

**City Manager's Report**  
**November 13, 2018 City Council Meeting**  
**Prepared By: Andrew Painter, City Planner**



**Item#: 11.1**

**Subject:** Approve Map Amendment 18-01, modifying the building envelope on Lot 9 of the Quartz Mountain Subdivision Phase I Map, located at 2628 Kereka Court, and certify that the project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to Section 15305; based on the Findings and subject to the Conditions of Approval contained in Exhibit D.

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**Project Description:** The applicant is requesting approval to expand the boundaries of the designated building envelope established with the recordation of the Quartz Mountain Subdivision Phase 1 subdivision map. A "building envelope" refers to the area within the lot that can be used for construction of a single-family home and other accessory structures.

The building envelope expansion areas are located near the northeast corner and southeast corner of the site. See Exhibit A. Per the application, the expansion of the building envelope would:

- allow for construction of a new single-family residence on the portion of the lot that is most level, minimizing grading on the lot;
- bring the building envelope closer to Kereka Court to conform with the recorded building envelopes on the same side of street within the Quartz Mountain Subdivision; and
- result in the removal of five Ponderosa pine trees that were protected from removal being located outside of the existing building envelope by placing them within the proposed building envelope expansion where they could then be removed to establish defensible space for fire safety (see Exhibit B).

Note: The applicant states that the five Ponderosa pine trees were removed. The Planning Commission recommended Condition 4 (See Exhibit D) that would mitigate for this tree removal by the planting and maintaining of the trees for a minimum of five years following a certificate of occupancy for the proposed single-family home to be built on the lot.

In the event the property owner does not obtain a Certificate of Occupancy for the proposed single-family home within eighteen months of City approval of MA18-01, the City will initiate the recordation on the property title of a notice of non-compliance for failure to mitigate the removal of the five Ponderosa pines on Lot 9.

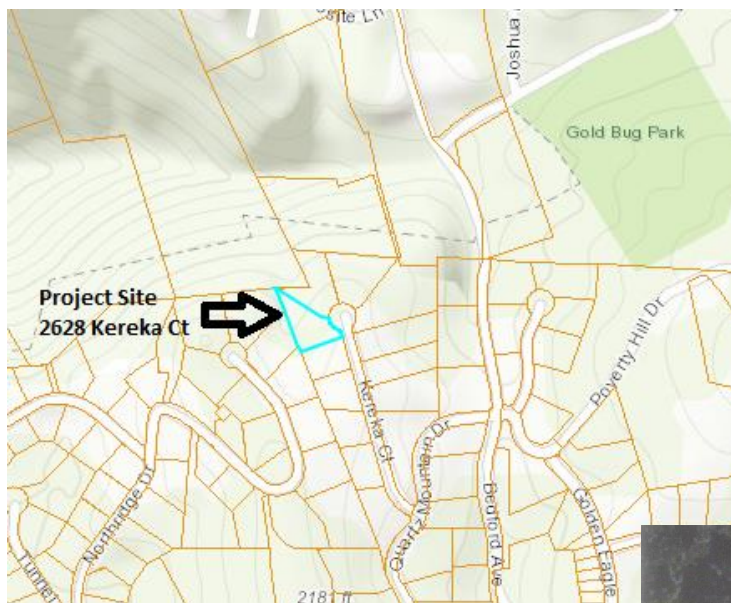
**Background:** At the October 16, 2018 Regular Meeting of the Planning Commission, a public hearing was conducted to consider Map Amendment (MA) 18-01. Commission Members Dziuba, Frenn and Kiehne were present at the meeting. Member List was absent. Also present was the project applicant and property co-owner Chris Baxter, and an unknown speaker.

The Commission considered the applicants request and deliberated regarding the purpose and intent of the building envelope expansion, site topography, existing vegetation, and the removal

of five trees on Lot 9 by the applicant. The Commission recommended to City Council that they make environmental and required map findings to conditionally approve Map Amendment 18-01. Draft Planning Commission meeting minutes of October 16, 2018 are included in Exhibit C of the staff report.

The Quartz Mountain Subdivision Phase I parcels are located within the R1-20,000 Zoning District. All parcels within the Quartz Mountain Subdivision Phase I have defined building envelopes as shown on the recorded subdivision map, to which all improvements are limited. The remainder of the lot is set aside as private open space and setbacks from adjoining property boundaries. The general intent of the building envelopes was to maintain physical features, such as native trees with high biological value. For these reasons, modification of the building envelope is restricted. However, Placerville City Code Section 10-8-22 permits amendments to a recorded map's (parcel and subdivision) building envelope with an approved amended subdivision map subject to the findings contained in this report.

The 0.56-acre, R1-20,000 zoned parcel is currently undeveloped. The parcel is located at the cul-du-sac end of Kereka Court. Kereka Court is the public road that serves this portion of the Quartz Mountain Subdivision. Curb and gutter were installed with construction of Kereka Court. Water, sewer and electric utilities all serve the site and are underground.



Site slope is from the southeast to the northwest. Some portions of the site are covered with mature trees. The surrounding land uses are single-family residential parcels. Three parcels on Kereka Court have single-family homes. The rest, including the subject location, are vacant.

**Amending Of Subdivision Maps:** Section 10-8-22 and 10-8-23 of the Placerville City Code, and Section 66472.1 of the Subdivision Map Act, allow for amending of subdivision maps by either filing a Certificate of Correction or amending the map. In order to approve the map amendment, the City Council must find that the amended map complies with the Government Code and make specific findings pursuant to Government Code Section 66472.1. These findings and conditions have been presented as Exhibit D.



**Environmental Review:** The proposed map amendment has been found to be Categorical Exempt from the requirements of 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.

**Public Notice and Comment:** Notice of this public hearing was provided in writing to all property owners within 500 feet of the external boundaries of the subject property; with written notice also published in the Mountain Democrat on October 22, 2018. No public comment has been received.

**Options:**

1. Approve the requested map amendment as recommended by the Planning Commission.
2. Table discussion of the map amendment and provide direction to the applicant to revise said request for consideration by the City Council.
3. Conceptually deny the map amendment request and direct staff to return to the Council with findings for denial.

**Cost:** None.

**Budget Impact:** None.

**Recommendation:** Approve Map Amendment 18-01, modifying the building envelope on Lot 9 of the Quartz Mountain Subdivision Phase I Map, located at 2628 Kereka Court, and certify that the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to Section 15305; based on the Findings and subject to the Conditions of Approval contained in Exhibit D.



M. Cleve Morris, City Manager



Pierre Rivas, Development Services Director



Andrew Painter, City Planner  
Executive Secretary to the Planning Commission

**Exhibits:**

- A: Proposed Building Envelopment Modification
- B: Applicant Submittal Package
- C: Draft Planning Commission October 16, 2018 Regular Meeting Minutes
- D: Map Amendment 18-01 Findings and Conditions of Approval