

"Toft"



Cathy L Keeling/PV/EDC
Sent by: Cathy L Toft
09/19/2007 10:16 AM

To Jonathan I Fong/PV/EDC@TCP
cc colette_alc@msn.com, Fred E Sanford/PV/EDC@TCP
bcc Roger P Trout/PV/EDC
Subject P06-0025 SINGH

Hi Jon:

This project was initially presented to Environmental Health for soil and site evaluation for a "Granny Flat" not a land division, therefore, no County Staff observed the soil test or did an onsite visit. Environmental Health staff has a policy to witness all soil evaluations on land divisions, but occasionally waives the observation on minor building permit applications such as second dwellings. In this case, in an effort to be reasonable, we allowed the applicant to use the soil test information gathered for the Granny Flat by the septic design consultant for the Parcel Map. This resulted in the applicant not getting the benefit of an onsite visit by Environmental Health staff. While all site maps prepared by septic design consultants are required to show all existing wells on the property as well as the septic system design, the site map prepared by the septic design consultant for this project showed no wells on the property. Based on the information provided by the consultant, the information for the onsite sewage disposal was approved for this project.

While doing a review for the initial consultation it was my understanding that there were no wells on the property, and the project would be served by EID water, and therefore, I did not mention that Environmental Health requires that all newly created properties less than 5 acres shall have any and all wells properly destroyed at the time of the final map. It has now come to my attention there are two wells on the property as shown on the site map provided to me from Planning Services (during initial review and as reviewed today) which does show two wells on the property.

In order to follow the General Plan Policies in Section 5.2., which requires that no parcel shall be created less than 5 acres unless served by public water and to protect the groundwater of El Dorado County, Environmental Health developed the Interim Guidelines for Tentative Parcel Maps and Subdivisions which requires the following: "When a proposed parcel is to be less than 5 acres, any existing wells are required to be destroyed under permit by the Department."

To carry out the intent of the General Plan, for this parcel map, P06-0025, before the map can be recorded, all wells on the property shall properly destroyed under permit, the existing residence and connected to public water.

I will be attending the Zoning Administrator Hearing this afternoon to state to this conditions.

Em
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If you have any questions prior to the hearing, I can be reached at (530) 521-6651

ATTACHMENT 2