

FINDINGS

Parcel Map Amendment P-C21-0001/Veerkamp Board of Supervisors/August 10, 2021

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to El Dorado County Ordinance Code 120.72 and Government Code § 66472.1

FINDINGS

1.0 CEQA FINDINGS

- 1.1 The map amendment project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (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. This project proposes to amend a Subdivision Map to reduce an existing front setback from 20-feet to 10-feet.
- 1.2 The documents and other materials that constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 MAP AMENDMENT FINDINGS

- 2.1 **That there are changes in circumstances which make any and all of the conditions of such a map no longer appropriate or necessary.**

The original Tentative Subdivision Map for Barnett Business Park was recorded in May 1986. The proposed amendment to reduce the existing setback from 20-feet to 10-feet along Trade Way and Product Drive on Lot 7 would allow the property owner to construct a rockery retaining wall which would align with an existing rockery retaining wall on adjacent-neighboring parcels, Lots 8 & 9. The requested setback reduction would align with the slope easement reduction recently approved by the Board of Supervisors.

- 2.2 **That the modifications proposed do not impose any additional burden on the present fee owner of the property.**

The map amendment for Lot 7 would benefit, not burden, the current owner of the property. The project would not negatively impact the adjacent lands, uses or roadways in the vicinity. It would improve the overall aesthetic by aligning the new rockery retaining wall with the existing rockery retaining wall on the adjacent-neighboring parcels.

2.3 That the modifications proposed do not alter any right, title or interest in the real property reflected in the recorded map.

The map amendment is a minor change resulting in the reduction of a non-buildable front setback from 20-feet to 10-feet from the original map. The map amendment would not alter any right, title, or interest in the real property reflected on the map.

2.4 That the map as modified conforms to the provisions of Government Code § 66474.

The map amendment conforms to the provisions of Government Code 66474 as discussed throughout the Subdivision Map Act Findings below.

3.0 SUBDIVISION MAP ACT FINDINGS (County Code 120.72.040)

3.1 *The amending map or certificate of correction certified by the county surveyor shall be filed or recorded in the office of the county recorder in which the original map was filed.*

The Tentative Subdivision Map G-49 was approved by the Board of Supervisors in May 1986. Approval of this final map amendment will require a revised map to be filed and recorded with the El Dorado County Surveyor's Office and El Dorado County Recorder's Office, consistent with their requirements.

3.2 *That the map as modified conforms to the provisions of Section 66474 of the Government Code.*

The provisions of Section 66474 of the Government Code (Subdivision Map Act) list the findings for approval or denial of a parcel map. The findings include consistency with the General Plan, suitability of the site for the type and density of development, significant environmental effects or public health problems, and conflicts with public access easements. The proposed amendment does not affect any of the provisions of findings for approval of the Final Map. The amended Final Map remains suitable for the type and density of development, no physical change to the environment will occur that are inconsistent with discretionary and/or ministerial entitlements for development currently in existence, and the Final Map remains consistent with the General Plan.