



Legislation Text

File #: 12-1487, **Version:** 1

Development Services Department, Planning Services Division, submitting for approval final map (TM09-1491-F) for the Williamson Family Trust Map creating 4 residential lots ranging in size from 10 to 11 acres on property identified by APN 102-020-96, located on the west side of Lotus Road, approximately 1,000 feet south of the intersection with Oleander Lane, in the Rescue area.
(Supervisory District 4)

Background

TM09-1491, Williamson Family Trust, creating 4 lots ranging in size from 10 acres to 11 acres was approved by the Planning Commission on October 14, 2010. The project is located on the west side of Lotus Road, approximately 1,000 feet south of the intersection with Oleander Lane, in the Rescue area.

The project parcel was created in violation of the Subdivision Map Act and, therefore, a Tentative Subdivision Map application was required to subdivide the project parcel and it would have resulted in five parcels created from the parent parcel.

EID would not agree to annexation for the purposes of connecting the project parcel to a public water system. The Tentative Map CEQA initial study evaluated the potential of using individual wells for the project in the event that EID or LAFCO did not approve the annexation. The applicant has developed the necessary wells and a fire safe plan has been approved that meets the requirements for water storage in-lieu of a connection to a public water system. Planning Services has found this to be substantially consistent with the conditions of approval requiring connection to a public water system.

Staff has reviewed and verified conformance of the Final Map with the approved Tentative Map and conditions of approval (Attachment D). The affected public agencies and departments, which include Department of Transportation, Rescue Fire Protection District, Environmental Management Department, Cemetery Director, and County Surveyor's Office, have reviewed and recommended approval of the map (Attachments E-I).

Environmental Review: The review of the Final Map has been determined to be a ministerial process and is hereby deemed Statutorily Exempt from further environmental review under Section 15268(b) (3) of the CEQA Guidelines.

ATTACHMENTS

Attachment A: Location Map

Attachment B: Approved Tentative Map TM09-1491

Attachment C1-4: Reduced Copy of Final Map for TM09-1491-F

Attachment D: Conditions/Status of Conditions Report

Attachment E: Approval Memo from the Department of Transportation

Attachment F: Approval Memo from the County Surveyor's Office

Attachment G: Approval Memo from the Cemetery Director

Attachment H: Approval Memo from the Environmental Management

Attachment I: Approval Memo from the Rescue Fire Protection District

Contact

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Follow-up to COB

Provide Dept copies of correspondence.