

FROM THE PLANNING COMMISSION MINUTES OF DECEMBER 10, 2015

Commissioner Pratt stated historically, our Commission has, as a courtesy, let applicants before this Commission request that their item be continued to another meeting to be heard by a full Commission. However, whether any such request is granted remains subject to the Commission's discretion. That request must be made before the item has started; once we have started hearing the item, the applicant may not request a continuance on the grounds of not having a full Commission. The next time we may have a full Commission would be, at the earliest, January 14, 2016.

- 4. 14-1617** Hearing to consider the Dixon Ranch project [General Plan Amendment A11-0006/Rezone Z11-0008/Planned Development PD11-0006/Tentative Map TM11-1505/Development Agreement DA14-0001] for the following requests: 1) Certification of Environmental Impact Report and adoption of the Mitigation Monitoring and Reporting Program; 2) General Plan Amendment amending the land use designations from Low Density Residential and Open Space to High Density Residential, Medium Density Residential, Low Density Residential, and Open Space; 3) Zone Amendments amending the existing zones from Exclusive Agriculture and Estate Residential Five-Acre to an overall Planned Development Zone District combined with the following six base zone districts: One-Family Residential, One-Acre Residential, Single-Family Three-Acre Residential, Estate-Residential Five-Acre, Recreation Facility, and Open Space; 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 to include gated private roads, and a Conceptual Development Plan for Phase 2; 5) Tentative Subdivision Map consisting of: A) Large Lot Tentative Subdivision Map (Phase 0) creating 33 large lots for financing and phasing purposes; B) Small Lot Tentative Subdivision Map for Phase 1 creating a total of 411 single family residential lots, 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 creating the remaining 194 single family residential lots, one neighborhood park, and the remaining open space, landscape, and road lots, and 6) Design waivers from Standard Plan 101B on 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, located in the Community Region of El Dorado Hills, submitted by Dixon Ranch Ventures, LLC; and staff recommending the Planning Commission make the following recommendation to the Board of Supervisors:
- 1) Adopt Resolution 2016-xxx certifying the Environmental Impact Report (EIR) (SCH No. 2012062023) for the proposed Dixon Ranch Residential Subdivision, subject to CEQA Findings and Statement of Overriding Considerations;
 - 2) Adopt the Mitigation Monitoring Reporting Program (MMRP), in compliance with CEQA Guidelines Section 15097(a), (Exhibit F);
 - 3) Adopt Resolution 2016-xxx amending the General Plan 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), LDR (5.02 acres), and OS (67.59 acres) (General Plan Amendment A11-0006), based on the Findings;

- 4) Adopt Ordinance No. XXX rezoning property from Exclusive Agriculture (AE, 279.95 acres) and Estate Residential Five-acres (RE-5, 0.32 acres) to 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) (Zoning Ordinance Amendment Z11-0008), based on the Findings;
- 5) Approve the Phase 1 Development Plan containing several residential lot types, including age-restricted units. Residences will be served by gated private roads. The development will provide a public park, open space, and landscape areas totaling 62.84 acres; internal pedestrian/bicycle circulation consisting of sidewalks, pedestrian pathways, open space trails, and multi-use trails; and a public Class 2 bike lane from Green Valley Road to the on-site public park. (Exhibits G1-2) (Development Plan PD11-0006), based on the Findings and Conditions of Approval;
- 6) Approve the Large-Lot Tentative Subdivision Map creating 33 large lots for financing and phasing purposes (TM11-1505) (Exhibit H1);
- 7) Approve the Phase 1 Tentative Map consisting of 411 residential lots, one public park lot, eight open space lots, 10 landscape lots, six road lots, and one public utility lot (TM11-1505) (Exhibits H1,2,and 3), based on the Findings and subject to the MMRP and Conditions of Approval;
- 8) Approve Design Waivers 1 through 12 based on the Findings and subject to the Conditions of Approval;
- 9) Conceptually approve Phase 2 of Development Plan PD11-0006 in compliance with Zoning Ordinance Section 130.040.010.A (Exhibit I); and
- 10) Adopt Ordinance No. XXX approving the Dixon Ranch Development Agreement (DA14-0001) (Exhibit J).
(Supervisory District 1)

Chair Stewart recused himself from this item and left the room.

Commissioner Pratt reminded the applicant of previous announcement in regards to requesting a continuance.

Joel Korotkin, Applicant Agent, requested the Commission for a continuance to January 14, 2016.

Barbara Jensen requested the project to be heard today as she took time off to be here today.

Matt Gugan requested for the project to be heard today as he used a vacation day to be here today.

Janna Buwalda requested the project to be heard today.

Ellen Van Dyke questioned if it was possible to hear from those today that think they won't be able to come back that day.

Mary Williams requested for the project to be heard today.

Joel Korotkin, Applicant Agent, requested to not open the public hearing today.

Commissioner Pratt closed public comment.

Commissioner Pratt noted that public comment can be made in person or in writing and encouraged for comments to be submitted.

There was no further discussion.

Commissioner Heflin moved, seconded by Commissioner Miller, and carried (3-0), to continue this item to January 14, 2016.

AYES: Miller, Heflin, Pratt

NOES: None

RECUSED: Stewart

ABSENT: Shinault