

NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

FROM: California Tahoe Conservancy
1061 Third Street
South Lake Tahoe, CA 96150

Project Title:

Transfer of land coverage rights to enable construction of a new single-family residence.

Project Location – Specific:

The receiving parcel is 2125 Texas Avenue, South Lake Tahoe, CA 96150 (El Dorado County Assessment Number 022-141-003), located in the Mt. Tallac Village Subdivision on the south shore of Lake Tahoe.

Project Location – City:

City of South Lake Tahoe

Project Location – County:

El Dorado County

Description of Nature, Purpose, and Beneficiaries of Project:

The project consists of the transfer of 465 square feet of potential land coverage rights from Conservancy-owned land to the receiving parcel, identified above, on which a private residence will be constructed. The transfer enables the receiving landowner to construct a single family residence without any net increase in the amount of existing land coverage in the Lake Tahoe Basin.

Name of Public Agency Approving Project:

California Tahoe Conservancy

Name of Person or Agency Carrying Out Project:

The Carmassi Family Trust

Exempt Status:

- Ministerial (§ 15268)
 - Declared Emergency (§ 15269(a))
 - Emergency Project (§ 15269(b)(c))
 - Categorical Exemption Class 3, § 15303.
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Reasons Why Project is Exempt:

The coverage transfer will enable construction of a new single family residence, which is categorically exempt under Class 3 (new construction of small structures). The single family residence will be built outside of the nearby stream environment zone and stream environment zone setback, per the building plans. All construction activities will also take place outside of the nearby stream environment zone.

Contact Person:

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Date Received for Filing:

Kevin Prior

Kevin Prior
Chief of Land