

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: June 11, 2015

Staff: Mel Pabalinas

TENTATIVE MAP

FILE NUMBER: TM14-1521/East Ridge Village

APPLICANT: East Ridge Holdings, LLC

REQUEST: The project consists of the following requests:

- 1) Tentative Subdivision Map of the 734-acre property 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 (DISM) 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.

LOCATION: The property is 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: 118-130-28, -31, -35, -40 (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: 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. 9708208) was certified.

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

1. Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
2. Approve Tentative Subdivision Map TM14-1521 based on the Findings and subject to the Conditions of Approval as presented; and

3. Approve the following Design Waivers from the Design and Improvement Standards Manual (DISM) standards as the Findings could be made:
 - 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.

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 (Exhibit E). 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 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).

An Environmental Impact Report (EIR), which identified and evaluated the potential environmental impacts of the implementation of the Specific Plan, and associated Mitigation Monitoring Reporting Program (MMRP) were certified in December 1998. A Development Agreement, a contract between the County and the applicant specifying the standards and conditions that will govern development of the property, was also executed for the VVSP along with the approval of the Specific Plan.

The VVSP was included the current 2004 General Plan. The General Plan accepts all of the Specific Plan policies and land use maps by reference. This includes the acceptance of all the assumptions, analyses, and conclusions involving the anticipated growth, environmental impacts, and required improvements for implementation of the Specific Plan to be consistent with the General Plan.

ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Site Description

East Ridge Village consists of large vacant properties along the eastern portion of the Valley View Specific Plan Area. A portion of the properties runs along the ridge features of the specific plan area while the majority of the site is sited over the ridge and are not readily visible from the western, lower areas of the specific plan. The project site has an elevation ranging from approximately 750 feet on the northwest to 1,075 feet along the middle portion. Over 90% (679 acres) of the project site is confined below 30% grade, which is predominantly located in the middle of the site, while the remaining areas (54 acres) are constrained in steep areas in excess of 30% grade, which is scattered along the property lines (Exhibit G). Valley View Parkway, one of the two major collector roads serving the plan area, currently terminates at the northwestern end of the project site which would be extended serving as the primary road into the village. Valley View Parkway will be a County roadway.

Mixed with areas of open grassland, a total of 570 acres of oak canopy habitat (oak savannah, oak woodland, and great valley mixed riparian) encompass the project site (Exhibit H). Wetland features exist within the project area, 2.29 acres of which have had previously permitted stream bed improvements while the balance of these wetland features are confined and preserved within designated open space lots of the project.

Exhibit I shows the project site, adjacent existing or planned residential development, and the current land use/zoning designations and improvements.

Project Description

Tentative Map: Exhibit J illustrates the proposed East Ridge Tentative Subdivision Map. Consistent with the applicable East Ridge development standards of the VVSP, the map would create a total of 701 residential lots ranging in size from 8,470 square feet to 594,876 square feet. Generally, the size and arrangement of the lots are strategically designed to preserve existing vegetative and riparian resources and be compatible with topography and ridge features with the smaller lots clustered in the middle of the site while the larger lots are situated along the project site perimeter. The overall residential density of the subdivision is 0.96 units/acre; however, the breakdown of the density according to the land zone designations is further illustrated in Exhibit K.

A total of 19 active and passive recreational lots would be created as part of the subdivision. Two parks, identified as Lots P and Q, would be dedicated to, developed, and maintained by El Dorado Hills Community Services District. Seventeen open space lots (totaling 204 acres) would be created, generally, for the purpose of preserving areas constrained by topography, protection of biological and cultural resources, and providing natural buffers from adjoining large rural residential lots.

Other ancillary lots are would be created in support of the subdivision. A total of 41 landscape lots would be created providing vegetative features primarily along portions of the local road collector and at entrances into each village. All roads serving the subdivision would be created as lots (designated as Lot “R”). These 13 road lots, which include both public and private, would be designed and constructed according to the VVSP road standards for East Ridge. A total of three utility lots would be created necessary to house a lift station (Lot S), water tank (Lot T), and a pump station (Lot U) from which necessary lines would be constructed and extended throughout the subdivision.

A Phasing Plan for the subdivision is proposed creating 66 large lots. This plan depicts the preliminary staging and potential financing of the development of the subdivision (Exhibit L). A large lot Final Map would be required for the creation of these lots.

Design Waivers: In accordance with the Subdivision Ordinance, Design Waivers are requested for modified subdivision improvements based on the El Dorado County Design and Improvement Standards Manual (DISM). These modified road improvements include reduced shoulder widths and roadway width for dead end roads, exceedance of maximum gradient for Valley View Parkway, and lot standards involving exceedance of lot depth-to-width ratio and driveway standards. As further discussed in the *Findings of Approval*, these modified improvements would provide flexibility from the typical design and construction standards in order reduce earthwork associated with the improvements and minimize anticipated impacts to resources.

Project Characteristics

East Ridge is the last village to be developed and has the least density of the three villages in the VVSP. Residential development type within the gated village is anticipated to be custom, semi-custom, and production single family detached home sites designed to coexist with and preserve the existing natural terrain and native vegetation cover. Water and service shall be provided by El Dorado Irrigation District (EID). The village features both active and passive recreational components to serve its future residents. The majority of the road system serving the development would be privately owned and maintained. The following information details specific elements of the project.

Lot Design and Land Use Zones: Uses within the subdivision would be regulated based on the land zones for East Ridge in accordance with the VVSP. As shown in Exhibit K, these zones identify the permitted uses (e.g. residential, home occupation, residential care facilities) and applicable development standards (e.g. density, lot size, setbacks) that can occur in each lot. Specifically, Exhibit M illustrates the design of the residential construction within the lots according to specific plan zone standards. Each residential lot would include areas designated as “Primary Building Area” where structural improvements and landscaping are limited, and “Transitional Open Space” where open space are interlinked corridors for habitat preservation and fire hazard prevention. These features establish the limits of development and setbacks for the residential construction in each lot. Exhibit N details the modified setbacks for specific lots within the subdivision.

Several lots, including Lots 36-43 and 688-691, exceed the length-to-width ratio per the DISM. These lots were designed in excess of this standard so as to accommodate

topographical constraints and preserve resources, in conformance with the VVSP. A Design Waiver is requested to exceed this standard, which is further discussed below.

Circulation: Exhibits J and O show the road circulation and trail system serving the subdivision consistent with the VVSP. Valley View Parkway, which originates from its northern intersection with White Rock Road to the north, would be improved and extended as the major public collector road into the subdivision. From Valley View Parkway, a network consisting of privately owned and maintained minor collector and local roads would be constructed providing circulation within the village and direct driveway access to the lots. East Ridge collector circulates through the subdivision providing connection to the local roads serving the villages. Depending on the type, location, and topography of the village, design of the road improvements may include sidewalks, designated bicycle paths, and curbside parking. As discussed above, specific road standards subject to modification requires Design Waivers in accordance with County Design and Improvement Manual Standards (DISM).

Other types of secondary roads are also proposed to serve the subdivision. Service roads, which are generally confined within a 20-foot wide easement, would be constructed providing utility access and trail connectivity between villages. Where warranted, Emergency Vehicular Access (EVA) roads are proposed serving specific villages that are constrained by a long dead-end road. Specifically, a total of six EVA's are proposed to be constructed providing secondary egress in the event of an emergency such as a wildfire. Three of the six EVA's (EVA 3, 5 and 6) would be constructed and stubbed up to the property line, to which the bordering existing residential development (Ryan Ranch to the southeast, Marble Valley to east and Marble Ridge to the north) could potentially match up and connect its own EVA, thereby achieving mutual emergency access. EVA improvements, which include a controlled access gate, shall be regulated in accordance with fire codes enforced by El Dorado Hills Fire Department (EDHFD).

The East Ridge circulation system has been designed and would be constructed in accordance with the standards of the VVSP. These improvement requirements include road construction standards from the DISM, fire access road regulated by the California Fire Code, and gate construction from the approved East Ridge Wildfire Safe Plan (Exhibit P). Construction of the infrastructure shall be subject to the applicable mitigation measures from the certified EIR regulating the environmental effects and agency requirements imposed as conditions of approval.

As conditioned, the project shall perform necessary off-site improvements along sections of Valley View Parkway including a re-striping of left turn pocket at the northern approach to White Rock Road, and striping and signage for the all-way stop-controlled intersection at Valley View and Blackstone Parkways.

Potable Water System: Potable water service will be provided by EID. Exhibit Q illustrates the water improvements planned for the subdivision in accordance with VVSP. From its connection to existing water stubs in the lower storage tank, conveyance of the water will utilize a network of underground lines, which range from 8" to 30" in diameter, along the roads. Given the range of site topography and anticipated types of residential products, the lines will be pressurized via hydromatic pumps strategically placed within the subdivision. The water system will also include the construction of an upper valley water

tank, which measures up to 2 million gallons, for storage of additional capacity to serve the area.

According to EID's Facilities Improvement Letter (FIL) issued for the project, a total of 4,752 Equivalent Dwelling Units (EDU) are available to serve development within the El Dorado Hills Supply Region on a first come-first serve basis. An estimated 701 EDU would be needed to secure water service for the subdivision A Facility Plan Report (FPR), which details the required backbone infrastructures needed to serve the subdivision, will need to be prepared subject to review and approval by EID. With the construction of necessary infrastructures, meter award letters, which are issued by EID as proof for water service, shall be required prior to Final Map recordation.

According to EID, given the limited capacity of the current recycled water system in the area, the district has determined the potential recycled water demands of the project would not be able to be met at this time. As such, the project is not proposing recycled water service; however, if during the review of the FPR it is determined that recycled water is feasible all new recycled water facilities would be required.

Residential development of East Ridge Village shall be subject to all applicable drought related water conservation measures as enforced by EID.

Wastewater System: Wastewater service will be provided by EID which currently operates the El Dorado Hills Wastewater Treatment Plan located approximately three miles west of the project. Details of the preliminary sewer plan are shown in Exhibit R. Sewer lines serving the subdivision would connect to an existing 6" sewer service stub at the intersection of Blackstone Parkway and Valley View Parkway, and an 8" sewer line along Keystone Drive in West Valley Village (Blackstone) via southwesterly EVA 1. To accommodate the variation in topography throughout the project site, the system will utilize both gravity and force system with a sewer lift station providing means of conveyance from lower to higher elevation. An FPR, detailing the required backbone infrastructures needed to serve the subdivision, will be prepared subject to review and approval by EID.

Drainage System: As shown in Exhibit S, development of the site includes design and construction of storm drainage facilities. Conveyance of drainage generally follows the topography of the site. From each lot, drainage is conveyed primarily via a network of storm drain system consisting of underground lines, drainage inlets, ditches, and gutters along subdivision roads that ultimately drains and collects into designated detention ponds and drainage features confined within open space lots. These drainage features continues offsite onto the lower areas of the specific plan areas and adjacent properties. The project conditions of approval require a final drainage report analyzing the design and construction of the necessary infrastructures prior to improvement plan approval.

Open Space and Resource Preservation: As illustrated in Exhibits K and T, areas unaffected by the development are confined within open space lots. In accordance with the VVSP, these lots preserve areas constrained by topography, encompass wetland and drainage features, and preserves oak canopy and cultural resources. Through application of residential clustering design, particularly in areas with flat topography and deficient of oak canopy, the project would establish a total of 204 acres of public/multi-use open space,

which exceeds the 138 acres originally planned for East Ridge Village in the VVSP. Fencing shall be installed along the perimeter of these open space areas for safety and resource preservation purposes.

A combined 244 acres of Transitional Open Areas would be created within the residential development. This is accomplished primarily on larger, custom lots where perimeter fencing would not be installed in order to maximize the open space connectivity and habitat preservation within the neighborhood. No structures shall be constructed within these areas unless necessary in providing green fire breaks.

In total 448 acres of open space areas would be preserved within the project boundary consistent with the goals and policies of the VVSP.

Parks: Lots P and Q, which totals 12.12 acres, are being created as potential future park sites. This amount exceeds the required parkland dedication (Quimby Act) of 11.6 acres. These lots are anticipated to be dedicated to and developed in accordance with EDHCSD park development standards and park master plan. Condition No.57 requires an agreement with EDHCSD for timing of park improvements and dedication.

Grading and Earthwork: Exhibit S illustrates the subdivision grading and improvements involved in the development of the project. The majority of the development involves the construction of the road circulation network and preparation for residential construction. As discussed above, smaller ER-2 zoned lots are clustered primarily in the middle of the property and anticipate the construction of semi-custom and production residential units while larger lots ER-LL and ER-1 zoned lots would typically be constructed with custom homes. Site preparation would include mass pad grading to establish individual residential pad foundations, site drainage and driveways, construction of retaining walls, and construction of underground trenches for dry (i.e. electric, cable, phone) and wet utilities (i.e. sewer, drainage, water).

Subdivision road improvements shall be constructed in accordance with standards of the DISM, County Grading and Drainage Ordinances, and applicable fire codes. These improvements include building of collector and local roads according to VVSP and County standards under Condition No.9, construction of the on- and off-site EVAs, service roads, and bridge crossing, and placement of ancillary drainage facilities and utilities.

The estimated earthwork from the construction of the subdivision is approximately 1,250,000 cubic yards of both fill and cuts. Of the 570 acres of oak canopy, a total of 199 acres is anticipated to be impacted by the project while 371 acres would be preserved, in accordance with the provisions of Policy 7.4.4.4 of the 1996 General Plan. Per the policy and the *Oak Tree Protection, Re-vegetation, and Monitoring Plan for East Ridge Village of the Valley View Specific Plan* (Exhibit V), the project proposes to replace the impacted canopy by replanting 79 acres of oaks on site, which exceeds the minimum policy required of 28 acres.

As required by applicable mitigation measures from the VVSP EIR, environmental permits and clearances shall be obtained as part of construction permits. Grading Permits and Improvement Plans shall be required by the County prior to commencement of any construction.

Consistency Analysis

Tentative maps are required to be consistent with the applicable policies of the General Plan, provisions of the Valley View Specific Plan, and Subdivision Ordinance, and compliance with the California Environmental Quality Act (CEQA). The following is a summary of the project consistency analysis:

General Plan: General Plan Policy (Land Use Element) 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. 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 the County, which for this project is in reference to the Valley View Specific Plan (VVSP). Since the Valley View Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), the proposed East Ridge Tentative Subdivision Map is hereby deemed consistent with the General Plan.

Valley View Specific Plan: The tentative subdivision map has been designed consistent with VVSP applicable policies and development standards for East Ridge. The subdivision has been designed and would result in the construction of 701 detached single-family custom, semi-custom and production residential lots consistent with the East Ridge land use zones, development standards (density, lot design, and setbacks) and applicable County Ordinances. The subdivision would be served by public water and sewer service provided by EID, and would be served primarily by a private circulation system to be owned and maintained by the future homeowner's association. The subdivision includes large tract of open space lands which protects biological and cultural resources, preserves topographical constrained areas, and provides natural buffer to adjacent rural areas.

Subdivision Ordinance: The project conforms to the applicable policies of the General Plan and Valley View Specific Plan involving density, neighborhood compatibility, resource protection, and suitability. The design of the subdivision is suitable for the site where public infrastructures currently serve the existing neighborhood of the specific plan area. The project shall conform to the applicable standards of the Design and Improvement Standards Manual (DISM), implement mitigation measures to reduce the identified project environmental impacts, and adhere to conditions of approval to ensure public health, safety, and welfare.

As discussed under *Findings*, staff concludes that the required findings can be made to support the proposed subdivision.

Conditions of Approval

The project has been reviewed by various agencies for consistency for their requirements. These agencies include the El Dorado Hills Fire Department, El Dorado County Transportation Division, County Surveyor, Air Quality Management District, and El Dorado Hills Community Services District. Recommended agency requirements are reflected as Conditions of Approval to ensure orderly implementation of the subdivision.

The locally-formed El Dorado Hills Area Planning Advisory Committee (APAC) reviewed the project and voted 5-0 in support the project with no comments.

ENVIRONMENTAL REVIEW

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.

Events described in Section 15162 include:

Section 15162(a)(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Section 15162(a)(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

Section 15162(a)(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following: (1) one or more significant effects not discussed in the previous EIR; (2) significant effects previously examined that are substantially more severe than shown in the previous EIR; (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (4) mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

East Ridge Village subdivision is a residential project within the Valley View Specific Plan (VVSP) for which an EIR and Mitigation Monitoring Reporting Program (MMRP) were certified in December 1998 (Exhibit U). The project was reviewed against the environmental analysis and mitigation measures presented in the VVSP EIR and MMRP to verify consistency with subsection 15182(c) (Limitation) and Section 15162. During the review it was determined that some of the some of the mitigation measures identified in the MMRP had been previously satisfied with the implementation of White Rock and West Valley Villages, including Land Use LU-2 (Compatibility Impacts Related to the El Dorado Hills Wastewater Treatment Plant), Visual V-5 (Visual Impact of Wastewater Treatment Plant), Transportation T-1 (Existing-Plus-Project Impact on Latrobe

Road/Golden Foothill Parkway South Intersection) and T-2 (Existing-Plus-Project Impact on Latrobe Road/White Rock Road Intersection); as such, these measures would not apply to East Ridge.

Site-specific information provided for this project, including updated technical studies for Biological Resources (i.e. Oak Tree Canopy, Wetland and Riparian Area, Special Status Species), Cultural Resources, Air Quality, Noise, and Traffic (Exhibits V, W, and X) was reviewed by the County and analyzed for potential environmental impacts either created by this project, as currently proposed, or resulting from changed circumstances. It was determined that the project does not involve any substantial changes in circumstances that result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed in the VVSP EIR. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the VVSP EIR. Further, there is no new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the VVSP EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. Therefore, there is no basis for the preparation of a Supplemental or Subsequent EIR pursuant to Sections 15162, and an exemption pursuant to Section 15182 is appropriate for the proposed project.

All newly proposed development applications shall be analyzed against the applicable policies and assumptions of the General Plan. Environmental impacts from the VVSP EIR and applicable requirements and improvements have been adopted by the current General Plan. Specific requirements to East Ridge Village necessary to mitigate the impacts have been applied to the project as Condition of Approval No. 8.

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 for which the County's determination can be challenged.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Land Use Map
Exhibit D.....	Zone Map
Exhibit E.....	Valley View Land Use Plan Map
Exhibit F.....	Valley View Unit Buildout Reconciliation; September 2014
Exhibit G.....	East Ridge Village Slope Map and Ridge Line
Exhibit H.....	East Ridge Village Tree Preservation Map
Exhibit I.....	Aerial Maps
Exhibit J.....	East Ridge Village Tentative Map
Exhibit K.....	East Ridge Village Land Use
Exhibit L.....	East Ridge Village Large Lot/Phasing Plan
Exhibit M.....	East Ridge Village Preliminary Building Envelope Diagram
Exhibit N.....	East Ridge Village Typical and Modified Building Setbacks
Exhibit O.....	East Ridge Village Roadway Exhibit
Exhibit P.....	Valley View Specific Plan East Ridge Village, Amendment A, Wildfire Safe Plan; August 24, 2014
Exhibit Q.....	East Ridge Village Preliminary Water Exhibit
Exhibit R.....	East Ridge Village Preliminary On-Site Sewer Exhibit
Exhibit S.....	East Ridge Village Preliminary Grading and Drainage Plan
Exhibit T.....	East Ridge Village Open Space Fencing Exhibit
Exhibit U.....	Mitigation Monitoring Checklist-Valley View Specific Plan-2015 Update For East Ridge Tentative Map (TM14-1521)
Exhibit V.....	Oak Tree Protection, Revegetation, and Monitoring Plan for East Ridge Village of the Valley View Specific Plan; December 17, 2014
Exhibit W.....	East Ridge Development; Air Quality and Greenhouse Gas Assessment; July 2014
Exhibit X.....	Environmental Noise Assessment for East Ridge at Valley View Residential Development; April 17, 2015