



County of El Dorado

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Legislation Text

File #: 07-279, **Version:** 1

Development Services Department, Planning Services Division, submitting final map TM99-1359F for West Valley Village, Unit 2; and recommending Chairman be authorized to sign Agreement to Make Subdivision Improvements with Centex Homes, a Nevada general partnership. (Supervisory District II)

RECOMMENDED ACTION: Approve.

Background: The subject final map is the second unit within the West Valley Village portion of the Valley View Specific Plan which was adopted by the Board of Supervisors on December 8, 1998. This unit is a part of a tentative map originally approved on January 22, 2004 (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 final map is for maximum 105 residential lots, ranging in size from 0.14 to 0.53 acres.

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 (see Attachment B). The Department of Transportation and County Surveyor's Office have reviewed and verified compliance to applicable conditions; an approval memorandum from each of the departments has 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 reclaimed) and wastewater to serve all of the 105 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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