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: AN 025-263-008/ 1297 Champlain Drive, South Lake Tahoe, CA 96150. Transfer of land coverage rights for construction of a new single-family home.

Project Location – Specific: The receiving parcel is located on 1297 Champlain Drive, South Lake Tahoe, CA 96150 (El Dorado County Assessment Number 025-263-008), which is in Bijou Park Acres Addition.

Project Location – City: South Lake Tahoe
Project Location – County: El Dorado County

Description of Nature, Purpose, and Beneficiaries of Project:
The project consists of the transfer of 225 square feet of potential land coverage rights from Conservancy-owned land to the receiving parcel, identified above, on which a new single-family residence will be constructed. The transfer enables the receiving landowner to construct the single-family residence 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: Wigart/Bryant Ent. LLC

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 construction of a new single-family residence, which is categorically exempt under Class 3 (new construction of small structure).

Contact Person: Daniel Huerta

Telephone Number: (530) 307-9428

Date Received for Filing:

Kevin Prior

Kevin Prior
Director of the Land Division