



Legislation Details (With Text)

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Title: HEARING - Planning and Building Department, Tahoe Planning and Stormwater Division, recommending the Board consider the following for Subdivision Map Amendment TM-C23-0001/ Whitehouse submitted by Melissa and Gary Whitehouse to amend recorded Subdivision Map D-007A to reduce an existing setback line from twenty (20) feet to ten (10) feet on property identified by Assessor's Parcel Number 034-552-004, located on the south side of Mewuk Drive, approximately 459 feet southeast from the intersection with Nez Perce Drive, in the Meyers area:
 1) Find Subdivision Map Amendment TM-C23-0001 to be Categorically Exempt pursuant to Section 15305, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA); and
 2) Approve Subdivision Map Amendment TM-C23-0001 amending Subdivision Map D-007A, based on the Findings and subject to the Conditions of Approval as presented.

FUNDING: Developer Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Memo, 2. B - Combined Exhibits, 3. C - Findings, 4. D - Conditions of Approval, 5. Proof of Publication - Tahoe Daily Tribune, 6. FINAL Findings, 7. FINAL Conditions of Approval, 8. APPROVED STAMPED Map, 9. FILED Notice of Exemption

Date	Ver.	Action By	Action	Result
10/24/2023	1	Board of Supervisors	Approved	Pass

HEARING - Planning and Building Department, Tahoe Planning and Stormwater Division, recommending the Board consider the following for Subdivision Map Amendment TM-C23-0001/ Whitehouse submitted by Melissa and Gary Whitehouse to amend recorded Subdivision Map D-007A to reduce an existing setback line from twenty (20) feet to ten (10) feet on property identified by Assessor's Parcel Number 034-552-004, located on the south side of Mewuk Drive, approximately 459 feet southeast from the intersection with Nez Perce Drive, in the Meyers area:
 1) Find Subdivision Map Amendment TM-C23-0001 to be Categorically Exempt pursuant to Section 15305, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA); and
 2) Approve Subdivision Map Amendment TM-C23-0001 amending Subdivision Map D-007A, based on the Findings and subject to the Conditions of Approval as presented.

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

Subdivision Map Amendments are required to be reviewed and approved by the original hearing body. The subject parcel was created by Subdivision Map D-007A, Attachment B, Exhibit C) recorded on June 24, 1963 after the Final Map was approved by the Board of Supervisors on the same day. The recorded map imposed easements on the parcel (Lot 1084), including a twenty (20) foot setback line adjacent to Mewuk Drive along the eastern property line. The setback line is described as

“Easements 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 applicant is requesting an amendment to the recorded map to reduce the existing setback line from twenty (20) feet to ten (10) feet for the purpose of egress to the site and building a two (2) car garage. The five (5) foot snow storage easement located within the twenty (20) foot setback will not be affected. A separate application for an Administrative Permit to reduce the twenty (20) foot setback due to slope was submitted at the same time as this application and was approved on July 19, 2023.

In order to approve the Subdivision 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 finds that this project adheres to and is within the standards as set forth. These and the applicable General Plan findings are presented in the Staff Report (Attachment A).

Staff has reviewed the Subdivision Map Amendment for compliance with the Conditions of Approval and noted that all of the applicable Conditions have been satisfied (Attachment C). Affected agencies/departments, including the El Dorado County Surveyor’s Office, El Dorado County Department of Transportation, Lake Valley Fire Protection District, and Liberty Utilities have reviewed, verified compliance with the Conditions, and recommended approval of the Subdivision Map Amendment. The El Dorado County Department of Transportation and the El Dorado County Surveyor’s Office reviewed the Subdivision Map Amendment and provided comments that have been incorporated into the Conditions of Approval. No other agencies provided comments, conditions, or concerns, therefore determining the original setback is no longer necessary.

Improvement Agreements and Bonds: No improvement agreements or bonds have been proposed or agreed to.

Water/Wastewater: The South Tahoe Public Utility District will provide service upon payment of the required service fee.

Environmental Review: The review of the Subdivision Map Amendment is a discretionary process and is Categorically Exempt from environmental review under Section 15305 of the California Environmental Quality Act Guidelines.

ALTERNATIVES

The Board may elect to approve the Subdivision Amendment with changes to the Conditions of Approval, or deny the application. A denial action may need to be continued to a date certain so that staff may prepare Finding for Denial.

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Surveyor’s Office

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no Net County Cost associated with the proposed action.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance: Evaluate the requests and recommendations based on complete assessment of the best available information, with the goal of reaching well informed decisions.

CONTACT

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Planning and Building Department