Notice of Exemption

To: ☒ Office of Land Use and Climate Innovation
State
Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

☐ County Clerk
County of El Dorado

From: City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150

Project Title: Eleven-Unit Residential Project Major Design Review & Special Use Permit, File #25-029
Project Location - Specific: 1050 Fremont Ave. / APN: 027-170-012 and 027-381-001
Project Location - City: South Lake Tahoe
Project Location - County: El Dorado

Description of Project: The project is the redevelopment of an existing commercial site with an eleven multi-family residential units within six three-story structures. The existing single-story commercial building will be demolished as part of the project scope. The proposed units will contain four bedrooms and three and a half bathrooms. Other amenities include an in-unit washer and dryer, personal balconies, and two covered parking spaces. Multi-family is an allowed use through a Special Use Permit.

Name of Public Agency Approving Project: City of South Lake Tahoe

Name of Person or Agency Carrying out Project: Escoteric Holding LP, represented by Exline & Company, Inc.

Exempt Status: *(check one)*

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15332, Class 32
- ☐ Statutory Exemptions. State code number.

Reasons why the project is exempt: The proposed project is Categorically Exempt from CEQA under Section 15332, Class 32, which consists of in-fill development that meets the following conditions: (1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) The project site has no value, as habitat for endangered, rare or threatened species; (4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) The site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Gretchen Schooleman
Area Code/Telephone: (530) 542-6022
Email: gschooleman@cityofslt.us

Signature: Gretchen Schoolcraft **Title**: Assistant Planner

Date: 8/26/2025

☒Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at County of El Dorado: 8/26/2025