

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 reconstruction of an existing driveway, walkway, and garage addition to an existing single-family residence.

Project Location – Specific:

The receiving parcel is located on 235 Lake Avenue, Tahoe City, CA 96145 (Placer County Assessment Number 083-102-008), which is in the Lake Tahoe Park Subdivision on the west shore of Lake Tahoe.

Project Location – City: Unincorporated area

Project Location – County: Placer County

Description of Nature, Purpose, and Beneficiaries of Project:

The project consists of the transfer of 30 square feet of potential land coverage rights from Conservancy-owned land to the receiving parcel, identified above. The transfer enables the receiving landowner to construct a garage addition to a single-family residence and reconstruct and expand an existing driveway and walkway 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: Ray Richard Coblenz

Exempt Status:

- Ministerial (§ 15268)
- Declared Emergency (§ 15269(a))
- Emergency Project (§ 15269(b)(c))
- Categorical Exemption – Class 1 § 15301.

Reasons Why Project is Exempt:

The project is exempt under Class 1 because it involves the reconstruction and minor expansion of a driveway and walkway for an existing residence, and a garage addition to the existing residence that will result in a negligible expansion of use. The project is in an area where all public services and facilities are available and the project is not located on environmentally sensitive land.

Contact Person: Daniel Huerta

Telephone Number: (530) 307-9428

Date Received for Filing:

Jane Freeman
Jane Freeman
Deputy Director