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TO: Board of Supervisors Agenda of: May 15, 2018

FROM: Efren Sanchez, Project Planner

DATE: April 13, 2018

RE: P17-0001-C/Wyckoff Subdivision Map Correction

SUBDIVISION MAP AMENDMENT

FILE NUMBER: P17-0001-C/Wyckoff Subdivision Map Correction

APPLICANT: Juanita Mathis

REQUEST: Amend Subdivision Map A-080 to remove an existing five-foot pipeline easement (P17-0001-C).

LOCATION: The property is located on the northeast side of Margaret Drive, approximately 0.25 mile north of the intersection with Fir Street and Highway 50, in the unincorporated area of Strawberry, Supervisorial District 5. (Exhibits A and D)

APN: 038-352-07 (Exhibit C)

ACREAGE: 0.378 acre

GENERAL PLAN: High Density Residential (HDR) (Exhibit F)

ZONING: Single-unit Residential (R1) (Exhibit G)

ENVIRONMENTAL DOCUMENT: Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305.

RECOMMENDATION: Staff recommends the Board of Supervisors take the following actions:

1. Find that Subdivision Map Amendment P17-0001-C amending Subdivision Map A-080 is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305; and
2. Approve Subdivision Map Amendment P17-0001-C amending Parcel Map A-080, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND: The approval of Tentative Subdivision Map A-080 resulted in the recording of Subdivision Map A-080 Strawberry Heights Subdivision in April 1947 (Exhibit E). The Subdivision Map A-080 created 46 parcels, which the subject parcel is lot 35. Lot 35 contains a five-foot pipeline easement that crosses through the property in a west to east direction that intersects both Margaret Drive and US. Highway 50, and several parcels east of the project site. The current easement is not being used. The parcel is currently developed with a single-family residence.

STAFF ANALYSIS

Project Description: A request to amend the Subdivision Map A-080 to remove an existing five-foot pipeline easement from the Strawberry Heights Subdivision. The easement portion to be removed is found within lot 35 of said map. As discussed above, the five-foot easement is currently not in use and this project was also routed on August 16, 2017 to utility agencies such as Pacific Gas & Electric and El Dorado Irrigation District. The utility agencies were notified and did not express opposition to the removal of the five-foot pipeline easement during the agency distribution of this project. The title report indicates that the five-foot pipeline easement drawn on the subdivision map lacks identification in any other public record. Removal of the easement will allow the property owner to fully develop their parcel. The removal of easement will not conflict with public access easements.

Amending of Parcel Maps: Chapter 120.72 of the El Dorado County Code and Section 66472.1 of the Subdivision Map Act allow for amending of parcel maps by either filing a Certificate of Correction or amending the map. Should the Board of Supervisors approve the amendment, a Certificate of Correction would be required by the County Surveyor's Office to effect the removal of the easement.

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. These findings have been presented below.

Agency and Public Comment: Potentially Affected Agencies including, the El Dorado County Surveyor's Office, El Dorado County Fire Protection District, PG&E, and El Dorado Irrigation District were consulted regarding the subdivision map amendment.

The El Dorado County Surveyor's Office reviewed the project, and requested conditions of approval, which have been added accordingly. In addition, the surveyor's office identified that the five-foot pipeline easement as an undefined easement on the subdivision map. None of the other Agencies replied including PG&E.

ENVIRONMENTAL REVIEW

The map amendment project has been found to be Categorically Exempt from the requirements of 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. 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.....	Proposed Map Correction
Exhibit C.....	Assessor's Parcel Map
Exhibit D.....	Aerial Photo
Exhibit E.....	Subdivision Map A-080
Exhibit F.....	Land Use Map
Exhibit G.....	Zoning Map