

## 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:** Transfer of land coverage rights for construction of an additional garage and accessory dwelling unit (ADU).

**Project Location – Specific:**

The receiving parcel is located on 2621 Elwood Avenue, South Lake Tahoe, CA 96150 (El Dorado County Assessment Number 031-122-012), which is in the Tahoe Sierra subdivision in the City of South Lake Tahoe.

**Project Location – City:** City of South Lake Tahoe

**Project Location – County:** El Dorado County

**Description of Nature, Purpose, and Beneficiaries of Project:**

The project consists of the transfer of 182 square feet of potential land coverage rights from Conservancy-owned land to the receiving parcel, identified above, on which an additional garage, an additional two-story unit with attic, three front wood decks, one back wood deck, paver driveway and two paver walking strips. The transfer enables the receiving landowner to construct the additions 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:** Xia Hua Wang

**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 an addition of an accessory structure to an existing single-family residence which is categorically exempt under Class 3 (new construction or conversion of small structure).

**Contact Person:** Daniel Huerta

**Telephone Number:** (530) 307-9428

**Date Received for Filing:**

*Kevin Prior*

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Kevin Prior  
Director of the Land Division