



# County of El Dorado

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## Legislation Text

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**File #:** 08-1543, **Version:** 1

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Supervisor Sweeney recommending the Board authorize the County Surveyor to issue two unconditional Certificates of Compliance, one on the improved 2.1 acre parcel, and one on the unimproved 10.7 acre parcel (APN's 084-190-02 and -03) on Mosquito Road owned by Sharon Cameron.

**RECOMMENDED ACTION:** Approve.

### Background:

Sharon Cameron's husband died in January of this year and consequently she needs to sell one of her parcels. The unimproved 10.7 acre parcel needs a lot line adjustment (LLA) to ensure that the existing well and driveway to her home that is located on the 2.1 acre parcel would contain both the well and driveway. She applied for the LLA and found out that County staff is unable to make the determination that both of her parcels are valid.

The parcels under discussion are a 2.1 acre parcel and a 10.7 acre parcel referenced as assessor's parcel numbers 084:190:02, and 03 respectively. These parcels are located on Mosquito Road approximately 2 miles north of the City of Placerville.

The County Surveyor has discovered that the parcels have never been sold independently of each other. The descriptions cited in the deeds to transfer these parcels has consistently described them as parcel 1 and parcel 2 on the same grant deed throughout time. Additionally, the Surveyor discovered, although the parcels have never been sold independently of one another, in 1961 the 2.1 acre parcel was financed separately from the 10.744 acre parcel.

**Action to be taken following Board approval:** Supervisor Sweeney requests that the Board make the finding that the act of separate financing of the 2.1 acre parcel in 1961 created two valid parcels. Further, he requests that the Board authorize the County Surveyor to issue two unconditional certificates of compliance for the subject parcels and collect the appropriate application filing and recording fees.