

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 for installation of a concrete generator pad for a new single-family residence.

Project Location – Specific:

The receiving parcel is located on 3125 W. Lake Blvd, Tahoe City, CA 96145 (Placer County Assessment Number 085-280-044), which is in the Blackwood Cove subdivision in the unincorporated area of Placer County.

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 17 square feet of potential land coverage rights from Conservancy-owned land to the receiving parcel, identified above, on which a concrete generator pad will be constructed. The transfer enables the receiving landowner to construct a concrete generator pad without a net increase in the amount of existing land coverage in the Lake Tahoe Basin. The concrete pad is a plan modification to a single-family residence which is currently in the process of being constructed.

Name of Public Agency Approving Project:

California Tahoe Conservancy

Name of Person or Agency Carrying Out Project: Andrew Pointe Legacy Homes, LP

Exempt Status:

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

Reasons Why Project is Exempt:

The project is exempt under Class 3 because the coverage transfer will enable the construction of a concrete pad as a minor plan modification to the construction of a new single-family residence, which is categorically exempt under Class 3 (new construction of small structures).

Contact Person: Daniel Huerta

Telephone Number: (530) 307-9428

Date Received for Filing:

Kevin Prior

Kevin Prior
Director of the Land Division