

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
NOTICE OF EXEMPTION (NOE)

TO: [X] Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
<https://ceqanet opr.ca.gov/>

FROM: Plumas County  
Planning Department  
555 Main Street  
Quincy, CA 95971

[X] County Clerk  
County of Plumas

Lead Agency Contact Person  
Marco Velazquez, Associate Planner  
(530) 283-7020

Project Title: Lot Line Adjustment (LLA 5-24/25-07)

Project Applicant: Plumas Sierra Partners, LLC, and Randy Pitzer and Masami Takano Pitzer

Project Location: 635 E. Magnolia and 77413 Meadow Way, Portola, unincorporated Plumas County, CA; APNs 125-460-024-000, 025-100-036-000, and 025-050-055-000; T23N/R13E,14E/Sec.19,20,29,30, MDB&M

Description of Project: Lot Line Adjustment increasing APN 125-460-024-000 by 130.39 acres and decreasing the legal parcel comprised of APNs 025-100-036-000 and 025-050-055-000 by 130.39 acres.

Name of Public Agency Approving Project: Plumas County Planning Department

Name of Person or Agency Carrying Out Project: Plumas Sierra Partners, LLC, and Randy Pitzer and Masami Takano Pitzer

Exempt Status (Check one)

[ ] No possible significant environmental effect [Sec. 21082.2; 15061(b)(3)];

[ ] Ministerial [Sec. 21080(b)(1); 15268];

[X] Categorical Exemption. Section Number: 15305(a) (Class 5)

[ ] Statutory Exemptions. State Code Number:

Reason why project is exempt: The project has been determined to be exempt from the requirements of CEQA under Guidelines Section 15305(a) Class 5 as the project consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, and is a minor lot line adjustment not resulting in the creation of any new parcel.

9-19-2025

Date

Marco Velazquez, Associate Planner

SEP 22 2025

Date Filed

Marco DeMartile, Plumas County Clerk-Recorder-Registrar

Certificate of Posting

I hereby certify that from SEP 22 2025 to OCT 21 2025 (30 days), I posted a copy of this Notice of Exemption in the Office of the Plumas County Clerk-Recorder.

By MARCY DeMARTILE, Plumas County Clerk-Recorder-Registrar

Date: SEP 22 2025



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