

P-C20-0004/Spencer Parcel Map Amendment – As Approved by the Board of Supervisors
December 15, 2020

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to El Dorado County Ordinance Code 120.72 and Government Code § 66472.1.

1.0 CEQA FINDINGS

- 1.1 The map amendment project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines which states that minor alterations in land use limitations not resulting in the creation of any new parcel are exempt.
- 1.2 The documents and other materials that constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 *The project is consistent with General Plan Policy 2.2.5.2.*

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to determine consistency with the policies of the General Plan.

3.0 ZONING FINDINGS

- 3.1 No Zoning Ordinance findings are applicable for this map amendment. A variance to reduce the 20 foot front setback for this site (application PROJ20-0002) and any applicable Zoning Ordinance findings was approved by the ZA on October 7, 2020.

4.0 SUBDIVISION ORDINANCE (MAP AMENDMENT) FINDINGS

- 4.1 *That there are changes in circumstances which make any and all of the conditions of such a map no longer appropriate or necessary.*

Rationale: An additional Setback Line is common on many of the Tahoe Paradise subdivision maps, which were all recorded in the late 1960s. However, after the recording of this map, the Tahoe Regional Planning Agency (TRPA) was formed in 1969 through a bi-state compact which was ratified by the U. S. Congress. By 1972 TRPA was regulating, among other

things, the amount of land coverage allowed on each parcel in the Tahoe Basin. For this proposed project, the TRPA development standard makes meeting the 20-foot Subdivision Setback Line impossible, given the constraints arising from the location of the existing residence, developed in 1974, combined with the land coverage limitations for the parcel.

Covered parking has been determined to be a reasonable use of the land in the Tahoe Basin due to the winter snow load and has been the subject of numerous variances granted historically in the Lake Tahoe Basin. This request enables submittal of a garage project that complies with TRPA's land coverage regulations, reduces the overall grading requirements of the site and provides off-street parking. (Exhibit G and H)

Staff has determined that the map amendment is necessary for the reasonable use of the land as there are no other suitable locations on the subject parcel outside of the primary front yard setback that would allow for a garage to be developed consistent with TRPA's land coverage requirements.

- 4.2 *That the modifications proposed do not impose any additional burden on the present fee owner of the property.*

Rationale: The applicant is the present fee owner of the property. The proposed map amendment would result in the reduction of the subject easement, benefitting the owner by allowing the existing parking pad to become the driveway to the garage.

- 4.3 *That the modifications proposed do not alter any right, title or interest in the real property reflected in the recorded map.*

Rationale: All potentially impacted agencies were included in consultation on this project. None have submitted comments or concerns that the proposed amendment would alter any right, title or interest in the real property reflected in the recorded map.

- 4.4 *That the map as modified conforms to the provisions of Section 66474 of the Government Code.*

Rationale: The provisions of Section 66474 of the Government Code (Subdivision Map Act) list the findings for approval or denial of a subdivision map. The findings section includes consistency with the General Plan, suitability of the site for the type and density of development, no significant environmental effects, or public health problems, and does not conflict with public access easements. The proposed easement reduction does not affect any of the provisions of findings for approval of the

subdivision map amendment. The amended subdivision map would remain suitable for the type and density of development, no physical change to the environment would occur, and the subdivision map would remain consistent with the General Plan.