File #: 20-1501, **Version:** 1

HEARING - Planning and Building Department, Tahoe Planning and Stormwater Division, submitting for approval to amend recorded Subdivision Map D-007A to reduce an existing non-buildable setback on the northern property line from 20 feet to 10 feet, on property identified by Assessor's Parcel Number 034-562-001 located on the south side of Mewuk Drive approximately a quarter mile west of the intersection with North Upper Truckee Road, in the South Lake Tahoe area, and recommending the Board of Supervisors take the following actions:
1) Find 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. (Supervisorial District 5).

FUNDING: Property owner-funded recording of parcel map amendment.

DISCUSSION / BACKGROUND
Parcel Map Amendments are required to be reviewed and approved by the original hearing body. The subject parcel was created by Subdivision Map D-007A (Staff Memo Exhibit F), recorded on 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 Pooewin Street along the northern and western property lines. The Setback Line is described as an "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.

The applicant is requesting an amendment to the recorded map to reduce the 20-foot setback to 10 feet for the purpose of egress to the site and to build a two-car garage (Staff Memo Exhibit G). A variance to the 20 foot front setback, required in the Single-unit Residential zoning section of the current Zoning Ordinance, was granted by the Zoning Administrator on October 7, 2020.

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 in the staff memo.

Staff has reviewed the parcel map for compliance with the tentative map conditions of approval and noted that all of the applicable conditions have been satisfied (Staff Memo Exhibit F). Affected agencies/departments, including the Department of Transportation, Surveyor's Office, Liberty Utilities and Lake Valley Fire Department, have reviewed, verified compliance with the conditions, and recommended approval of the amended setback line. No other agencies provided comments,

conditions, or concerns.

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 Map Amendment is a discretionary process and is Categorically Exempt from environmental review under Section 15305 of the CEQA Guidelines.

STAFF MEMO EXHIBITS

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

ALTERNATIVES
The Board could deny the parcel map amendment request.

PRIOR BOARD ACTION
Subdivision Map "Tahoe Paradise Unit No. 29" page D-007A was approved by the Board of Supervisors on June 24, 1963. (See Staff Memo Exhibit F)

OTHER DEPARTMENT / AGENCY INVOLVEMENT
Department of Transportation and Surveyor's Office

CAO RECOMMENDATION
Approve as recommended.

FINANCIAL IMPACT
There is no financial impact to the County. The Property owner will fund the recorded subdivision map amendment.

CLERK OF THE BOARD FOLLOW UP ACTIONS
None

STRATEGIC PLAN COMPONENT
This project aligns with the Good Governance goals of the County's Strategic Plan, as it would provide the best possible process for making and implementing decisions in accordance with the County's core values, legal requirements and industry best practices. This process is a departmental collaboration between the Planning and Building Department and the Surveyors Office to review and

amend recorded Subdivision Maps.

CONTACT
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