

FINDINGS

Subdivision Map Amendment P17-0001-C/Wyckoff Subdivision Map Correction Board of Supervisors/May 15, 2018

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 *Section 66472.1* of the *California Government Code*:

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.
- 1.2 The documents and other materials which 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 five-foot easement for a pipeline crosses the subject lot, lot 35, and ends at the lots east of US Highway 50, which include lots 1-14 in block two of the subdivision. The pipeline easements are typically owned by public utility agencies such as power, water, sewage disposal, telecommunications, and similar services; however, the title report for this property indicates the easement in question lacks identification in public records. Although the easement lacks identification, public utility agencies were given the opportunity to comment or express exceptions to the removal of the five-foot pipeline easement; however, no comments or exceptions were expressed.

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

The removal of the five-foot pipeline easement would benefit, and not burden, the current owners of the property. The existing five-foot pipeline easement impedes the owner's ability to develop the site. Removal of the easement would allow the owners to more fully utilize their parcel.

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

The utility agencies have not responded and took no exception to the removal of the above-described easement. As such, the modification to the map will 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 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 section include consistency with the General Plan, suitability of the site for the type and density of development, no significant environmental effects, or public health problems, and does not conflict with public access easements. The proposed removal of the five-foot pipeline easement does not affect any of the provisions of findings for approval of the Subdivision Map. The amended Subdivision Map remains suitable for the type and density of development, no physical change to the environment will occur, and the Subdivision Map remains consistent with the General Plan.