

# Notice of Exemption

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To:  Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

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

County Clerk  
County of El Dorado

**Project Title:** Special Use Permit for South Tahoe Association of Realtors (STAR)

**Project Location - Specific:** 2307 James Avenue, APN: 023-221-058

**Project Location – City:** South Lake Tahoe

**Project Location - County:** El Dorado

**Description of Project:** STAR has submitted a special use application to convert an existing membership organization facility into a public assembly facility. The proposal consists solely of a change in use and does not require any physical changes to the site or structure. This change in use would allow the existing conference room to be rented to local businesses, organizations, and individuals, creating a community gathering space and generating income for STAR.

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

**Name of Person or Agency Carrying out Project:** Jon Paul Kiel, Wells Barnett Associates LLC

**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: 15303, Class 3
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why the project is exempt:** This proposed project is categorically exempt from CEQA under Section 15303, Class 3, New Construction or Conversion of Small Structures. The project consists of granting a special use permit that allows a local public assembly facility. This use does not significantly differ from the existing membership organization use.

**Lead Agency Contact Person:** Anna Kashuba

**Area Code/Telephone:** 530-542-7405

**Email:** akashuba@cityofslt.gov

**Signature:** \_\_\_\_\_ **Title:** Senior Planner

**Date:** 2/23/2026

Signed by Lead Agency

Signed by Applicant

Date received for filing at County of El Dorado: \_\_\_\_\_