



COMMUNITY DEVELOPMENT AGENCY

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NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the **Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667** on **February 14, 2017, at 2:00 p.m.**, to consider **General Plan Amendment A11-0006/Rezone Z11-0008/Planned Development PD11-0006/Tentative Map TM11-1505/Development Agreement DA14-0001/Dixon Ranch** submitted by DIXON RANCH VENTURES, LLC to request the following: 1) Certification of Environmental Impact Report (EIR) (State Clearing House No. 2012062023) for the Dixon Ranch Residential Subdivision and adoption of the Mitigation Monitoring and Reporting Program (MMRP); 2) General Plan Amendment amending the land use designations from Low Density Residential (LDR)-278.99 acres and Open Space (OS)-1.28 acres to High Density Residential (HDR)-186.26 acres, Medium Density Residential (MDR)-21.40 acres, Low Density Residential (LDR)-5.02 acres, and Open Space (OS)-67.59 acres; 3) Zone Amendments amending the existing zones from Exclusive Agriculture (AE)-279.95 acres and Estate Residential Five-Acre (RE-5)-0.32 acre to an overall Planned Development Zone District (-PD) combined with six base zone districts as follows: One-Family Residential (R1-PD)-177.04 acres; One-Acre Residential (R1A-PD)-5.52 acres; Single-Family Three-Acre Residential (R3A-PD)-15.88 acres; Estate-Residential Five-Acre (RE-5-PD)-5.02 acres; Recreation Facility (RF-PD)-9.22 acres; and Open Space (OS-PD)-67.59 acres; 4) Development Plan for Phase 1 of the project to allow efficient use of the land and flexibility of development under the proposed tentative subdivision map, subject to revised development standards, e.g.: lot size, height limit, and setbacks, for the proposed zones and to include gated private roads to serve the development; and Conceptual Development Plan for Phase 2 of the project, which will require a subsequent tentative map and development plan after County adopts an Oak Woodland Management Plan and in-lieu fee program consistent with General Plan Policy 7.4.4.4, Option B; 5) Tentative Subdivision Map on the 280.27 acre property consisting of: A) Large Lot Tentative Subdivision Map (Phase 0) creating 33 large lots for financing and phasing purposes, ranging in size from 0.27 acre to 62.25 acres; B) Small Lot Tentative Subdivision Map for Phase 1 of the project creating a total of 411 single family residential lots ranging in size from 4,725 square feet to 5 acres on 193.15 acres of the project site; one public park lot; one clubhouse lot; eight open space lots; 10 landscape lots; six road lots; and one sewer lift station lot; and C) Conceptual approval of the Small Lot Tentative Subdivision Map for Phase 2 of the project creating the remaining 194 single family residential lots ranging in size from approximately 4,725 square feet to 3.01 acres on the remaining 87.12 acres of the project site; one neighborhood park; and the remaining open space, landscape, and road lots necessary to serve the subdivision; and 6) Design waivers are requested from Standard Plan 101B, or as indicated, to allow the following: A) Reduced right-of-way (ROW) and roadway width for 'A' Drive and 'B' Circle to a 50 foot ROW with a 36 foot paved width from curb face to curb face, with reduced paved width of 26 feet curb face to curb face on 'B' Circle near the intersection of 'A' Drive and 'B' Circle only; B) Reduced roadway width for 'C' Drive to 24 feet from curb face to curb face in the vicinity of the Green Springs Creek crossing; C) Reduced ROW and roadway width for 'D' Drive through 'N' Drive and 'P' Drive through 'Y' Drive to a 40 foot ROW with a 30 foot paved width from curb face to curb face; D) Reduced roadway width for dead-end roads in excess of 500 feet to 30 feet from curb face to curb face; E) Modify Standard Plan 103A-1 to: (1) Allow driveway to be within 25 feet from a radius return; (2) Reduce minimum driveway widths to 10 feet wide for secondary single car garages where a larger driveway for the same property is also proposed; and (3) Eliminate 4 foot taper to back of curb; F) Reduced sidewalk width to 5 feet (4.5 feet from back of curb to back of walk); G) Reduced gutter pan width for both vertical and rolled curb and gutter to 10 inches and 8 inches, respectively; H) Sidewalks on one side of roads that serve the Age-Restricted, Small Lot Village, and Large Lot Village units, only; I) Reverse horizontal curves without a 100 foot tangent; J) Reduced ROW and roadway width for hammerhead and Wye turnarounds; K) Maximum centerline grade for 'A' Drive to be 12 percent; and L) Reduced intersection spacing to less than 300 feet between the intersections of 'B' Drive/'A' Drive and 'B' Circle/'E' Drive. The property, identified by Assessor's Parcel Numbers 126-020-01, 126-020-02, 126-020-03, 126-020-04 and 126-150-23, consisting of 280.27 acres, is located on the south side of Green Valley Road, approximately 150 feet east of the intersection with Malcolm Dixon Road, in the Community Region of El Dorado Hills, Supervisorial District 1. (County Planner: Lillian MacLeod) (Environmental Impact Report prepared; State Clearing House No. 2012062023)

The Planning Commission has recommended approval of these applications based on the Findings, Conditions of Approval, California Environmental Quality Act Findings and Statement of Overriding Considerations, and the Mitigation Monitoring Reporting Program on file in Planning Services.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. 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 Board at, or prior to, the public hearing. Any questions regarding this project should be directed to the County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

February 3, 2017