

DEVELOPMENT SERVICES DEPARTMENT

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EL DORADO

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MEMORANDUM

DATE: September 26, 2007
TO: Roger Trout, Zoning Administrator
FROM: Jonathan Fong, Planning Services
SUBJECT: Singh Parcel Map P06-0025

Background:

The project was continued from the September 19, 2007 to the October 3, 2007 Zoning Administrator Hearing to address the requirement for the project to connect to EID public water and to destroy the existing onsite wells. At the September 19, 2007 hearing, the Zoning Administrator requested additional conditions as well as clarification of existing conditions. Included in this memorandum are the added and revised conditions.

7. The applicant shall provide a meter reward letter or similar document from EID, prior to recordation of the parcel map.

Discussion: At the request of the Zoning Administrator, this condition has been added in order to verify that the project has connected to EID public water.

- 7 8. The applicant shall widen the onsite portion of Lakeview Drive and Presley Lane; to ~~28~~ 24 feet wide pursuant to *Standard Plan 101B* (curb, gutter and sidewalk is not required). The existing roadway drainage facilities shall be improved to current County Standards. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the parcel map.

- 8 2. The applicant shall irrevocably offer (or verify existing offer) to dedicate, ~~in fee, the onsite a~~ 25 foot road and public utilities easement, along the project frontage for Lakeview Drive and Presley Lane prior to the recordation of the map. This offer will be rejected by the County.

Discussion: The revisions to these conditions was requested to clarify the road improvement requirement and to define the width of the requested offer of dedication.

22. The applicant shall make applications and pay the appropriate fees for the destruction of all wells onsite. Environment Management shall verify the destruction of all onsite wells prior to recordation of the parcel map.

Discussion: This condition was added at the request of Environmental Management. Because the project would be required to connect to public water and due to the size of the parcels, the onsite wells would be required to be destroyed.

Recommendation: Planning Services staff recommends the Zoning Administrator approve Parcel Map P06-0025 subject to the Conditions of Approval in Attachment 1 in addition to the revised conditions listed above.

/jf