



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

1. Find that Parcel Map Amendment P-C20-0004 amending Subdivision Map D-007A to be exempt in accordance with California Environmental Quality Act (CEQA) Section 15305-Minor Alterations in Land use Limitations; and
2. Approve Parcel Map Amendment P-C20-0004 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 F), recorded in June 24, 1963 after approval by the Board of Supervisors on the same day. The recorded map imposed easements on the parcel (Lot 1086), including a 20-foot Setback Line adjacent to both Mewuk Drive and Poewin Street along the northern and western property lines. The Setback Line is described as “Easement 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 5-foot snow storage easement located within the 20 foot Setback will not be affected.

**ANALYSIS:**

**Site Description:** The site is located in the Tahoe Paradise subdivision and is on the corner of Mewuk Drive and Poewin Street (Exhibit C). The lot is 14,956 square feet in size with topographic slopes generally of 18% but only 11-12% at the site of the proposed project. The property is currently developed with a single-family residence with a two-car parking pad accessing from Mewuk Drive. The site has several large pine trees with native shrubs and undergrowth. The existing residence is located at the 20 foot primary front setback along Mewuk Drive and approximately 5 feet into the 20 foot secondary front setback along Poewin Street, limiting development potential to the high capability portions of the northeast corner of the parcel. Parking for this residence currently straddles the parcel line with a portion within the roadway easement (Exhibit H).

Surrounding properties include a mix of developed and undeveloped Single-unit Residential (R1) zoned lots. Neighboring parcels in the subdivision are also developed with single-family dwellings except for the vacant parcel directly to the north which is publically owned.

**Project Description:** The applicant is requesting an amendment to recorded Parcel Map D-007A to reduce an existing non-buildable Setback from 20 feet to 10 feet in order to construct a two-car garage. Chapter 120.72 of the El Dorado County Ordinance Code and Government Code § 66472.1 allows for amending parcel 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 County Surveyor’s Office to effectuate reduction of the easement.

A variance to the 20 foot front setback, required in the Single-unit Residential zoning by the current Zoning Ordinance, was granted by the Zoning Administrator (ZA) on October 7, 2020. The ZA found the approval to be exempt pursuant to CEQA Guidelines Section 15305(a) and approved the Variance allowing a reduction of the required setback from 20 feet to 10 feet. No public comment was received in opposition of the variance.

**Summary of Findings:** In order to approve the map amendment, the County must find that the amended map complies with the 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, Liberty Utilities and Southwest Gas.

The El Dorado County Surveyor’s Office reviewed the project and requested a condition of approval, which has been included. Department of Transportation reviewed the project and had no comments. No other agencies provided comments, conditions, or concerns.

**ENVIRONMENTAL REVIEW**

The map amendment project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15305-Minor Alterations in Land Use Limitations of the CEQA Guidelines which states that minor alterations in land use limitations not resulting in the creation of any new parcel are exempt. A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption.

**SUPPORT INFORMATION**

**Attachments to Staff Memo:**

- Findings
- Conditions of Approval
  
- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....Aerial Photo
- Exhibit D.....General Plan Map
- Exhibit E.....Zoning Designation Map
- Exhibit F.....Subdivision Map Page D-007A
- Exhibit G.....Proposed Easement Reduction Graphic
- Exhibit H.....Topographic Survey and Proposed Garage Location
- Exhibit I.....Existing Street View Condition