



County of El Dorado

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Legislation Text

File #: 07-570, **Version:** 1

Development Services Department, Planning Services Division, submitting final map (TM96-1317) for Euer Ranch, Unit 9; and recommending Chairman be authorized to sign Agreement to make Subdivision Improvements with K. Hovnanian Forecast Homes Northern, Inc.

RECOMMENDED ACTION: Approve.

Background: Euer Ranch, Unit 9, consists of 12 residential lots within the Euer Ranch, a section of the Carson Creek Specific Plan. These lots were originally a part of Euer Ranch, Units 6 and 7. During final map submittal for Units 6 and 7, these lots had not been annexed into the El Dorado Irrigation (EID) service area for public water and sewer, therefore, they could not be included on the maps. Unit 9 has been subsequently created, and annexation has occurred. The Meter Award Letter, issued by District, has been attached. The 12 residential lots within this unit range from 6,000 to 8,000 square feet in size.

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 Agreement and bonds for the subdivision.

Conditions of Approval: Staff has reviewed the conditions of approval for TM96-1317F 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 (EID) 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 12 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.

ATTACHMENTS

Attachment A - Vicinity Map

Attachment B - Conditions/Status of Conditions Report

Attachment C - Reduced Copy of Final Map

Attachment D - El Dorado Irrigation District Meter Award Letter

Attachment E - Approval Memo from the Department of Transportation

Attachment F - Approval Memo from the County Surveyor's Office

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