

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: Weaver (As-Built) Shop Side Setback Variance

Project Number: PLN25-00347

APN: 257-040-053-000

Project Location: 20460 Cedar View Court in the unincorporated Foresthill area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting approval of a Variance to allow for an existing, unpermitted 1,750-square-foot metal shop to remain 15 feet from the west side property line where a 20-foot side setback is normally required. The shop was used by the property owner for storage of equipment for the applicant's residential HVAC installation company and for storage of large machinery and as a workshop. After approval of the Variance, the applicant would complete their application for an after-the-fact building permit (BLD24-00721) for the unpermitted shop.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Variance / April 16, 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 15301 and 15305 of the California Environmental Quality Act (CEQA) Guidelines and Sections 18.36.030 (Class 1 – Existing structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations) of the PCC because an existing residential accessory structure (i.e., shop) is an exempt project under Class 1 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 4/16/2026
Environmental Coordination Services