



Corrected Notice of Availability Draft Environmental Impact Report

Project: Dixon Ranch Residential Project
County: El Dorado County
Public Review Period: November 10, 2014 to January 9, 2015
Public Outreach: November 18, 2015 between 6pm to 8pm
Marina Village Middle School Multi-purpose Room
1901 Francisco Drive, El Dorado Hills 95762

NOTICE IS HEREBY GIVEN that the Draft Environmental Impact Report (EIR) for the Dixon Ranch Residential Project is available for review and comments by the public and all interested persons, agencies and organizations for a period of 60 days, ending January 9, 2015. All comments must be received by 5:00 p.m. on the end date.

PROJECT LOCATION. The approximately 280-acre project site is comprised of four parcels which include APNs: 126-020-01, 126-020-02, 126-020-03, 126-020-04, and 126-150-23. The project site is south of Green Valley Road, near its intersection with Malcolm Dixon Road within El Dorado County.

PROJECT DESCRIPTION. The proposed project would subdivide approximately 280 acres, creating 605 residential lots. One existing vacant and dilapidated residence on the project site would be demolished. One 5-acre lot would be created, which would include the existing Dixon Residence. Other than the creation of the 5-acre parcel, no changes to the Dixon Residence are proposed as part of the project. The proposed project would result in the creation of 605 residential parcels containing 604 new single-family detached residential units and the retention of the Dixon Residence. Approximately 160 of these units would be age-restricted to older adults. The project includes approximately 84 acres (30 percent) of open space, including parks, trails, landscaped lots, and native open spaces. The project includes on-site and off-site infrastructure to serve the development. Construction of a clubhouse for the age restricted units is also proposed. The project would be divided into two phases that relate to resolution of issues associated with the County's Oak Woodland Management Plan. Required project approvals would include: a General Plan Amendment (File No. A11-0006); Zone Change (File No. Z11-0008); Planned Development (File No. PD11-0006); Tentative Map (File No. TM11-1505); Development Agreement (File No. DA14-0001); annexation into the El Dorado Irrigation District; annexation into the El Dorado Hills Community Service District; and annexation into the El Dorado Hills County Water District (El Dorado Hills Fire Department).

FINDINGS. The project would have significant and unavoidable impacts in the following issue areas: transportation and circulation; air quality; greenhouse gas emissions; and noise. The project site is not included on any lists compiled pursuant to Government Code Section 65962.5.

PUBLIC REVIEW. The Draft EIR is available for review on the County's website (<http://www.edcgov.us/>) and at the following locations:

- *Community Development Agency: Planning Services; 2850 Fairlane Court, Placerville*
- *El Dorado County Main Library and West Slope Branches*

Written comments are accepted from November 10, 2014 until January 9, 2015. Comments from all Responsible Agencies are requested. Any person wishing to comment on the Draft EIR must submit comments in writing to the following address: Lillian MacLeod, Principal Planner, El Dorado County Community Development Agency, Planning Services Division, 2850 Fairlane Court, Placerville, CA 95667 or lillian.macleod@edcgov.us.