

FROM THE MINUTES OF JANUARY 11, 2007

8. TENTATIVE MAP CORRECTION (Public Hearing)

TM89-1147C submitted by ROBERT and VERA DOETTLING, DANNY and SANDRA MAROSTICA, VCO, a California Limited Partnership (Agent: Gene E. Thorne & Associates, Inc.) to amend the recorded final map for Longview Estates, Unit 3 (Lots 35 through 38) to reconcile the map with the correct location of the right-of-way for the cul-de-sac that fronts the four subject parcels. The properties, identified by Assessor's Parcel Numbers 325-420-11, -12, -13, and -14, are located on the west end of Morel Way, approximately 500 feet west of the intersection with Fieldstone Drive, in the **Placerville Periphery area**. (Statutorily exempt pursuant to Section 15268(b) (3) of the CEQA Guidelines)

Staff: Tom Dougherty recommended conditional approval. Gene Thorne was present and concurred with the conditions. There was no further input.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE PROJECT STATUTORILY EXEMPT PURSUANT TO SECTION 15268(b)(3) OF THE CEQA GUIDELINES AND APPROVE TM89-1147C BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

Findings

1.0 Map Correction Findings

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

In light of the fact that the development plans reflecting the existing right-of-way and cul-de-sac locations have had previous County approval, there is no conflict with amending the final subdivision map to reconcile the map with the correct location of the right-of-way for the cul-de-sac that fronts the four subject parcels.

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

Affected property owners are in agreement with the purpose of the map correction.

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

The correcting of the final subdivision map to reflect the current cul-de-sac location will not alter any right, title or interest in the real property reflected in the recorded subdivision map J-31.

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

The applicable portion of Section 66474(g) requires that the County find the change to the final map will not conflict with easements for access through or use of, property within the subdivision map. The map correction simply adjusts the locations of the property and right-of-way lines subject of this permit request.

Conditions

Planning Services

1. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. This fee must be submitted to the El Dorado County Planning Services within five days of the approval of this application by the El Dorado County Board of Supervisors.

County of El Dorado Office of the County Surveyor

2. All survey monuments shall be set prior to the recordation of the final map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit shall be coordinated with the County Surveyor's Office.
3. The applicant shall file an amended final subdivision map with the El Dorado County Surveyor's office pursuant to the Subdivision Map Act and County Code for review and approval prior to recordation at the County Records Office. Said map is to be consistent with Exhibits F-1, F-2, and F-3. The property owners are responsible for all associated processing and recording fees.
4. All owners of record at the time of the recording of the amended final subdivision map must submit appropriate documentation demonstrating their acquiescence of the proposed project as approved, and they must be signature to the corrected Final Subdivision Map as well.

The action can be appealed to the Board of Supervisors within ten working days.