

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: July 13, 2017

Staff: Mel Pabalinas

TENTATIVE SUBDIVISION MAP TIME EXTENSION

- FILE NUMBER:** TM14-1521-E/East Ridge Village
- APPLICANT:** East Ridge Holdings, LLC
- REQUEST:** Request for six one-year time extensions to the approved East Ridge Village Tentative Subdivision Map TM14-1521 creating a total of 759 lots consisting of 701 residential lots, 41 landscape lots, 12 roadway lots, two recreational park lots, one sewer lift station lot, one water tank lot, and one pump station lot, resulting in a new expiration date of June 11, 2024.
- LOCATION:** The properties are located approximately 2,600 feet east of Valley View Parkway from its intersection with White Rock Road, in the El Dorado Hills area, Supervisorial District 2 (Exhibit A).
- APNs:** 119-390-01 through -75 (Exhibit B)
- ACREAGE:** 734 acres
- GENERAL PLAN:** Adopted Plan [AP-Valley View Specific Plan (VVSP)] (Exhibit C)
- ZONING:** VVSP Zoning Districts: Estate Residential District Large Lot (ER-LL), Estate Residential 1 units/acre minimum (ER-1), Estate Residential 2 units/acre (ER-2), Multi Use Open Space (MOS) and Open Space (OS) (Exhibits D and E)

ENVIRONMENTAL DOCUMENT: Previously certified Environmental Impact Report. Exempt pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan of the CEQA Guidelines). The project is a part of the Valley View Specific Plan for which an Environmental Impact Report (EIR) (State Clearing House No. 97082008) was certified.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report (EIR) or an Addendum to the existing Valley View Specific Plan EIR, adopted by the Board of Supervisors on December 8, 1998, as described in the CEQA Findings. Find Time Extension TM14-1521-E for the approved East Ridge Village Tentative Subdivision Map to be exempt under CEQA Section 15182; and
2. Approve Tentative Subdivision Map TM14-1521-E extending the expiration of the approved tentative subdivision map for six years to June 11, 2024, based on the Findings and subject to the original Conditions of Approval as presented.

EXECUTIVE SUMMARY

East Ridge Village Tentative Subdivision Map is a continuation of the residential development within the Valley View Specific Plan Development. The approved subdivision consists of 701 single-family residential lots that would be served by a private internal road network and public water and sewer services. The facilities within the residential development would be privately maintained by a Home Owner's Association. The project is consistent with the design and standards of the adopted Valley View Specific Plan.

BACKGROUND

East Ridge Village is within the Valley View Specific Plan (VVSP) area, a master planned community that was approved by the El Dorado County Board of Supervisors on December 8, 1998. The specific plan area, which also includes White Rock and West Valley Villages (aka. Blackstone), consists of planned uses ranging from residential, open space, to a school. Of the 2,840 total dwelling units anticipated for the entire plan area, 2,138 units have been entitled or built within the West Valley and White Rock Villages (Exhibit F).

The East Ridge Village Tentative Map was approved on June 11, 2015 (Exhibit G). The approved map includes creating a total of 759 lots consisting of 701 residential lots, 41 landscape lots, 12 roadway lots, two recreational park lots, one sewer lift station lot, one water tank lot and one pump station lot. Consistent with this tentative map, a Final Map for the Large Lot Tentative Subdivision Map was subsequently approved for recordation by the Board of Supervisors on December 15, 2015 creating 65 lots for financing and phasing purposes (Exhibit G.1). To date, no development has occurred and with the impending map expiration on June 11, 2018, the applicant has timely filed this discretionary application to extend the expiration.

ANALYSIS

Section 120.74.030 of the El Dorado County Subdivision Ordinance regulates the time extension of an approved tentative map. The ordinance limits the extension to a maximum of six one-year discretionary time extensions. Citing marketing and development challenges associated with the construction of residential units, major infrastructure improvements, the completion of the large lot final map, the creation of a Community Facilities District and Acquisition Agreement, the applicant's time request is for the entire six one-year time extensions and if approved, the map would be extended to June 11, 2024 (Exhibit H). There have been no modifications to the approved tentative map and, therefore, it remains consistent with the Valley View Specific Plan and General Plan. All of the original conditions of approval and environmental mitigation measures remain applicable.

Based on the above information, staff recommends granting the requested six one-year time extensions.

ENVIRONMENTAL REVIEW

The East Ridge Village Tentative Subdivision Map is a residential project that was analyzed in the certified Valley View Specific Plan EIR (SCH No. 97082008). The proposed time extension would allow the continued residential development of the village consistent with the Specific Plan. The time extension does not make any changes to the original tentative map approval, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. No new information that was not known and could not have been known at the time the EIR was certified has since become available. Therefore, this tentative map time extension application is consistent with and is hereby exempt in accordance with CEQA Guideline Section 15182 (Residential Projects Pursuant to a Specific Plan). No further environmental analysis is needed, as no changes have occurred in accordance with Sections 15162 and 15164 that would require any supplemental or subsequent environmental documentation.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE) for the exemption determination made for this project by the County. This filing establishes the 35-day statute of limitation during which the County's determination can be challenged.

SUPPORT INFORMATION

Findings
Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Valley View Land Use Plan Map
Exhibit F.....	Valley View Unit Buildout Reconciliation; September 2014
Exhibit G.....	Approved East Ridge Village Tentative Map; June 11, 2015
Exhibit G.1.....	Recorded Large Lot Final Map for East Ridge Village Tentative Subdivision Map.
Exhibit H.....	Applicant's Request for Time Extension