

**Notice of Exemption****Form C**

To: County Clerk  
County of El Dorado  
360 Fair Lane  
Placerville, CA 95667

From: County of El Dorado Community Development  
Agency-Development Services Division  
2850 Fairlane Court  
Placerville, CA 95667

Tentative Map TM14-1521/East Ridge Village  
**Project Title**

East Ridge Holdings, LLC  
**Project Applicant**

Assessor's Parcel Numbers 118-130-28, -31, -35, and -40; Approximately 2,600 feet east of Valley View Parkway from its intersection with White Rock Road, in the El Dorado Hills area.

**Project Location – Specific**

**(El Dorado County)**

1) Tentative Map consisting of: a) Large-Lot Tentative Subdivision Map (Phase 0) creating 66 large lots for financing and phasing purposes, ranging in size from 0.06 acre to 58 acres; b) Small-Lot Tentative Subdivision Map 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; and 2) Design waivers of the following Design and Improvement Standards Manual standards: a) Modify Hillside Design Standard minimum shoulder width from 3 foot (on downhill side only) to 1 foot beyond sidewalk where sidewalks are present or 2 feet beyond exposed pavement or curb/AC dike surfaces when sidewalks are not present; b) Modify Standard Plan 103A-1 to allow driveway to be within 25 feet from a radius return, reduce minimum driveway width from 16 to 10 feet for single car garages only, and omit 4-foot taper to back of curb; c) Exceed 3 to 1 lot depth-width ratio for residential lots including Lots 36-43 and 688-691; d) Reduce required roadway width for dead end roads from 36 feet wide to a minimum pavement width of 24 feet; e) Allow for reverse horizontal curves without a 100-foot tangent, except on Valley View Parkway; f) Allow for Valley View Parkway to exceed 10% gradient and be designed at 12% maximum gradient; and g) Allow use of reduced vertical curve standards for vertical curve design, consistent with American Association of State Highway and Transportation Officials' "A Policy on Geometric Design of Highways and Streets" (AASHTO) when AASHTO allows for less restrictive design standards.

**Project Description**

County of El Dorado Planning Commission

**Name of Public Agency Approving Project**

County of El Dorado Community Development Agency-Development Services  
2850 Fairlane Ct, Placerville, CA 95667

**Name of Person or Agency Carrying out Project**

(530) 621-5355

Telephone Number

**FILED**

**Exempt Status:**

**JUN 15 2015**

☐ CEQA Statute Section 21080.

☐ Categorical Exemption. State type and section number: \_\_\_\_\_

☒ Statutory Exemption. State code number: 15182

**WILLIAM SCHULTZ, Recorder-Clerk**  
By *[Signature]*

**Reasons why project is exempt:**

The project is exempt from the requirements of CEQA pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of the CEQA Guidelines. This section specifies that, where a public agency has prepared an EIR on a specific plan after January 1, 1980, no additional EIR or negative declaration need be prepared for a residential project, including, but not limited to land subdivisions, zoning changes, and residential planned unit developments, provided that the project is undertaken pursuant to and in conformity to that specific plan and that none of the events described in Section 15162 of the CEQA Guidelines have occurred.

**Lead Agency**

**Contact Person:** Mel Pabalinas

**Area Code/**

**Telephone/Extension:** (530) 621-5355

**If filed by applicant:**

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

*[Signature]*  
Signature (Public Agency)

6/12/15  
Date

**Principal Planner**

Title

☒ Signed by Lead Agency  
☐ Signed by Applicant

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 6/15/15

DATE REMOVED: 07/20/15

DATE RETURNED: 08/12/15