



County of El Dorado

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Legislation Text

File #: 07-406, **Version:** 1

Development Services Department, Planning Services Division, submitting final map for West Valley Village, Unit 7A (TM99-1359F), located on APNs 118-150-02, -03, -04, -09, and -10, creating 58 residential lots on approximately 42 acres in the West Valley Village, Unit 7A, in the El Dorado Hills area; and Chairman be authorized to sign the Agreement to Make Subdivision Improvements with LandSource Holding Company, LLC. (Supervisory District II)

RECOMMENDED ACTION: Approve.

Background: The final map for Unit 7A is within the West Valley Village portion of the Valley View Specific Plan, which was adopted by the Board of Supervisors on December 8, 1998. Unit 7A is a sub-unit of Unit 7 which encompasses a maximum of 119 residential lots originally approved on January 22, 2004, under Tentative Map TM99-1359. A subsequent revision to the map, TM99-1359R, involving changes to road access and lot layouts, was approved on July 7, 2004. The proposed 58 residential lots range from 0.28 to 7.45 acre in size, consistent with the lot standards identified in the underlying Estate Residential (ER-2) District designated for the entire unit.

Improvement 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 Counsel 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 TM99-1359F and noted that all of the applicable conditions for the tentative map have been satisfied (Attachment B). The Department of Transportation and County Surveyor's Office have reviewed and verified compliance to applicable conditions; approval memorandums from each department have been included as Attachments E and F, respectively.

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 (potable and recycled) and wastewater to serve all of the 58 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.

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