

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: 027-151-006/3684 Larch Avenue, South Lake Tahoe, CA 96150. Transfer of land coverage rights for construction of a new accessory dwelling unit and single-car garage to an existing single-family home.

Project Location – Specific: The receiving parcel is located on 3684 Larch Avenue, South Lake Tahoe, CA 96150 (El Dorado County Assessment Number 027-151-006), which is in the Bijou Park Addition subdivision in El Dorado County.

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 253 square feet of potential land coverage rights from Conservancy-owned land to the receiving parcel, identified above, on which a new accessory dwelling unit (ADU) with a single-car garage will be constructed. The transfer enables the receiving landowner to construct the ADU and garage 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: Duble J. Living Trust

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 the construction of an ADU with an attached garage. These activities are categorically exempt under Class 3 (new construction of small structure). The §15300.2(a) exception for location does not apply here because although there is a stream environment zone on the parcel, there is a setback required by Tahoe Regional Planning Agency as well as construction controls and best management practices included in the project design.

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Date Received for Filing:

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