

ATTACHMENT 4

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: Environmentally Sensitive Land Acquisition – Motel 6 and Knox Johnson Parcels

Project Location – Specific:

The Motel 6 parcel (El Dorado County Assessment Number (AN) 031-290-037) is located at 2375 Lake Tahoe Boulevard in the City of South Lake Tahoe. The Knox Johnson parcel (El Dorado County AN 031-290-039) is located at 940 Sunset Drive in the City of South Lake Tahoe (Exhibit A).

Project Location – City: City of South Lake Tahoe

Project Location – County: El Dorado County

Description of Nature, Purpose, and Beneficiaries of Project:

This action involves the acquisition of two parcels totaling approximately 31 acres of environmentally sensitive land. The Motel 6 parcel consists of 4 acres on a former floodplain. The Motel 6 parcel sits on 8 feet of fill and has an existing motel, restaurant building, and parking area adjacent to the Upper Truckee River. The Conservancy plans to remove existing structures, stabilize the site, and retire or transfer the development rights and coverage for future use on town center development. The Knox Johnson parcel consists of 27 acres and includes 23 acres of mountain meadow and wetlands. On the Knox Johnson parcel, the Conservancy will preserve the mountain meadow and wetlands.

Name of Public Agency Approving Project:

California Tahoe Conservancy (Conservancy meeting of 11/8/2021) (Agenda Item 10)

Name of Person or Agency Carrying Out Project: California Tahoe Conservancy

Exempt Status:

- Ministerial (§ 15268)
- Declared Emergency (§ 15269(a))
- Emergency Project (§ 15269(b)(c))
- Categorical Exemption – Classes 1 & 25, §§ 15301 and 15325 (see also Cal. Code Regs., tit. 14, §§ 12102.1 and 12102.25).

Reasons Why Project is Exempt:

This action is exempt under CEQA Guidelines section 15301 because it involves the acquisition and demolition of an existing facility, which involves no expansion of use. The action is also exempt under CEQA Guidelines section 15325 because it involves the acquisition of land to allow for restoration of natural conditions and prevent encroachment of development into flood plains.

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Date Received for Filing:

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