



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
[www.edcgov.us/bos/](http://www.edcgov.us/bos/)

## Legislation Text

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**File #:** 06-1874, **Version:** 1

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Development Services Department, Planning Services Division, submitting the final map (TM99-1359F) for West Valley Village, Unit 1A, and Chairman be authorized to sign Agreement to Make Subdivision Improvements with MW Housing Partners III and Lennar Communities, Inc. for same. (Cont'd. 12-5-06, Item 46)

**RECOMMENDED ACTION:** Approve.

### Background:

The subject final map is the first unit of Village 1 within the West Valley Village portion of the Valley View Specific Plan, which was adopted on December 8, 1998. This unit is a part of a large lot tentative map originally approved on January 22, 2004 under application TM99-1359. A subsequent revision to the map filed under TM99-1359R involving changes to road access and lot layouts was approved on July 7, 2004. The expiration date for the tentative map is January 22, 2007.

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. The Department of Transportation and County Surveyor's Office reviewed and verified compliance to the applicable conditions. An approval memorandum from each department is 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 and wastewater to serve all of the 103 residential lots. A copy of the award letter is provided as Attachment D.

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.

Contact: Gregory L. Fuz (5445)/Mel Pabalinas (3638)

