

COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION



ZONE OF BENEFIT APPLICATION SUMMARY

Application for detachment from a zone of benefit within County Service Area #9.

Zone Name and Number: West Valley Village Zone of Benefit #98612

Contact Person: Rick Jordan

Address: 4370 Town Center Drive, Suite 100

El Dorado Hills, CA 95672

Telephone Number: (916) 939-6615

Services Provided (Check all that apply):

- Road improvement/maintenance
- Drainage facility maintenance
- Other - Specify

Attachments:

- Deposit (filing fee)
- Petition
- Proposed Detachment Parcel List
- Legal Description
- Map

FOR COUNTY STAFF USE ONLY

Staff initial and date

SPH 2/10/26 Petition complete as to form
Comments: _____

SPH 2/10/26 APNs confirmed
Comments: _____

 Petition signatures verified by Registrar of Voters
Comments: N/A - Notary only

JW 2/11/26 Map and legal description certified by:
Name: JOE NEELY, PLS Dept. DOT

Comments: _____

Complete submission
Rec'd 2/10/26 SPH

Rec'd 1/12/26 SPH

**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION**



PETITION TO DETACH FROM A ZONE OF BENEFIT

Page 1 of 1

Zone Name and Number: West Valley Village Zone of Benefit #98612

INSTRUCTIONS: Provide printed name, signature, assessor's parcel number (APN), address (if none, so state), name of incorporated city or unincorporated community, and date petition is signed. If signatory is not registered to vote at the listed parcel, provide address where registered to vote. If signatory is not registered to vote in El Dorado County, signature must be notarized.

YOUR SIGNATURE ON THIS PETITION INDICATES YOUR DESIRE TO HAVE THE PARCEL(S) LISTED ON THE PROPOSED DETACHEMENT PARCEL LIST DETACHED FROM THE ABOVE NAMED ZONE OF BENEFIT.	
Name (print): Valley View Improvement Company, LLC	APN: see attached list
Signature: <i>[Handwritten Signature]</i>	Date: <i>12/17/2025</i>
Address where registered to vote (if different than APN address):	APN Address: 4370 Town Center Blvd., Suite 100 El Dorado Hills, CA 95762
Signature Verification (Registrar of Voters):	
Name (print): Millrose Properties	APN: see attached list
Signature: <i>[Handwritten Signature]</i>	Date: <i>2/3/26</i>
Address where registered to vote (if different than APN address):	APN Address: 1025 Creekside Ridge Drive, Suite 240 Roseville, CA 95678
Signature Verification (Registrar of Voters):	
Name (print): Michael J. McDougall and Jonni S. McDougall, Trustees of the Michael J. McDougall and Jonni S. McDougall Revocable Trust dated April 30, 2013	APN: 119-030-020, -021
Signature: <i>[Handwritten Signature]</i>	Date: <i>12/16/25</i>
Address where registered to vote (if different than APN address):	APN Address: 3310 Diablo Trail El Dorado Hills, CA 95762
Signature Verification (Registrar of Voters):	
Name (print):	APN:
Signature:	Date:
Address where registered to vote (if different than APN address):	APN Address:
Signature Verification (Registrar of Voters):	

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

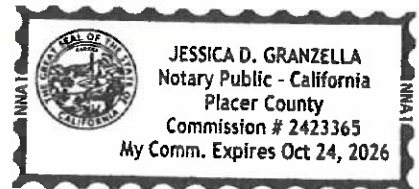
On ~~January~~ ^{February} 3, 2026 before me, Jessica D. Granzella, Notary Public,
(Insert name and title of the officer)

personally appeared LARRY GUALCO
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are-
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



ACKNOWLEDGMENT

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State of California
County of El Dorado)

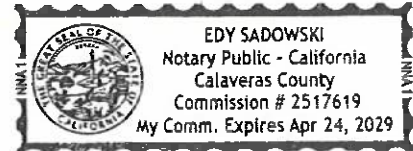
On DEC. 17, 2025, before me, Edy Sadowski, Notary Public
(insert name and title of the officer)

personally appeared William B. Bunge,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On 12-16-25
Date

before me,

DYLAN M. VALDEZ, NOTARY PUBLIC
Here Insert Name and Title of the Officer

personally appeared

Michael J McDougall, Jonni S McDougall
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Dylan M Valdez

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Petition to Detach from a zone of Benefit

Document Date: 12-16-25

Number of Pages: 1

COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION



PROPOSED DETACHEMENT PARCEL LIST: Page 1 of 2

West Valley Village Zone of Benefit #98612

Zone Name and Number: _____

INSTRUCTIONS: Provide Assessor's parcel number (APN), parcel owner name and address, name of incorporated city or unincorporated community for each parcel to be detached. List assessed value of land, improvements, and total assessed value.

ASSESSOR' S PARCEL NUMBER (APN)	ASSESSED VALUE		
PARCEL OWNER NAME AND ADDRESS	LAND	IMPROVEMENTS	TOTAL
APN: see attached list			
Name: Valley View Improvement Company, LLC	\$6,197,566	\$0	\$6,197,566
Address: 4370 Town Center Blvd., Suite 100 El Dorado Hills, CA 95762			
APN: see attached list			
Name: Millrose Properties			
Address: 1025 Creekside Ridge Drive, Suite 240 Roseville, CA 95678	\$10,271,897	\$0	\$10,271,897
APN: 119-030-020, -0211			
Name: Michael J. McDougall and Jonni S. McDougall, Trustees of the Michael J. McDougall and Jonni S. McDougall Revocable Trust dated April 30, 2013			
Address: 3310 Diablo Trail El Dorado Hills, CA 95762	\$136,814	\$0	\$136,814
APN:			
Name:			
Address:			

West Valley Village Zone of Benefit #98612

De-annexation Application

Parcel List

February 2, 2026

Value/Acreage Data Shown Here According to County GIS shp file - Owner Information per Millrose Deed/GIS

APN #	Owner	Size (Acres)	Land Value \$	Improved Value	Total	Partial / Whole
119-030-021	MCDUGALL MJ TR & JONNI S TR	9.49	\$136,814	\$0	\$136,814	Whole
119-390-001	Valley View Imp. Co.	7.32	\$0	\$0	\$0	Whole
119-390-002	Valley View Imp. Co.	2.88	\$0	\$0	\$0	Whole
119-390-003	Valley View Imp. Co.	0.74	\$0	\$0	\$0	Whole
119-390-004	Valley View Imp. Co.	5.99	\$0	\$0	\$0	Whole
119-390-005	Valley View Imp. Co.	2.00	\$0	\$0	\$0	Whole
119-390-006	Valley View Imp. Co.	16.61	\$0	\$0	\$0	Whole
119-390-007	Valley View Imp. Co.	24.72	\$1,506,733	\$0	\$1,506,733	Whole
119-390-008	Valley View Imp. Co.	2.09	\$0	\$0	\$0	Whole
119-390-009	Valley View Imp. Co.	2.05	\$125,063	\$0	\$125,063	Whole
119-390-010	Valley View Imp. Co.	18.33	\$0	\$0	\$0	Whole
119-390-012	Millrose Properties CA	16.20	\$987,220	\$0	\$987,220	Partial
119-390-013	Millrose Properties CA	6.35	\$386,769	\$0	\$386,769	Whole
119-390-014	Millrose Properties CA	11.50	\$700,890	\$0	\$700,890	Whole
119-390-016	Valley View Imp. Co.	21.28	\$1,296,832	\$0	\$1,296,832	Partial
119-390-017	Valley View Imp. Co.	1.64	\$0	\$0	\$0	Whole
119-390-018	Valley View Imp. Co.	2.10	\$0	\$0	\$0	Whole
119-390-019	Valley View Imp. Co.	3.37	\$205,513	\$0	\$205,513	Whole
119-390-020	Valley View Imp. Co.	3.43	\$209,047	\$0	\$209,047	Whole
119-390-021	Valley View Imp. Co.	1.79	\$0	\$0	\$0	Whole
119-390-022	Valley View Imp. Co.	8.35	\$509,029	\$0	\$509,029	Whole
119-390-023	Valley View Imp. Co.	14.33	\$873,127	\$0	\$873,127	Whole
119-390-024	Valley View Imp. Co.	7.70	\$0	\$0	\$0	Whole
119-390-025	Valley View Imp. Co.	7.03	\$428,396	\$0	\$428,396	Partial
119-390-026	Valley View Imp. Co.	1.60	\$97,515	\$0	\$97,515	Whole
119-390-035	Millrose Properties CA	3.05	\$196,076	\$0	\$196,076	Whole
119-390-036	Millrose Properties CA	9.78	\$628,731	\$0	\$628,731	Whole
119-390-037	Millrose Properties CA	4.49	\$288,007	\$0	\$288,007	Whole
119-390-038	Millrose Properties CA	14.74	\$947,596	\$0	\$947,596	Whole
119-390-039	Millrose Properties CA	10.76	\$691,732	\$0	\$691,732	Whole
119-390-040	Valley View Imp. Co.	1.47	\$0	\$0	\$0	Whole
119-390-041	Valley View Imp. Co.	9.94	\$0	\$0	\$0	Whole
119-390-042	Valley View Imp. Co.	4.72	\$0	\$0	\$0	Whole
119-390-043	Valley View Imp. Co.	14.72	\$946,311	\$0	\$946,311	Whole
119-390-044	Valley View Imp. Co.	17.02	\$0	\$0	\$0	Partial
119-390-045	Valley View Imp. Co.	14.93	\$0	\$0	\$0	Partial
119-390-057	Millrose Properties CA	20.41	\$1,300,780	\$0	\$1,300,780	Partial
119-390-058	Valley View Imp. Co.	2.19	\$0	\$0	\$0	Whole
119-390-059	Valley View Imp. Co.	4.36	\$0	\$0	\$0	Partial
119-390-060	Millrose Properties CA	15.17	\$966,060	\$0	\$966,060	Whole
119-390-061	Valley View Imp. Co.	4.57	\$0	\$0	\$0	Whole
119-390-062	Valley View Imp. Co.	10.22	\$0	\$0	\$0	Whole
119-390-063	Millrose Properties CA	19.55	\$1,245,970	\$0	\$1,245,970	Whole
119-390-064	Millrose Properties CA	13.85	\$882,695	\$0	\$882,695	Whole
119-390-065	Millrose Properties CA	13.54	\$862,938	\$0	\$862,938	Whole
119-390-066	Valley View Imp. Co.	6.30	\$0	\$0	\$0	Whole
119-390-068	Millrose Properties CA	1.63	\$0	\$0	\$0	Whole
119-390-072	Millrose Properties CA	2.90	\$186,433	\$0	\$186,433	Whole
TOTALS		419.20	\$ 16,606,277	\$ -	\$ 16,606,277	
Summary by Ownership						
MCDUGALL MJ TR & JONNI S TR		9.49	\$ 136,814	\$ -	\$ 136,814	
Millrose Properties CA		163.92	\$ 10,271,897	\$ -	\$ 10,271,897	
Valley View Imp. Co.		245.79	\$ 6,197,566	\$ -	\$ 6,197,566	
		419.20	\$ 16,606,277	\$ -	\$ 16,606,277	