

## 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 located on 1032 Golden Bear Trail, South Lake Tahoe, CA 96150 (El Dorado County Assessment Number 080-153-002), which is in the Montgomery Estates subdivision in the County of El Dorado.

**Project Location – City:** Unincorporated

**Project Location – County:** County of El Dorado

**Description of Nature, Purpose, and Beneficiaries of Project:**

The project consists of the transfer of 955 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 a 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:** Bukaty Inc

**Exempt Status:**

- Ministerial (§ 15268)
- Declared Emergency (§ 15269(a))
- Emergency Project (§ 15269(b)(c))
- Categorical Exemption – Class 3, § 15303

**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 structure).

**Contact Person:** Dan Huerta

**Telephone Number:** (530) 307-9428

**Date Received for Filing:**

*Kevin Prior*

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Kevin Prior  
Director of the Land Division