



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-C23-0001/Whitehouse**

SUBDIVISION MAP AMENDMENT

FILE NUMBER: Subdivision Map Amendment TM-C23-0001/Whitehouse
APPLICANT: Melissa and Gary Whitehouse
REQUEST: Amendment to recorded Subdivision Map D-007A to reduce an existing setback line from 20 feet to ten (10) feet.
LOCATION: The property is located on the south side of Mewuk Drive, approximately 459 feet southeast from the intersection with Nez Perce Drive, in the Meyers area, Supervisorial District 5 (Exhibit A).
APN: 034-552-004 (Exhibit B)
ACREAGE: 0.43 acre
GENERAL PLAN: Approved Plan (AP) (Exhibit D)
ZONING: Single-unit Residential (R1) (Exhibit D)
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-C23-0001 amending Subdivision Map D-007A to be Categorically Exempt pursuant to Section 15305, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) Guidelines; and
2. Approve Subdivision Map Amendment TM-C23-0001 amending Subdivision Map D-007A, based on the Findings and subject to the Conditions of Approval as presented.

Background: The subject lot was created by Subdivision Map D-007A (Exhibit C), recorded on June 24, 1963 after the Final Map was approved by the Board of Supervisors on the same day. The recorded map included easements on the parcel (Lot 1084), including a 20-foot setback line adjacent to Mewuk Drive along the eastern property line. The setback line is described as “Easements for light and air and for public utility poles, wires and crossarms over those strips of land lying between the front lot line and those lines shown hereon and designated ‘SET BACK LINE’, said strips of land to be kept open and free from buildings”. The five (5) foot snow storage easement located within the 20-foot setback will not be affected.

STAFF ANALYSIS

Project Description: The applicant is requesting a Subdivision Map Amendment of recorded Subdivision Map D-007A to reduce an existing non-buildable setback from 20 feet to ten (10) 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 property is located on the south side of Mewuk Drive, approximately 459 feet south of the intersection with Nez Perce Drive, in the Meyers area. The property is currently developed with a single-family residence with a two (2) car parking pad accessed from Mewuk Drive. Surrounding properties include a mix of developed and undeveloped Single-unit Residential (R1) zoned lots. Residentially developed lots are located immediately to the north and east of the property, with undeveloped lots on the west side. U.S. Forest Service land is to the south. The site is steeply forested from the street down to a sanitary sewer easement and defined stream on the southwest side of the property. The area of the parcel adjacent to Mewuk Drive is overly steepened due to road grading. The existing residence is located below the road fill on a natural slope of 22%. The slope from the edge of roadway pavement to the 20-foot front setback line is approximately 35% and the slope on the remaining lot is 20%. The proposed location of the two (2) car garage is on the road fill, ten (10) feet from the property line. This site is in the Tahoe Basin with the Tahoe Overlay. Development on this lot is limited to 2,128 square feet of land coverage. This Subdivision Map Amendment does not grant new allowable or verified land coverage.

A separate application for an Administrative Permit to reduce the twenty (20) foot setback due to slope has been submitted and approved.

Summary of Findings: To approve the Subdivision Map Amendment, the County must find that the amended map complies with Government Code and make specific findings pursuant to Section 120.72.040 of the County’s Subdivision Ordinance. Staff found that these findings could be made to show that this project adheres to and is within the standards as set forth. These and the applicable General Plan findings are presented below.

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, and Liberty Utilities.

The El Dorado County Surveyor's Office and El Dorado County Department of Transportation reviewed the project and each requested a Condition of Approval, which have been included. 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 set back 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’s Office 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 Memo:

- Findings
- Conditions of Approval

- Exhibit A.....Vicinity Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....Subdivision Map Pages D-7 and D-7A
- Exhibit D.....General Plan and Zoning Designation Map
- Exhibit E.....Topographic Survey and Draft Plans
- Exhibit F.....Proposed Map Amendment