



Legislation Text

File #: 07-1976, **Version:** 1

Development Services Department, Planning Services Division, submitting the final map (TM95-1309F) for Ridgeview Homes West, Unit 4; and recommending Chairman be authorized to sign Agreement to Make Subdivision Improvements with Ridgeview Homes West, LLC.

RECOMMENDED ACTION: Approve.

RECOMMENDED ACTION: Planning staff recommends the Board take the following action: 1. Approve the final map for Ridgeview Homes West, Unit 4; and 2. Authorize the Chair to sign the Agreement to make Subdivision Improvements.

Background: Background: Tentative Map TM95-1309, Zoning Change Z95-0021, and Planned Development PD95-0015 were approved by the Board of Supervisors on August 8, 1996.

Improvements, Agreements, and Bonds: The applicant has submitted an Agreement to make Subdivision Improvements and bonds pursuant to Section 16.16.050 of the County Code. The Department of Transportation has reviewed and approved the submitted cost estimates. County Council and Risk Management have reviewed and approved the Improvement Agreement and bonds for the subdivision.

Conditions of Approval: Staff has reviewed the conditions of approval for TM95-1309F and noted that all of the applicable conditions for the tentative map have been satisfied. The County Surveyor and the Department of Transportation have reviewed and verified substantial compliance with the applicable conditions (Exhibits B, E, and F).

Water: The El Dorado Irrigation District has provided a Meter Award Letter verifying that the project has purchased the required Equivalent Dwelling Units (EDU's) for water and wastewater to serve all of the six residential lots.

Environmental Review: The project has been determined to be Statutorily Exempt from environmental review under CEQA as provided for by Section 15268(b)(3) of the CEQA Guidelines pertaining to ministerial approval of final subdivision maps.

EXHIBITS

- Exhibit A: Vicinity Map
- Exhibit B: Conditions/Status of Conditions Report
- Exhibit C: Reduced Copy of Final Map
- Exhibit D: El Dorado Irrigation District Meter Award Letter
- Exhibit E: Approval Memo from the Department of Transportation
- Exhibit F: Approval Memo from the Surveyor's Office

Contact: Gregory L. Fuz (5445)/Lawrence W. Appel (7698)/Gina Hunter (3617)