

# Notice of Exemption

To:  Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk, County of Sierra



Filed in County Clerk's Office of  
County of Sierra

Heather Foster  
County Clerk-Recorder

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09/26/2025  
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Fees: \$50.00

From: (Public Agency) Sierra Co. Planning Dept.  
P.O. Box 530, Downieville, CA 95936

**Project Title:** Ambroselli Zone Variance

**Project Location - Specific:** 250 Goodyear Creek Road

**Project Location - City:** Goodyears Bar

**Project Location - County:** Sierra

**Project Description:**

**Zone Variance**—Reducing the yard setbacks to rebuild a house

This project was for a zone variance to adjust the yard setbacks from 60 feet to 28 feet on the rear and 60 feet to 15 feet on the side setbacks on a 0.29 ac. parcel in the General Forest District. The applicant is looking to rebuild a single-family house on the property

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

**Name of Person, Address and Phone Number  
or Agency Carrying Out Project:**

Marco Ambroselli, 7605 Greenback Lane, No. 131,  
Citrus Heights CA 95610 (916-223-8000)

**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: 15303 (Class 3) & 15305 (Class 5)
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:**

The project is eligible as a Categorical Exemption under §15303 (Class 3) and §15304 (Class 5) of CEQA. The project involves a zone variance to reduce the yard setbacks of an existing building. The project was duly routed to 24 local, state, and federal agencies from July 31, 2025-August 14, 2025. Based on the exemption, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

**Lead Agency**

**Contact Person:** Corri Jimenez

**Area**

**Code/Telephone:** (530) 289-3251

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature

Date

9/26/2025

Title:

Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: