

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 and Coverage Acquisition

Project Location – Specific:

3828 Montreal Road (El Dorado County Assessment Number (AN) 029-441-003) and 3794 Montreal Road (El Dorado County AN 029-720-007) 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 the 2.61-acre parcel located at 3828 Montreal Road and the purchase and retirement of 10,000 square feet of environmentally sensitive (Class 1b) hard land coverage banked on 3794 Montreal Road. The acquisition parcel (3828 Montreal Road) comprises 1.1 acres of environmentally sensitive land and 1.5 acres of developable land. The developable portion includes a portion of the entrance road and unpaved shared-use trail to Van Sickle Bi-State Park (Park). The environmentally sensitive portion contains mountain meadow and stream environment zone habitat. The acquisition of 3828 Montreal Road will protect wildlife habitat, scenic resources, and water quality at the Park entrance from potential private development. The Conservancy will retire the coverage purchased from 3794 Montreal Road.

Name of Public Agency Approving Project: California Tahoe Conservancy (Conservancy meeting of 3/20/2025) (Agenda Item 8)

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 – Class 25, § 15325 (see also 14 Cal. Code Regs. § 12102.25); Class ,1 § 15301 (see also 14 Cal. Code Regs. § 12102.01)
- Other – § 15061(b)(3) “common sense” exemption

Reasons Why Project is Exempt:

The acquisition of 3828 Montreal Road is exempt under CEQA Guidelines § 15325 because it involves the acquisition of land to preserve and restore existing natural conditions, including plant and animal habitats, and to preserve open space for park purposes. The acquisition is also exempt under CEQA Guidelines § 15301 as it will involve the ongoing operation and management of the portion of the Park’s entrance road and shared-use trail crossing the parcel. Finally, the purchase and retirement of environmentally sensitive land coverage will reduce future development on environmentally sensitive

lands and is therefore exempt under CEQA Guidelines § 15061(b)(3), as it can be seen with certainty that it will not have an effect on the environment.

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Date Received for Filing:

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Executive Director