

**EL DORADO COUNTY
PLANNING & BUILDING DEPARTMENT**

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TO: Board of Supervisors Agenda of: August 4, 2020

FROM: Melanie Shasha, Project Planner

DATE: July 1, 2020

RE: P-C20-0002/Lafler Parcel Map Amendment

PARCEL MAP AMENDMENT

FILE NUMBER:	P-C20-0002/Lafler Parcel Map Amendment
APPLICANT:	Toren Lafler, property owner
REQUEST:	Amend recorded Subdivision Map E-72D to reduce an existing Setback Line from 25 feet to 12 feet.
LOCATION:	The property is located on the east side of Elks Club Drive approximately 100 feet south of the intersection of Elks Club Drive and Glen Eagles Road, in the South Lake Tahoe Area, Supervisorial District 5. (Exhibit A)
APN:	081-052-002 (Exhibit B)
ACREAGE:	0.28 acres
GENERAL PLAN:	Approved Plan (AP) (Exhibit D)
ZONING:	Single-unit Residential (R1) (Exhibit E)
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 that Parcel Map Amendment P-C20-0002 amending Subdivision Map E-72D is exempt in accordance with California Environmental Quality Act (CEQA) Section 15305-Minor Alterations in Land use Limitations; and
2. Approve Parcel Map Amendment P-C20-0002 amending Subdivision Map E-72D, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND: The subject lot was created by Subdivision Map E-72D (Exhibit F) recorded on September 30, 1970 after being approved by the Board of Supervisors on September 29, 1969. The recorded map imposed easements on Lot 373 including a 25-foot Setback Line adjacent to Elks Club Drive along the western property line (shown on the recorded subdivision map as “Meadow Vale Drive”). The Setback Line is described 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 10 feet of the lot”. The 5- foot snow storage easement located within the 25 foot Setback will not be effected.

ANALYSIS

Site Description: The property is located on the east side of Elks Club Drive approximately 100 feet south of the intersection with Glen Eagles Road in the South Lake Tahoe area. Property access is proposed as a private driveway off of Elks Club Drive. The property is currently vacant. Surrounding properties include a mix of developed and undeveloped Single-unit Residential (R1) zoned lots. Residentially developed lots are located to the north and south with undeveloped lots on the east and west sides. The site is heavily forested hillside terrain, limiting development to the eastern side of the lot. The slope from the property line to the 20 foot front setback line is 30% and the slope on the remaining lot is similar and contiguous.

Project Description: The applicant is requesting an amendment to recorded Subdivision Map E-72D to reduce an existing non-buildable Setback from 25 feet to 12 feet in order to construct a garage and reduce the amount of grading needed to develop the property. Based on a topographic survey created by the projects surveyor of record and consistent with Zoning Ordinance Section 130.30.050.B (Setback Requirements and Exceptions- Exception to Setback Requirements), this site will qualify for a setback reduction due to the slope) because the property adjacent to the roadway has at least 6 feet of rise between the edge of roadway pavement and the required 20-foot front setback. (Exhibit H).

Chapter 120.72 of the El Dorado County Ordinance Code and Government Code § 66472.1 allows for amending recorded 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 effect the removal of the easement.

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 comments which have been incorporated into the project request. 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 Pages E-72 and E-72D
Exhibit G.....Proposed Map Amendment
Exhibit H.....Topographic Survey and Draft Plans