

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 – Appeal of the Zoning Administrator's Approval of an 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: The Planning Commission will conduct a public hearing to consider an appeal (Attachment B) filed by Ray Hammi (hereinafter "appellant") challenging the Zoning Administrator's March 12, 2026 approval of 153 a 24-month Extension of Time (EOT) for the Yaroshevich Variance (PLN22-00510) to allow for a home expansion from 1,000 to 4,500 square feet 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 (south) property line where a 35-foot front setback is normally required. The subject property, APN 047-060-060-000, is approximately 0.5 acres in size, zoned RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet), and is located at 7137 Wilcox Place in the Granite Bay area.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Appeal / June 25, 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 action 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 (PCC) 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). 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 Planning Commission 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 6/25/26
Environmental Coordination Services