



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

1. Find that Parcel Map Amendment P-C20-0001 amending Subdivision Map C-56B 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-C20-0001 amending Subdivision Map C-56B, based on the Findings and subject to the Conditions of Approval as presented.

**BACKGROUND:** The subject lot was created by Subdivision Map C-56B (Exhibit F), recorded in August 29, 1960 after approval by the Board of Supervisors on August 22, 1960. The recorded map imposed easements on the parcel (Lot 910), including a 20-foot Setback Line adjacent to Delaware Street along the western property line. 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 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 property is located on the east side of Delaware Street, 2,640 feet north of the intersection with North Upper Truckee Road in the South Lake Tahoe area. The property is currently developed with a single-family residence, with a two-car parking pad accessing from Delaware Street. 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 west of the property, with undeveloped lots on the south side. Washoe Meadows State Park is located to the east. The site is forested with mixed high and low capability land, with the low capability land at the rear 40% of the parcel. The existing residence is located less than ten feet from the southern property boundary, limiting development potential to the high capability portions of the north and west sides of the parcel. The slope from the property line to the 20-foot front setback line is approximately 5-7% and the slope on the remaining lot is similar and contiguous.

**Project Description:** The applicant is requesting an amendment to recorded Parcel Map C-56B to reduce an existing non-buildable Setback from 20 feet to (zero) 0 feet in order to construct a two-car carport. 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 removal 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 September 2, 2020. The ZA found the approval to be exempt from CEQA pursuant to CEQA Guidelines Section 15305(a) and approved the Variance allowing a reduction of the required setback from 20 feet to 0 (zero) 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 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. Liberty Utility has also granted approval of the location of the structure (Exhibit I). 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 C-56 and C-56B
- Exhibit G.....Proposed Map Amendment
- Exhibit H.....Topographic Survey and Draft Plans
- Exhibit I..... Liberty Utilities Approval