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 construction of a new accessory dwelling unit and a reconstruction of an existing single-family home (AN 034-251-005).

Project Location – Specific: The receiving parcel is located on 1183 Tomahawk Lane, South Lake Tahoe, CA 96150 (El Dorado County Assessment Number 034-251-005), which is in the Juniper Park subdivision in El Dorado County.

Project Location – City: Unincorporated area
Project Location – County: El Dorado County

Description of Nature, Purpose, and Beneficiaries of Project:
The project consists of the transfer of 298 square feet of potential land coverage rights from Conservancy-owned land to the receiving parcel, identified above, on which an existing single-family residence will be demolished, and a new single-family residence and accessory dwelling unit (ADU) will be constructed. The transfer enables the receiving landowner to reconstruct the new single-family residence and construct the ADU 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: Perry and Maria Silva

Exempt Status:
☐ Ministerial (§ 15268)
☐ Declared Emergency (§ 15269(a))
☐ Emergency Project (§ 15269(b)(c))
☒ Categorical Exemption – Class 2, § 15302 Class 3, § 15303

Reasons Why Project is Exempt:
The coverage transfer will enable the reconstruction of a new single-family residence on the same site as the structure replaced with substantially the same purpose and capacity, and the construction of the ADU. These activities are categorically exempt under Class 2 (replacement or reconstruction) and Class 3 (new construction of small structure).

Contact Person: Daniel Huerta

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Date Received for Filing:

Kevin Prior

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Director of the Land Division