



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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TO: Board of Supervisors
FROM: Bianca Dinkler, Project Planner
DATE: June 7, 2021
RE: Parcel Map Amendment P-C21-0001/Veerkamp

PARCEL MAP AMENDMENT

FILE NUMBER: P-C21-0001/Veerkamp

APPLICANT: DLLM, L.P., Doug Veerkamp

REQUEST: Amend recorded Subdivision Map G-49 (Lot 7) to reduce the non-buildable setback from 20-feet to 10-feet along the two frontages, Trade Way and Product Drive.

LOCATION: The property is located on the west side of Product Drive approximately 700 feet south of the intersection with Durock Road in the Cameron Park Community Region, Supervisorial District 2. (Exhibits A, B)

APN: 109-401-002 (Exhibit C)

ACREAGE: 1.85 acres

GENERAL PLAN: Commercial (C) (Exhibit D)

ZONING: Commercial General within Design Review Community Combining Zone (CG-DC) (Exhibit E)

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 recommending the Board of Supervisors take the following actions:

1. Find that Parcel Map Amendment P-C21-0001 amending Subdivision Map G-49 (Lot 7) is Categorically Exempt from the requirements of CEQA pursuant to Section 15305-Minor Alterations to in Land use Limitations; and
2. Approve Parcel Map Amendment P-C21-0001 amending Subdivision Map G-49 (Lot 7) based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

A request to amend Subdivision Map G-49 (Lot 7) to reduce the non-buildable setback from 20-feet to 10-feet along the two frontages, Trade Way and Product Drive.

BACKGROUND

The subject parcel, Lot 7, is within the Barnett Business Park which was approved as Final Subdivision Map G-49 recorded May of 1986. As stated on the recorded Subdivision Map G-49, imposed easements on the parcels are “five-feet on both sides of all side lot lines, and the rear ten-feet of lots in this subdivision, and twenty-foot building setback and a twenty-foot slope easement contiguous to all streets, roads, drives, and courts shown hereon, or five-feet beyond the top of cut or toe of fill, whichever is larger”. (Exhibit H).

A Parcel Map Correction to PM 50-136 was recorded February 7, 2012 on the adjacent-neighboring parcels, Lots 8 and 9, to reduce the slope easement and front yard setback from 20-feet to 10-feet. (Exhibit I). The applicant is requesting to amend the map for Lot 7 to allow a reduction to the non-buildable setback from 20-feet to 10-feet to allow for development of a new rockery retaining wall that would align with the rockery retaining wall on the adjacent-neighboring parcels on Lots 8 and 9.

The applicant previously applied for and received approval of a reduction to the slope easement, from 20-feet to 10-feet, through an Executed Resolution 207-2021 approved by the Board on January 26, 2021 (Exhibit K). Although the slope easement was reduced, Planning staff determined that a map amendment would be required to reduce the non-buildable setback from 20-feet to 10-feet.

In addition, as shown on the Site Plan-Grading Plan, there was a drainage easement on Lot 7. A Certificate of Correction for Abandonment of Drainage Easement was approved and recorded on February 2, 2021. (Exhibit L).

Further, the standard front setback for the Commercial General (CG) zone is 10-feet, so the proposed map amendment to reduce the front setback from 20-feet to 10-feet would be consistent with the standard front setback in the CG zone.

STAFF ANALYSIS

Site Description: The subject parcel is undeveloped and cleared from vegetation. As described in the Biological Survey conducted by Sycamore Environmental on October 9, 2020 (Exhibit M) the site is now mostly barren with sparse vegetation of nonnative annual grassland and is currently used for spoils pile stockpiling. The parcel slopes moderately downward in a northerly direction with a dry channel crossing through the west half of the parcel, consistent with the 15 foot drainage easement, which was recently abandoned with an approved Abandonment of Easement to the Drainage Easement (Exhibit L), and connecting to an east-west intermittent streambed located on the adjoining parcel to the north. Curb, gutter, and streetlight at the Trade Way and Product Drive intersection are currently the only infrastructural improvements on the parcel. (Exhibits G, M).

Adjacent Uses:

	Zoning:	General Plan:	Improvements:
Site:	Commercial General (CG)	Commercial (C)	Vacant/Undeveloped
North:	Commercial General (CG)	Commercial (C)	Works Connection Auto Parts Store
East:	Commercial General (CG)	Commercial (C)	Vacant/Undeveloped
South:	Commercial General (CG)	Commercial (C)	Decann’s European Automotive Repair
West:	Commercial General (CG)	Commercial (C)	Doug Veerkamp General Engineering Office, Truck & Equipment Storage

Project Description: A Parcel Map Amendment, P-C21-0001, amending Subdivision Map G-49 (Lot 7) located within the Barnett Business Park, to reduce the existing non-buildable front setback from 20-feet to 10-feet on Trade Way and Product Drive, to allow for construction of a rockery retaining wall which would then align with the existing rockery retaining wall on the neighboring parcels (Lots 8 and 9), which are located to the west of the subject parcel. The subject parcel is a corner lot with two frontages on Trade Way and Product Drive. The proposed rockery retaining wall along Trade Way would be 3-feet maximum height above the road and would connect to the existing adjacent rockery retaining wall on Lots 8 and 9 at a height of 3-feet 8-inches. For the front property line along Product Drive, it would initially start without a wall at the corner of Trade Way and Product Drive, however then the wall would begin farther down on Product Drive and increase in height (above the street), as the street itself goes downhill. The tallest point of the rockery retaining wall along Product Drive would be at the north/east (right) corner at a height of 11-feet 6-inches above the street. No new development is proposed at this time, and any future development would be reviewed in accordance with the commercial zoning requirements. The reduced setback would match the standard front setback of 10-feet for the CG zone. (Exhibit G).

Amending of Final Maps: Chapter 120.72 of the El Dorado County Subdivision Ordinance Code and Government Code § 66472.1 allow for amending maps by filing a certificate of correction or by amending the map. Should the Board approve the amendment, a Certificate of Correction is required by the County Surveyor's Office to effect the removal of the easement. Consistent with the requirements of the El Dorado County Surveyor's Office, the project has been conditioned to formally effect these easement changes with appropriate applications under the Surveyor's authority. Should the Board approve the proposed amendment, a new recorded map, as determined by County Surveyor's Office shall be required to effect the amendment. 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 which are presented in the Finding section below.

Agency and Public Comment: The project was distributed to and reviewed by the El Dorado County Environmental Management Department, Air Quality Management District, Department of Transportation, County Surveyor's Office, and the Cameron Park Fire Department. All agencies that recommended conditions have been incorporated into the project, as applicable.

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	Aerial Photo
Exhibit C	Assessor's Parcel Page
Exhibit D	General Plan Land Use Map
Exhibit E	Zoning Map
Exhibit F	Application Packet
Exhibit G	Site Plan/Grading Plan, Sheet G2
Exhibit H	Subdivision Map Barnett Business Park G-49 Lot 7
Exhibit I	Parcel Map 50-136, Reference Adjacent Lots 8 & 9
Exhibit J	Site Distance Exhibit
Exhibit K	Executed Resolution 207-2021
Exhibit L	Certificate of Correction Abandonment of Drainage Easement
Exhibit M	Biological Survey
Exhibit N	Comments, Department of Transportation
Exhibit O	Comments, Environmental Management
Exhibit P	Comments, County Surveyor's Office
Exhibit Q	Comments, PG&E