



## Legislation Text

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**File #:** 19-0769, **Version:** 1

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HEARING - Planning and Building Department, Planning Services Division-Current Planning, recommending the Board:

- 1) Find that Parcel Map Amendment P-C19-0001 - Silva Parcel Map Amendment, submitted by Keith Silva, amending Parcel Map 046-074 to reduce an existing non-buildable easement from 50 feet to 25 feet, located on the west side of Amber Trail at the intersection with Spirit Lane in the Pollock Pines Rural Center, Assessor's Parcel Number 042-690-32, is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to Section 15305 - Minor Alterations to Land Use Limitations; and
- 2) Approve Parcel Map Amendment P-C19-0001, based on the Findings and subject to the Conditions of Approval as presented. (Est. Time: 10 Min.)

**FUNDING:** Applicant Fees (General Fund).

### **DISCUSSION / BACKGROUND**

A request to consider Parcel Map Amendment P-C19-0001/Silva Parcel Map Amendment submitted by Keith Silva to amend Parcel Map 046-074 to reduce an existing non-buildable easement from 50 feet to 25 feet. The property, identified by Assessor's Parcel Number 042-690-32, consisting of 5 acres, is located on the west side of Amber Trail at the intersection with Spirit Lane in the Pollock Pines Rural Center, Supervisorial District 5.

The subject parcel was created by Parcel Map 046-074 (Exhibit E) recorded in 1997 after being approved by the Board 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.

The Parcel Map Amendment is Categorically Exempt from requirements of the California Environmental Quality Act pursuant to Section 15305 of the California Environmental Quality Act Guidelines, Minor Alterations to Land Use Limitations.

A Staff Memo dated March 26, 2019 is attached.

### **ALTERNATIVES**

The Board may elect to approve the project with changes to the Conditions of Approval; continue the item to a date certain for additional information and future action; continue the item off-calendar, which would require a new public notice for future consideration and action; or deny the application. A denial action may need to be continued to a date certain so that staff can prepare Findings for Denial.

**PRIOR BOARD ACTION**

See Discussion/Background Section above.

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

Surveyor's Office, Environmental Management Department, El Dorado County Resource Conservation District, and the California Department of Fish and Wildlife

**CAO RECOMMENDATION / COMMENTS**

It is recommended that the Board approve this item.

**FINANCIAL IMPACT**

There is no financial impact as a result of this item. Applicant fees are collected at the time of project application and apply to staff time and materials for application processing.

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

**STRATEGIC PLAN COMPONENT**

N/A

**CONTACT**

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