

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];
- ☒ 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

Marcy 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 Julie Hagwood

Date: SEP 22 2025

MARCY DeMARTILE, Plumas County Clerk-Recorder-Registrar



Doc # 2025-028
Rec # 3209222025-028