March 12, 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 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 the proposed construction of a pool house with an attached patio and porch is an exempt project 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, CDRA Technician, 530.745.3592

Signature Claudia Garcia Date 3/12/26
Environmental Coordination Services