

## NOTICE OF DETERMINATION

**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

**Subject:**  
Filing a Notice of Determination in compliance with Public Resource Code section 21108.

**Project Title:** Struck Trust/Los Esteros Associates LP/Shell Lane LLC – New Multi-Parcel Pier Access – Transaction for Restoration Credits.

**State Clearinghouse Number:** 2021070588

**Contact Person:** Amy Cecchetti

**Telephone Number:** (530) 318-5509

**Project Location:** The receiving parcels are 5070, 5080, and 5090 West Lake Boulevard, Homewood, CA 96141 (Placer County Assessment Numbers 097-122-024/-010, -025, -027), located in the unincorporated area of Placer County, on the west shore of Lake Tahoe (Attachment 1).

### **Project Description:**

The California Tahoe Conservancy acted as lead agency to adopt the land bank pier program guidelines and the negative declaration for the pier program on 11/8/2021. The program allows for the sale of coverage and restoration credits to construct structures that provide access to new and existing piers, existing watercraft moorings, and other structures within the shorezone of Lake Tahoe in California. As part of the program, staff evaluates the potential environmental effects of each individual pier project and ensures consistency with the guidelines and negative declaration.

This project consists of the transfer of 108 square feet of restoration credits from Conservancy-owned land to the receiving parcel. The restoration credit transfer will satisfy the Tahoe Regional Planning Agency permit requirements for walkway access to a new pier on Lake Tahoe.

This is to advise that the California Tahoe Conservancy (Conservancy), acting as a lead agency, has approved the above described project and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. The Conservancy adopted a negative declaration pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of the project.
4. A mitigation monitoring or reporting plan was not adopted for the project.
5. A statement of overriding conditions was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

A copy of the negative declaration is available to the general public at: [https://tahoe.ca.gov/wp-content/uploads/sites/257/2021/11/8\\_Pier-Program-Guidelines\\_Att3\\_IS-and-ND.pdf](https://tahoe.ca.gov/wp-content/uploads/sites/257/2021/11/8_Pier-Program-Guidelines_Att3_IS-and-ND.pdf)

**Fish and Game Fees:** A California Department of Fish and Wildlife Environmental Filing Fee was paid for this project (Attachment 2).

**Date Received for Filing:** March 12, 2024

*Kevin Prior*

KEVIN PRIOR  
Director of the Land Division