

From: Thomas and Kamilla Mant
2601 Durango Ct
Placerville Ca. 95667
530-642-0771

APR 10 PM 1:12
RECEIVED
PLANNING DEPARTMENT

April 9, 2007

To: Roger Trout
Zoning Administrator
El Dorado County
2850 Fairlane Court
Placerville, Ca 95667

cc: Jonathan Fong

Subject: Certificate of Compliance COC06-0054 Gold Stride Road – request for waiver or modification to Department of Transportation conditions

Mr Trout:

This letter is to request a modification to the conditions being attached to our Certificate of Compliance request COC06-0054. The Department of Transportation has recommended that conditions related to Standard Plan 101C, 102C and 105B be attached to this project which is for a 1.9 acre parcel which is a residual lot created when the section was split up into lots some time ago.

The lots surrounding this parcel were entered into the county records quite some time ago (approximately 1985) although this parcel was not recorded at that time for some reason. The parcel was deeded from the BLM to the prior owner around that time. The lot lies at the end of a 1 mile+ road off of Gold Hill and has 11 existing homes on this road. The entire road varies from 12 – 14 feet wide and has been in existence for 100+ years as it dates back to the time when mines were active in the area.

In order to comply with the conditions the road would have to be widened to at least 18 feet with 2 foot shoulders (even though the current conditions state 24 feet the DOT has stated they would amend that to the 18 foot standard). This would require the re-construction of the entire road from Gold Hill to the subject lot which is just over 1 mile of roadway. This would require at least the following:

- 1 - The relocation of considerable existing fencing (not measured but estimated at $\frac{1}{2}$ to $\frac{3}{4}$ of a mile of fencing)
- 2 - Removal of several very large old majestic oak trees
- 3 - Existing decorating retaining walls of one neighbor
- 4 - At least one utility pole and most likely two others
- 5 - The re-construction of two existing driveways of neighbors on Gold Strike. There is also a well that would fall within the 24 foot (plus 2 ft shoulders) that would have to be relocated to meet this condition.

1 of 2 plus attachments: 3

This seems like an excessive amount of retrofitting of an existing road that has had development on it over the past 20+ years, especially for a project of this size. There would be considerable inconvenience and disruption to the entire existing neighborhood.

In addition when initially reviewing this request in September of 2006 the position was that DOT would acquiesce to the requirements of the Fire Department which have only stipulated that the new portions of the access to the parcel be 10 feet wide and capable of supporting a 40,000 pound fire vehicle (and vertical clearances as well), which I have attached.

Therefore I am requesting that the conditions be amended to only apply to any (if required) new sections of Gold Strike road and not the entire length of the road.

In addition since the road has existed for over 100 years I am also requesting that condition 7 requiring an encroachment permit and improvement to the Gold Strike apron to Gold Hill be waived.

I appreciate your time to consider this request and a reasonable resolution to the matter.

Respectfully,



4-9-07

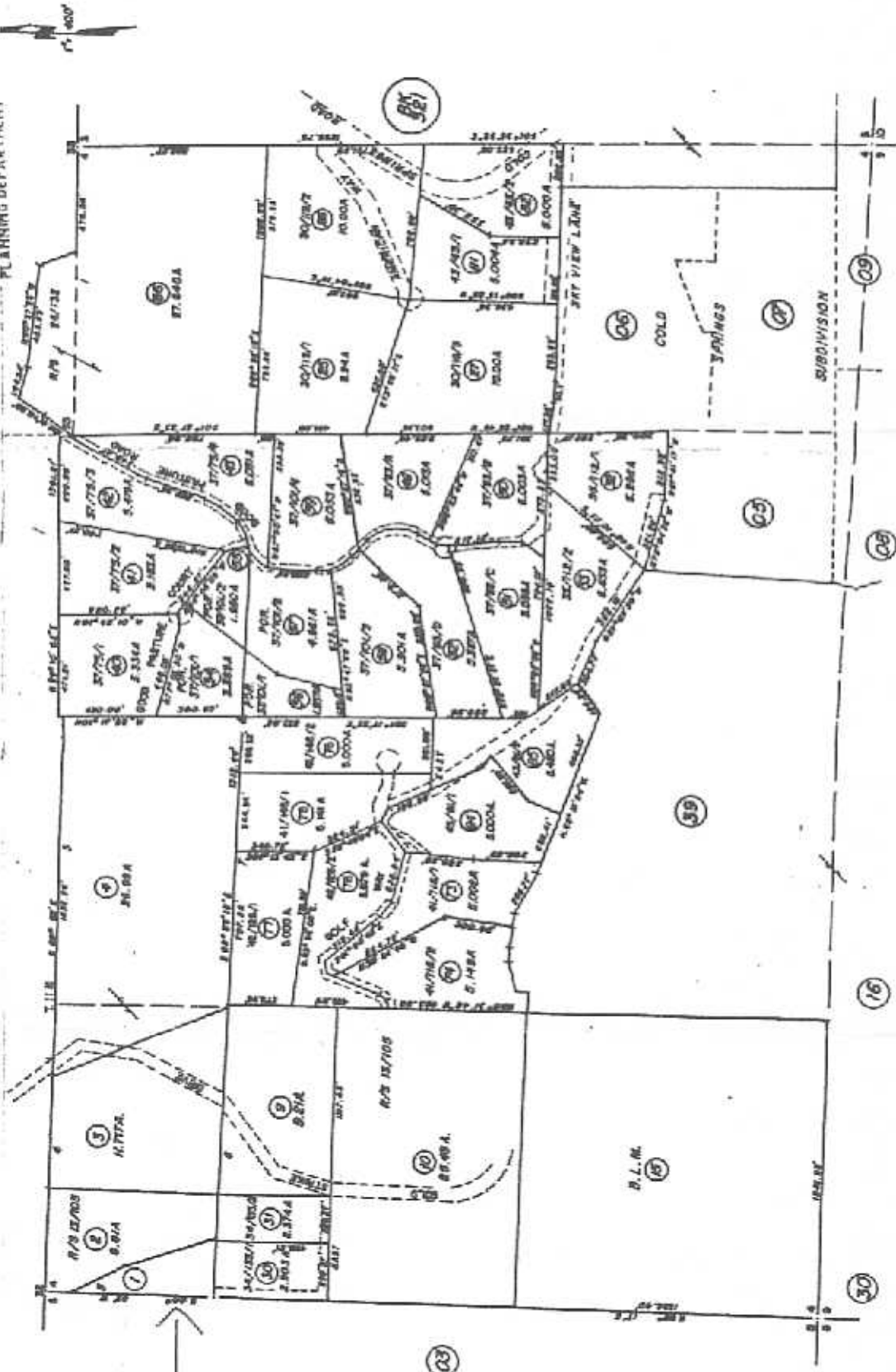
Thomas A. Mant

For App. 6/16/6 PH 4: 3:17:04

RECEIVED
PLANNING DEPARTMENT

SEC. 4, 8 POR. N. 1/2 SEC. 9, T. 10N, R. 10E, M.D.M.

BK. 89



Attorney's Map Bl. 317 - Pp. 04

PTC
PLAZA TITLE COMPANY

This is not a plat or survey. It is furnished as a convenience to locate the land indicated herein with reference to strata and other land. No liability is assumed by reason of reliance hereon.

subject
lot

Attachment 1

PARCEL MAP
OF

LOT 5, A PORTION OF LOT 6 AND A
PORTION OF LOT 41 IN THE W 1/2 OF
SECTION 4, T.10 N., R.10 E., M. D. M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
DECEMBER, 1985 - SCALE: 1"=100'
SANDERS LAND SURVEYING, INC.

520-185
COUNTY OF EL DORADO
REGISTERED
LAND SURVEYOR
NO. 101

LOT 30
112.21'
112.21'

LOT 5
112.21'
112.21'

LOT 4
112.21'
112.21'

U.S.A.
112.21'
112.21'

PARCEL 1
9,909 A.C.
112.21'
112.21'

PARCEL 2
2,816 A.C.
112.21'
112.21'

LOT 6
112.21'
112.21'



BASIS OF BEARINGS.
THE MERIDIAN OF THIS SURVEY IS DETERMINED BY THE MERIDIAN OF THE 1983 NAD 83 AND IS ADJUSTED TO THE 1983 NAD 83 MERIDIAN BY THE USE OF THE FOLLOWING DATA:

REFERENCE:
S.S. 17/104

LEGEND:

- COMPUTED POINT, NOTHING FOUND OR SET
- FOUND BY C.L.P. MONUMENTS
- FOUND BY C.L.P. MONUMENTS
- FOUND BY C.L.P. MONUMENTS
- FOUND BY C.L.P. MONUMENTS

SURVEYOR'S CERTIFICATE: 521-185
THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I HEREBY STATE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

[Signature]
REGISTERED LAND SURVEYOR
COUNTY OF EL DORADO

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE:
THIS MAP CONFORMS WITH THE REQUIREMENTS OF SECTION 26103.103 OF THE SUBDIVISION MAP ACT.

[Signature]
REGISTERED COMMUNITY DEVELOPMENT DIRECTOR
COUNTY OF EL DORADO

COUNTY SURVEYOR'S CERTIFICATE:
THIS MAP CONFORMS WITH THE REQUIREMENTS OF SECTION 26103.103 OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: 12-22-85



[Signature]
REGISTERED SURVEYOR
COUNTY OF EL DORADO

COUNTY RECORDER'S CERTIFICATE:
I HAVE THIS DAY RECEIVED FOR RECORD AND INDEXING THE ABOVE AND I HEREBY CERTIFY THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DOCUMENT NO. 521-185

[Signature]
REGISTERED COUNTY RECORDER
COUNTY OF EL DORADO

ENTIRE ADDRESS LABEL NO. ST.040.119

COC 06-0054

Subject
Lot

521-185

August 23, 2006

County of El Dorado
Planning Department
2950 Fair Lane Court
Placerville, CA. 95667
Attention: Jonathan Fong

RE: COC 06-0054 Kamilla Mant, Gold Strike Drive

The COC is approved with the following conditions:

1. Submit review fee of \$ 120.00.
2. Fire flow for this project is 1000 gpm @ 20 psi for two hrs.
3. An additional hydrant will be required on Gold Strike Drive within 500' of the parcel.
4. Provide documentation from EID and the Fire District to show that the system will meet required fire flow for this project.
5. In place of requirements # 3 and 4 the applicant may choose a Fire District approved residential sprinkler system with 3,000 gallons of water storage.
6. A deed restriction for a Fire District approved NFPA 13D residential sprinkler system with 3,000 gallons of water storage will be required for all new structures built on this parcel.
7. Driveways to the home to be 10' wide, have 13'6" vertical clearance and capable of supporting a 40,000 pound load.
8. Driveway grades exceeding 16% shall be all weather, (paved).
9. Any gates that are not shown will require Fire District approval.

Best regards,

Mark A. Johnson

Mark A. Johnson
Fire Marshal

Cc:file

Attachment 3