

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commission **Agenda of:** January 8, 2009

FROM: Lillian MacLeod, Senior Planner **Item #:** 12

DATE: November 7, 2008

RE: OR 07-0004, Lot Line Adjustment Ordinance

Based on direction from the Board at their hearing on September 23, and with subsequent consideration from the Surveyor's Office, the attached Lot Line Adjustment Ordinance has been further revised, as follows:

1. Processing and approving responsibilities have been clarified as to Department title;
2. Flexibility has been added under Section 16.53.070 *Exceptions*, to include increasing the minimum lot size reduction from 10 percent to 20 percent, with appropriate revisions made within the ordinance for internal consistency; and
3. Requirements at time of application submittal and recordation have been clarified based on current procedures.

The above revisions are indicated by double strikeouts and underlines.

## ENVIRONMENTAL REVIEW

The Lot Line Adjustment Ordinance is exempt from the requirements of CEQA pursuant to Section 15601(b.3) of the CEQA Guidelines stating that "A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The ordinance establishes a purpose and procedure for adjusting lot lines that conforms to the Subdivision Map Act as well as the General Plan, and as such, will have no significant impact on the environment.

## **RECOMMENDATION**

Forward a recommendation to the Board of Supervisors to take the following actions:

1. Certify the project is exempt from environmental review pursuant to Section 15061 of the CEQA Guidelines;
2. Approve OR07-0004 incorporating the Lot Line Adjustment Ordinance into Title 16 of the County Code, as an update to Chapter 16.53; and
3. Approve Zoning Ordinance Section 17.14.085, which provides a cross reference to the Lot Line Adjustment Ordinance under Title 16.

## **ATTACHMENTS**

Attachment 1 2008 Final Draft Lot Line Adjustment Ordinance

Attachment 2 Zoning Ordinance Section 17.14.085

Exhibit A General Plan Policy 2.2.5.12

Exhibit B Current Chapter 16.53 of the County Code

Exhibit C Zoning Interpretation of June 28, 1993