



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF PUBLIC HEARING

SUMMARY OF PROPOSED ORDINANCE

ORDINANCE NO. XXX-2023

AN ORDINANCE APPROVING COMMUNITY BENEFIT AND 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 THE DEVELOPMENT KNOWN AS EAST RIDGE VILLAGE ON THE APPROXIMATELY 734 ACRE SITE IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 119-390-001 THROUGH -119-390-075

Consistent with Government Code section 65854-65857, the Planning Commission for the County of El Dorado will, on May 11, 2023 at 8:30 am in the Planning Commissions' Hearing Room at 2850 Fairlane Court, Placerville, hold a public hearing and vote on the recommendation for passage of a proposed Ordinance that would approve a proposed Community Benefit and Development Agreement that would extend the life of East Ridge Village Tentative Subdivision Map for 10 years, establishing the new expiration date of June 11, 2034. The Community Benefit and Development Agreement would include a community benefit fee of \$500.00 per dwelling unit paid at the building permit 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. This recommendation will be forwarded to the Board of Supervisors for consideration after the public hearing. The proposed Ordinance would be effective 30 days after final adoption by the County Board of Supervisors.

The Planning Commission will also consider and vote on whether to recommend that the Previously Certified Environmental Impact Report (EIR) and subsequent Notice of Exemption continue to be the relevant and adequate environmental analysis to address the impacts of completing the development of the East Ridge Project.

A full and complete copy of the full text of the proposed Ordinance is available for viewing in the office of the Planning and Building Department, 2850 Fairlane Court, Placerville, California.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. For the current remote options, including whether in-person attendance is allowed, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or before, the public hearing. Any written correspondence should be directed to the Planning Commission at 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION

KAREN L. GARNER, Executive Secretary

April 28, 2023