



Legislation Text

File #: 21-1166, **Version:** 1

HEARING - Planning and Building Department, Planning Division, submitting for approval to amend recorded Subdivision Map G-49 Lot 7 to reduce a non-buildable setback from 20-feet to 10-feet along the two frontages, Trade Way and Product Drive, on property identified by Assessor's Parcel Number 109-401-002 located on the west side of Product Drive approximately 700 feet south of the intersection with Durock Road in the Cameron Park area, and staff recommending the Board of Supervisors take the following actions:

- 1) Find 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. (Supervisory District 2).

FUNDING: Property owner-funded recording of Subdivision Map Amendment.

DISCUSSION / BACKGROUND

Subdivision Map Amendments are required to be reviewed and approved by the original hearing body. The subject parcel was created by Subdivision Map "Barnett Business Park" G-49 (Staff Memo Exhibit H), recorded in May 1986 after approval by the Board of Supervisors. The recorded map imposed easements on the parcel (Lot 7) including a 20-foot non-buildable setback adjacent to both Trade Way and Product Drive which are along the southern and eastern property lines. The setbacks are described on the recorded map as 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.

The applicant is requesting an amendment to the recorded map to reduce the 20-foot front setback to 10-feet for the purpose of building a rockery retaining wall along Trade Way and Product Drive which would align with the existing rockery retaining wall on the adjacent two lots, Lot 8 and Lot 9 (Staff Memo Exhibit G). The standard front setback for the Commercial General (CG) zone is 10-feet so the project would meet the standard zoning setbacks.

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. Staff found that these findings could be made to show that this project adheres to and is within these standards as set forth. These and applicable General Plan findings are presented in the Staff Memo.

Staff has reviewed the proposed map amendment for Lot 7 with Subdivision Map G-49 "Barnett Business Park" for compliance with the applicable conditions of approval and all applicable conditions have been satisfied (Staff Memo Exhibit H). Affected agencies/departments, including the El Dorado County Department of Transportation, Environmental Management Department, County Surveyor's, PG&E, and the Cameron Park Fire Department, have reviewed, verified compliance with the

conditions, and/or recommended approval of the amended setback line. No other agencies provided comments, conditions, or concerns.

Environmental Review: The review of the map amendment is a discretionary process and is Categorically Exempt from environmental review pursuant to Section 15305-Minor Alterations in Land Use Limitations of the California Environmental Quality Act (CEQA) Guidelines.

Staff Memo Exhibits

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, P-C21-0001

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 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

Exhibit Q - Comments, PG&E

ALTERNATIVES

N/A

PRIOR BOARD ACTION

Subdivision Map G-49 "Barnett Business Park" was approved in May 1986 by the Board of Supervisors (Staff Memo Exhibit H).

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Department of Transportation and Surveyor's Office

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no financial impact to the County. The property owner would fund the recorded Subdivision Map Amendment.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

This project aligns with the Good Governance goals of the County's Strategic Plan, as it would

provide the best possible process for making and implementing decisions in accordance with the County's core values, legal requirements and industry best practices. This process is a departmental collaboration between the Planning and Building Department and the Surveyor's Office to review and amend recorded Subdivision Maps.

CONTACT

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