

## 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:** Yaroshevich Variance Extension of Time

**Project Number:** PLN22-00510-EOT001

**APN:** 047-060-060-000

**Project Location:** 7137 Wilcox Place, in the unincorporated Granite Bay area, Placer County

**Description of Nature, Purpose, and Beneficiaries of Project:** Consider a request from the applicant for approval of a first two-year (24 months) Extension of Time (EOT) for the previously approved Yaroshevich Variance (PLN22-00510), extending the expiration date of the Variance to January 26, 2028. The approved Variance allows a home expansion to be located five feet from the west side property line where a fifteen-foot side setback is normally required, and 20 feet from the front property line where a 35-foot front setback is normally required. The applicant is requesting additional time to secure project financing and to complete architectural planning and design necessary for the applicant to be able to submit plans and initiate construction.

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

**Entitlement/Action Date**

Extension of Time / 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 Section 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 Section 18.36.070 (Class 5 – Minor alterations in land use limitations) because the proposed construction of an addition to a single-family residence 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