

ATTACHMENT 3

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: Exchange and Transfer of Conservancy Lands with City of South Lake Tahoe

Project Location – Specific:

The parcels proposed to be included in the land exchange are located within the City of South Lake Tahoe and in unincorporated El Dorado County: Assessment Numbers 025-061-037, 025-081-013, 025-091-012, 080-010-013, 080-020-008, 031-030-020, 031-030-039, 027-010-016, 027-010-024, 027-010-029, 027-073-005, 027-074-006, 027-112-013, 027-112-014, 027-112-015, 027-112-016, 027-112-017, 027-112-024, 027-134-022, 027-053-014, 031-173-002, 031-173-004, 026-065-016, 032-090-013, and 023-686-016. See map in Exhibit A.

Project Location – City: City of South Lake Tahoe

Project Location – County: El Dorado County

Description of Nature, Purpose, and Beneficiaries of Project:

The California Tahoe Conservancy (Conservancy) and the City of South Lake Tahoe (City) are pursuing the land exchange to consolidate property ownership, improve land management efficiencies, and provide public benefits. The exchange results in the City acquiring approximately 7.3 acres, consisting of public lakefront recreation land next to the City's El Dorado Beach, various parcels with existing City storm water facilities, and parcels next to City lands. The Exchange also results in the Conservancy acquiring approximately 180 acres of environmentally sensitive land along Trout Creek and Cold Creek and next to other Conservancy lands.

Name of Public Agency Approving Project:

California Tahoe Conservancy (Conservancy meeting of 9/15/2022) (Agenda Item 6)

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 -- § 15301(h) (Class 1, Existing Facilities) and § 15325 (Class 25, Transfers of Ownership in Land to Preserve Existing Natural Conditions and Historic Resources) (see also Cal. Code Regs., tit. 14, §§ 12102.1, 12102.25)

"Common sense" exemption, § 15061(b)(3)

Reasons Why Project is Exempt:

The land exchange is categorically exempt from CEQA pursuant to sections 15325 and 15301 of the CEQA Guidelines. Section 15325 exempts transfers of ownership in land to preserve open space, habitat, or historical resources, and includes transfers that will preserve or restore natural conditions

and preserve lands for park purposes. Section 15301 exempts the operation and maintenance of existing public or private structures, facilities, and topographical features involving negligible or no expansion of use, and includes maintenance of existing landscaping, native growth, and water supply reservoirs. The exchange will allow the Conservancy and City to more efficiently manage the subject parcels for open space and recreation purposes, operate existing storm water facilities, and manage historic or cultural resources. As the exchange is a change in ownership of real property that does not involve any new construction or change in the existing uses, and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment, it is also exempt from CEQA pursuant to the "common sense" exemption in CEQA Guidelines 15061(b)(3). If a development project is proposed on any of the parcels included in the exchange in the future, the individual project would be subject to environmental review under CEQA once the scope of the project has been identified.

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Date Received for Filing:

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Jason Vasques  
Executive Director