



**EL DORADO COUNTY  
PLANNING & BUILDING DEPARTMENT**

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TO: Board of Supervisors Agenda of: October 24, 2023  
FROM: Melanie Shasha, Senior Planner  
DATE: September 20, 2023  
RE: **Subdivision Map Amendment TM-C22-0002/Willsey**

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**SUBDIVISION MAP AMENDMENT**

**FILE NUMBER:** Subdivision Map Amendment TM-C22-0002/Willsey  
**APPLICANT:** Michael and Ingrid Willsey  
**REQUEST:** Amend recorded Subdivision Map E-072B to reduce an existing Setback Line from twenty-five feet to 0 (zero) feet.  
**LOCATION:** The property is located on the south side of Crystal Air Drive, at the intersection with Coto Street, in the Meyers area, Supervisorial District 5 (Exhibit A).  
**APN:** 081-085-001 (Exhibit B)  
**ACREAGE:** 0.24 acre  
**GENERAL PLAN:** Approved Plan (AP) (Exhibit C)  
**ZONING:** Single-unit Residential, Tahoe Overlay (R1) (Exhibit C)  
**ENVIRONMENTAL DOCUMENT:** Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations.

**RECOMMENDATION:** Staff recommends the Board of Supervisors take the following actions:

1. Find Subdivision Map Amendment TM-C22-0002 amending Subdivision Map E-072B to be Categorically Exempt pursuant to Section 15305, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA); and
2. Approve Subdivision Map Amendment TM-C22-0002 amending Subdivision Map E-072B, based on the Findings and subject to the Conditions of Approval as presented.

**Background:** The subject lot was created by Subdivision Map E-072B (Exhibit B), recorded on September 30, 1970 after the Final Map was approved on September 29, 1969. The recorded map included easements on the parcel (Lot 166), including a 25-foot setback line adjacent to Crystal Air Drive and a 12.5-foot setback line adjacent to Coto Street. The setback is described as “The front twenty-five (25) feet of all lots as a building setback and public utility easement for poles, guy wires, anchors, overhead and underground wires and conduits, including the right to trim and remove trees, tree limbs, and brush from the front ten (10) feet of the lot.” The five (5) foot snow storage easement located within the 25-foot setback will not be affected.

**STAFF ANALYSIS:**

**Project Description:** The applicant is requesting a Subdivision Map Amendment of recorded Subdivision Map E-072B to reduce an existing non-buildable setback from 25 feet to 0 (zero) feet to construct a two (2) car garage. Chapter 120.72 of the El Dorado County Ordinance Code and Government Code § 66472.1 allows for amending Subdivision Maps by filing a Certificate of Correction or by amending the map. Should the Board of Supervisors approve the amendment, a Certificate of Correction is required by the El Dorado County Surveyor’s Office to effectuate removal of the easement.

**Site Description:** The project is located on the south side of Crystal Air Drive, at the intersection with Coto Street. (Exhibit A). The property is currently developed with a single-family residence with a two (2) car parking pad accessed from Crystal Air Drive. Development in the neighborhood includes single-family dwellings on three (3) of the four (4) adjacent, privately owned parcels. The remaining vacant parcel is privately owned and located on the northwest corner of Crystal Air Drive and Coto Street. The site is generally flat where the existing egress from Crystal Air Drive is. The slope of the building site is 15%. The site is more steeply sloped along Coto Street. Native shrubs, trees and forbs exist on the site (Exhibit E). This site is in the Tahoe Basin with the Tahoe Overlay. Development on this lot is limited to 2,133 square feet of land coverage. This Subdivision Map Amendment does not grant new allowable or verified land coverage.

An application was also submitted requesting a reduction to the 20-foot setback required by the Zoning Ordinance. This matter was heard by the El Dorado County Zoning Administrator on August 16, 2023 and was approved.

**Summary of Findings:** Alternative locations for the garage do not exist. This site is limited in locations on which to place a structure to provide covered parking. This site has a Zoning

Ordinance primary front yard setback of 20 feet from Crystal Air Drive, a secondary front setback of 20 feet from Coto Street, one (1) side yard setback of five (5) feet, and a rear yard setback of 15 feet. The Subdivision Map has a setback of 25-feet from Crystal Air Drive and 12.5 feet from Coto Street. The proposed two (2) car garage is within the existing primary front yard setback due to the limited amount of land coverage (Exhibit D) and the location of the existing house. The existing residence is behind and downhill of the proposed garage. No place on-site exists that meets all of the following criteria: the standard setbacks, Subdivision Map setbacks, land coverage limitations, and limitation on excessive grading.

**Agency and Public Comment:** Potentially affected agencies including the El Dorado County Surveyor's Office, El Dorado County Department of Transportation, Lake Valley Fire Protection District, Liberty Utilities, and South Tahoe Public Utility District.

The El Dorado County Surveyor's Office reviewed the project and required a Condition of Approval, which has been included. The El Dorado County Department of Transportation, Liberty Utilities, and Lake Valley Fire Protection District have also granted approval of the location of the structure. No other agencies provided comments, conditions, or concerns.

**Subdivision Ordinance (Map Amendment) Findings:** The granting of a Subdivision Map Amendment requires findings found in the Subdivision Ordinance (Title 120.72.040). The Findings for approval and their respective discussions are provided following this Staff Memo.

## **ENVIRONMENTAL REVIEW**

This project is covered by Section 15305(a) of the CEQA Guidelines for Minor Alterations in Land Use Limitations including minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel. Subdivision Ordinance (Map Amendment) Findings have been made. No further environmental analysis is necessary.

A \$50.00 administration fee is required by the El Dorado County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services upon project approval.

## SUPPORT INFORMATION

### Attachments to Staff Report:

#### **Findings**

#### **Conditions of Approval**

Exhibit A .....	Location Map
Exhibit B .....	Amended Subdivision Map
Exhibit C .....	General Plan Land Use and Zoning Designation Map
Exhibit D .....	Existing and Proposed Site Plan
Exhibit E .....	Existing Conditions

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