



Legislation Details (With Text)

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| File #: | 23-0889 | Version: | 1 |
| Type: | Agenda Item | Status: | Approved |
| File created: | 4/21/2023 | In control: | Planning Commission |
| On agenda: | 5/11/2023 | Final action: | 5/11/2023 |
| Title: | <p>Hearing to consider Development Agreement DA22-0001 East Ridge Village submitted by Michael J. McDougall, MJM Properties, LLC to request approval of a Community Benefit and Development Agreement for East Ridge Village (2023 DA), a planned community within the Valley View Specific Plan (VVSP). Staff recommending the Planning Commission make a recommendation to the Board of Supervisors to take the following actions:</p> <p>1) Find that the 1998 VVSP EIR and the 2015 Notice of Exemption under CEQA Guidelines Section 15182 for the East Ridge Village Tentative Subdivision Map (TM14-1521) continues to be the relevant and adequate environmental analysis to address the impacts of completing the development of the East Ridge Village Project pursuant to California Public Resources Code Section 21166 and CEQA Guidelines Section 15162.</p> <p>2) Enter and execute Development Agreement DA22-0001 between the County of El Dorado and East Ridge Holdings, LLC, El Dorado Land Ventures, LLC, and Valley View Realty Investments, LLC, for East Ridge Village, based on the attached Findings as presented.</p> | | |

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report, 2. B - Findings, 3. C - Staff Report Exhibits A-J, 4. D - East Ridge Ordinance_Draft, 5. E - Notification Map PC 05-11-23 (1000 feet), 6. F - Proof of Publication-Mountain Democrat, 7. Public Comment Rcvd 05-03-23 PC 05-11-23, 8. Public Comment Rcvd 05-11-23 PC 05-11-23, 9. RECEIPT Notice of Exemption, 10. FILED Notice of Exemption

| Date | Ver. | Action By | Action | Result |
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| 5/11/2023 | 1 | Planning Commission | Approved | Pass |

Hearing to consider Development Agreement DA22-0001 East Ridge Village submitted by Michael J. McDougall, MJM Properties, LLC to request approval of a Community Benefit and Development Agreement for East Ridge Village (2023 DA), a planned community within the Valley View Specific Plan (VVSP). Staff recommending the Planning Commission make a recommendation to the Board of Supervisors to take the following actions:

1) Find that the 1998 VVSP EIR and the 2015 Notice of Exemption under CEQA Guidelines Section 15182 for the East Ridge Village Tentative Subdivision Map (TM14-1521) continues to be the relevant and adequate environmental analysis to address the impacts of completing the development of the East Ridge Village Project pursuant to California Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

2) Enter and execute Development Agreement DA22-0001 between the County of El Dorado and East Ridge Holdings, LLC, El Dorado Land Ventures, LLC, and Valley View Realty Investments, LLC, for East Ridge Village, based on the attached Findings as presented.

DISCUSSION/BACKGROUND

The Project includes a request to approve a Community Benefit and Development Agreement for East Ridge Village (2023 DA), a planned community within the VVSP. The East Ridge Village

Tentative Subdivision Map (TM14-1521) creates approximately 759 lots consisting of 701 residential lots, 41 landscape lots, 12 roadway lots, 2 recreational park lots, a sewer lift station lot, a water tank lot, and a pump station lot. The current expiration date for the Tentative Subdivision Map is June 11, 2024. The proposed development agreement would extend the life of East Ridge Village Tentative Subdivision Map for 10 years, establishing the new expiration date of June 11, 2034. No changes to the East Ridge Village Tentative Subdivision Map are being proposed and the project would be developed under existing conditions.

Consideration of the request for approval of the 2023 DA would be evaluated by the Board of Supervisors along with the abandonment of the existing Community Facilities District No. 2015-1 (East Ridge) (2015 CFD) and formation of a new Community Facilities District 2023-1 (East Ridge) (2023 CFD) which would continue to authorize bonding authority for the purpose of financing in part certain development fees and to advance funds for certain public improvements, including payment of certain fees to prescribed public entities other than the County. The Project will provide County-wide benefits, as more fully detailed in the 2023 DA, including a community benefit fee of \$500.00 per dwelling unit, and pay-as-you-go (PAYGo) special tax revenues to the County beginning in the first year a special tax is levied in the 2023 CFD for the purposes of County roadways subject to improvement through the El Dorado County Road Fund.

On February 14, 2023, the Chief Administrative Officer and Auditor-Controller recommended that the Board of Supervisors: 1) Conceptually approve a 10-year Development/Community Benefit Agreement (DA) with East Ridge Holdings (the applicant) assuming the final DA provides assurances that the County will receive a \$500 per home community benefit fee and the requirement that the applicant will assist the County with the formation of a new Community Facilities District (CFD) that requires that all excess CFD special taxes be transferred to the County Road Fund; 2) Direct staff to send the draft 10-year DA to the Planning Commission for review as soon as is practical; 3) Direct the County's Bond Screening Committee to prepare and review the necessary resolutions to amend, revise, and/or replace, as appropriate, the existing CFD with a new CFD; and 4) Direct staff to time the Board consideration of the 10-year DA action with the final CFD actions. The Board unanimously adopted the recommendation.

A staff report is attached.

CONTACT

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Planning and Building Department