

FINDINGS

Development Agreement DA22-0001/East Ridge Village Planning Commission/May 11, 2023

1.0 CEQA FINDINGS

- 1.1 Authorization of the proposed Development Agreement for the East Ridge Village (2023 DA) and proposed Community Facilities District (2023 CFD) is associated with the East Ridge Village Tentative Subdivision Map that was contemplated and analyzed in the certified Valley View Specific Plan (VVSP) Environmental Impact Report (EIR) (SCH No. 97082008). The proposed 2023 DA includes a 10-year extension of time that would allow the continued residential development of the village consistent with the Specific Plan. Under California Public Resources Code section 21166 and CEQA Guidelines section 15162, an agency that proposes to approve further discretionary entitlements for a project for which an environmental impact report was previously certified must consider whether there are changes to the project, the circumstances surrounding the project, or new information that was not available at the time the project was previously reviewed that indicate the further discretionary entitlements would result in new significant impacts or substantially more severe significant impacts than were previously analyzed. If there are such impacts, then a subsequent or supplemental EIR must be prepared. If there are no such impacts, no further environmental review shall be prepared.

If approved, the Project would not result in changes to the land uses, development intensities and densities, or the location of development contemplated in the VVSP. The 2023 DA and 2023 CFD update the funding mechanisms that will enable the previously approved improvements and infrastructure to be completed. There are no new or different physical changes in the environment that would result from approving the requested agreements that were not already analyzed and disclosed in the 1998 VVSP EIR. Therefore, the County finds that the 1998 VVSP EIR continues to be relevant and adequate to address the impacts of completing the development of the East Ridge Village Project as contemplated in the VVSP and the 2023 DA and 2023 CFD. No further environmental analysis is necessary.

Further, The East Ridge Tentative Subdivision Map underwent a CEQA compliance review in accordance with the process set forth in the VVSP EIR. Various CEQA studies were prepared, including traffic, noise, biological and environment air quality, and greenhouse gas based upon the most current standards. Accordingly, mitigation measures from these studies were incorporated as conditions of approval to the tentative map. A Notice of Exemption under CEQA Guidelines Section 15182 for the East Ridge Village Tentative Subdivision Map (TM14-1521) was filed on June 12, 2015.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within and by the County. The VVSP and the respective land use maps are accepted and incorporated by reference and were adopted as the General Plan Land Use Map for the project area. As discussed, the proposed 2023 DA and 2023 CFD are consistent with the East Ridge Tentative Subdivision Maps that were found by the County to conform to the applicable policies of the VVSP and standards under the designated zone districts, subject to the applicable mitigation measures in VVSP EIR. Therefore, the project is consistent with the General Plan.

3.0 VVSP FINDINGS

3.1 The project is consistent with the VVSP.

The proposed 2023 DA and 2023 CFD have been evaluated and verified for conformance with specific policies and requirements of the VVSP and for the East Ridge Village Tentative Subdivision Map. The Project would not result in any modifications to the approved tentative subdivision map which was found by the County to conform to the VVSP. Therefore, the project is found to be consistent with the VVSP.

4.0 ZONING FINDINGS

4.1 The project is consistent with County Zoning Ordinance (Zoning Ordinance) Section 130.58

Zoning Ordinance Section 130.58 describes the process and requirements for processing a Development Agreement. The proposed 2023 DA has been processed in conformance with specific policies and requirements of Zoning Ordinance Section 130.58, including making the specific findings outlined in Zoning Ordinance Section 130.58.040 as outlined in Findings Section 5.1 below. Therefore, the project has been found to be consistent with the Zoning Ordinance.

5.0 DEVELOPMENT AGREEMENT FINDINGS

5.1 The project is consistent with Section 130.58.040 which allows the Board to approve a development agreement only if it finds that the agreement:

- 5.1.A** Is consistent with the objectives, policies, general land uses, and programs specified in the General Plan and any applicable specific plan;

The Project has been found to be consistent with the County General Plan and the VVSP as described in Finding Section 2.0 (General Plan Findings) and Section 3.0 (VVSP Findings).

- 5.1.B** Will not be detrimental to the health, safety, and welfare of persons residing in the immediate area or detrimental to the general welfare of the residents of the County as a whole;

As discussed above, the proposed 2023 DA is consistent with the General Plan (Finding Section 2.0), applicable policies of the VVSP (Findings Section 3.0), the Zoning Ordinance (Findings Section 4.0), and is consistent with the approved and currently active tentative subdivision map including density, neighborhood compatibility, and availability of infrastructures necessary to serve the project. Therefore, the proposed Project has been found to not be detrimental to the health, safety, and welfare of persons residing in the immediate area or detrimental to the general welfare of the residents of the County as a whole.

- 5.1.C** Will not adversely affect the orderly development of property or the preservation of property values;

Neither the 2023 DA nor the 2023 CFD would, if approved, result in changes to the land uses, development intensities and densities, or the location of development contemplated in the VVSP. Rather, the 2023 DA and 2023 CFD would simply update the funding mechanisms that will enable the previously approved improvements and infrastructure to be completed. Therefore, the proposed Project has been found to not adversely affect the orderly development of property or the preservation of property values.

- 5.1.D** Is consistent with the provisions of California Government Code Sections 65864 through 65869.5; and

Zoning Ordinance Section 130.58.010 identifies that Chapter 130.58 establishes procedures and requirements for the adoption and amendment of development agreements in compliance with California Government Code Section 65864 et seq. As described above in Findings Section 4.0 (Zoning Findings) above, the proposed 2023 DA has been processed in conformance with specific policies and requirements of Section 130.58 and therefore has been found to be consistent with California Government Code Sections 65864 through 65869.5.

- 5.1.E** If the development agreement includes a subdivision of 500 or more units, the agreement provides that there is sufficient water to serve any tentative map in compliance with California Government Code Section 66473.7.

The 2023 DA is associated with the approved and currently active tentative subdivision map that has been conditioned to and would be served by public water and sewer service provided by the El Dorado Irrigation District in compliance with California Government Code Section 66473.7.