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TO: Board of Supervisors Agenda of: June 4, 2019

FROM: Emma Carrico, Project Planner

DATE: March 26, 2019

RE: P-C19-0001/Silva Parcel Map Amendment

PARCEL MAP AMENDMENT

FILE NUMBER: P-C19-0001/Silva Parcel Map Amendment

APPLICANT: Keith Silva, property owner

REQUEST: Amend Parcel Map 046-074 to reduce an existing non-buildable easement from 50 feet to 25 feet.

LOCATION: The property is located on the west side of Amber Trail at the intersection with Spirit Lane in the Pollock Pines Rural Center, Supervisorial District 5. (Exhibit A)

APN: 042-690-32 (Exhibit C)

ACREAGE: 5 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit F)

ZONING: Three-acre Residential (R3A) (Exhibit G)

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-C19-0001 amending Parcel Map 046-074 is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305-Minor Alterations in Land Use Limitations; and
2. Approve Parcel Map Amendment P-C19-0001 amending Parcel Map 046-074, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND: The subject parcel was created by Parcel Map 046-074 (Exhibit E) recorded in 1997 after being approved by the Board of Supervisors on June 24, 1993 under Parcel Map and Zone Change project P92-0041/Z92-0032. The recorded map imposed easements on the parcel (lot 2) including a 25 foot wide road and public utilities easement on the southern property line, a 50 foot wide non-exclusive road and public utilities easement on the northern part of the east property line, a 60 foot wide road and public utilities easement on the north property line, and the subject 50 foot wide non-buildable easement. The subject easement acts as a buffer from the center line of drainage for an intermittent stream that is a tributary of Weber Creek. (Exhibit E).

STAFF ANALYSIS

Site Description: The property is located on the west side of Amber Trail at the intersection with Spirit Lane in the Pollock Pines Rural Center. Property access is a private driveway off of Amber Trail approximately 150 feet south of the intersection with Spirit Lane. The property currently contains one single family dwelling which was built in 2008. Surrounding properties include undeveloped Residential-3 acre (R3A), Residential Estate-5 acre (RE-5), and Single-unit Residential (R1) lots to the west, north, and east. To the south is a Residential Estate-10 acre (RE-10) parcel that has been developed with the Sierra Ridge Middle School complex (Exhibit C). The site is heavily forested hillside terrain, limiting development to the eastern side of the parcel. The sole cleared open area on the parcel is the building pad for the home and immediately surrounding area.

Project Description: The applicant is requesting an amendment to recorded Parcel Map 046-074 to reduce an existing non-buildable easement from 50 feet to 25 feet in order to use the existing graded area/building pad to construct a residential accessory workshop (Exhibit D). A Biological Resources Site Assessment Report was submitted verifying that the proposed reduced setback would have no direct or indirect potential to cause an impact to the drainage or any riparian vegetation or wildlife (Exhibit G).

Amending of Parcel Maps: Chapter 120.72 of the El Dorado County Ordinance Code and Government Code § 66472.1 allow 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 effect the removal of the easement.

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. These findings have been presented below.

Agency and Public Comment: Potentially affected agencies including the El Dorado County Surveyor's Office, El Dorado County Resource Conservation District, El Dorado County Storm Water Management, and California Department of Fish and Wildlife were consulted regarding the map amendment.

The El Dorado County Surveyor's Office and the Environmental Management Department reviewed the project and requested conditions of approval, which have been included. Storm Water Management reviewed the project and had no comments or concerns. 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.....Proposed Map Amendment
- Exhibit E.....Parcel Map 046-074
- Exhibit F.....P92-0041 Findings and Conditions of Approval
- Exhibit G.....Biological Resources Site Assessment Report;
October 2018