



## RESOLUTION NO.

### OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Resolution Certifying the Final Environmental Impact Report (SCH2012062023) for the Dixon Ranch Project (El Dorado County Files Nos. A11-0006/Z11-0008/PD11-0006/TM11-1505/DA14-0001), adopting CEQA Findings, and Adopting the Mitigation Monitoring and Reporting Program

**WHEREAS**, pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, Section 21000 et seq.), the County of El Dorado (the “County”) has prepared an Environmental Impact Report (“EIR”) (SCH #2012062023) for the Dixon Ranch Project (the “Project”); and

**WHEREAS**, the Project would subdivide approximately 280 acres of property situated south of Green Valley Road in the El Dorado Hills Community Region into 605 residential lots, with approximately 160 of the lots age-restricted to at least one qualified permanent resident 55 years of age or older; and

**WHEREAS**, the Project proposes the following discretionary approvals: General Plan Amendment (A-11-0006), Rezone (Z11-0008), Planned Development (PD11-0006), Tentative Map (TM11-1505), and Development Agreement (DA14-0001); and

**WHEREAS**, the Project is proposed to be developed in two phases to comply with General Plan Policy 7.4.4.4 (regarding oak woodlands), with the Phase 1 tentative map and development plan involving 193.14 acres of the Project site to create 411 single-family residential lots, including the 5-acre existing Dixon Residence, and Phase 2 consisting of a future tentative map and development plan for the remaining 194 lots; and

**WHEREAS**, conceptual approval of Phase 2 of Development Plan PD11-0006 is only being considered by the Board of Supervisors for approval at this time; and

**WHEREAS**, on December 14, 2012, the County distributed a Notice of Preparation (“NOP”) for the EIR for the Project for a 30-day review period; and

**WHEREAS**, comments received by the County on the NOP were taken into account during preparation of the Draft Environmental Impact Report (“DEIR”) for the Project; and

**WHEREAS**, on November 10, 2014, a Notice of Availability (“NOA”) of the DEIR and the requisite number of copies of the DEIR, were delivered to the State Clearinghouse and mailed to affected public agencies, organizations, and interested parties; and

**WHEREAS**, copies of the NOA were mailed to all individuals located within one mile of the project boundaries, and the DEIR and the NOA were posted electronically on the County’s website, and hard copies were made available for public review at the Community Development Agency in Placerville, California, and the El Dorado County Main Library and West Slope Branches; and

**WHEREAS**, the County originally identified a 60-day review period for the DEIR, which ended on January 9, 2015, and which the County then extended until February 9, 2015; and

**WHEREAS**, the County held a hearing on the DEIR with the Planning Commission on January 14, 2016 to receive comments on the document; and

**WHEREAS**, written comments were submitted during the public comment period by public agencies and members of the public, and after consideration thereof, written responses were prepared for said comments by the consultant, with input from County staff, and which were reviewed by County staff; and

**WHEREAS**, on or about November 9, 2015, a notice was mailed and published announcing the Final EIR, which included written responses to the public and agency comments, was available. Upon request, this document was sent by mail to the commenting public agencies and the member(s) of the public in a manner such that public agencies and members of the public received it at least ten (10) days before the action was taken on this date with respect to the Final EIR and the Project; and

**WHEREAS**, the Final EIR for the Project consists of the DEIR, the appendices thereto, the comments on the DEIR, and the written Responses to said Comments, and certain errata to the DEIR, of which all documents constitute and shall be collectively referred to herein as the "Final EIR"; and

**WHEREAS**, the DEIR identifies potentially significant impacts that may result from implementation of the Project and mitigation measures proposed to mitigate those impacts to less-than-significant levels; and

**WHEREAS**, the EIR identifies potential significant air quality, greenhouse gas emissions, and noise impacts, that, even with implementation of the mitigation measures proposed in the EIR, cannot be reduced to less-than-significant levels, or there are no known mitigation measures to reduce the impacts to less-than-significant levels; and

**WHEREAS**, the EIR identifies potential significant traffic impacts, that the EIR conservatively identifies may be temporarily significant and unavoidable, but will be less-than-significant when the identified improvements are constructed; and

**WHEREAS**, CEQA Findings and a Statement of Overriding Considerations, attached hereto as Exhibit "A", and a Mitigation Monitoring and Reporting Program ("MMRP"), attached hereto as Exhibit "B", are proposed for adoption; and

**WHEREAS**, on January 14, 2016, the El Dorado County Planning Commission ("Commission") held a public hearing noticed and published in accordance with State law and local ordinance to consider the Project and the Commission received verbal presentations and a written Staff Report and Exhibits related to the Project and the Final EIR from County staff and other interested parties, and said documents were independently reviewed and considered by the Commission; and

**WHEREAS**, the Commission, after considering all of the evidence presented and based upon substantial evidence, and on the basis of the whole record before it, recommended that the Board of Supervisors certify the Final EIR, adopt CEQA Findings and a Statement of Overriding Considerations, adopt the MMRP, and approve the Project (with a conceptual approval of Phase 2 of Development Plan PD11-0006 and Tentative Map TM11-1505); and

**WHEREAS**, the Commission recommended preparation of Resolution No. [REDACTED] documenting its action; and

**WHEREAS**, in accordance with State law and local ordinance, County staff has given due notice of the Board of Supervisor's public hearing regarding the Project and the Final EIR; and

**WHEREAS**, on March 8, 2016, the Board of Supervisors held its public hearing to consider the Project and received verbal presentation and a written Staff Report and Exhibits, from County staff and other interested parties, and said documents were independently reviewed and considered by the Board; and

**WHEREAS**, the Board reviewed and considered the information presented in the Final EIR and other relevant evidence to determine compliance with CEQA, the State CEQA Guidelines, and the County's procedures for implementing CEQA, and the Board, prior to taking action on the Project, independently reviewed and considered the information contained in the Final EIR and other relevant evidence; and

**WHEREAS**, based on the Board's exercise of its independent judgment when reviewing and considering the information in the Final EIR and other relevant evidence presented thereto, the Board finds that the Final EIR prepared for the Dixon Ranch Project is adequate, and said Final EIR has been prepared and completed in compliance with CEQA, the State CEQA Guidelines, and the County's procedures for implementing CEQA; and

**WHEREAS**, the Board after considering all of the evidence presented and based on substantial evidence, finds and declares that the foregoing recitals (made a part hereof) are true, and makes further findings concerning the environmental impacts relating to the Project, as described in the Final EIR. These findings, along with the Statement of Overriding Considerations, are set forth more specifically in attached Exhibit "A," which is incorporated herein by reference. The CEQA Findings and the Statement of Overriding Considerations, which are based on substantial evidence, were reviewed by the Board. The CEQA Findings reflect that except for certain effects relating to air quality, greenhouse gas emissions, and noise, and temporary effects relating to traffic, all potentially significant environmental effects will be reduced to a level of less than significant through the adoption and implementation of feasible mitigation measures identified in the Final EIR and set forth in the MMRP, which is attached hereto as Exhibit "B" and incorporated herein by reference. The CEQA Findings and the Statement of Overriding Consideration reflect that the benefits of the Project outweigh its significant and unavoidable effects; and

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the County of El Dorado Board of Supervisors finds as follows:

1. The Final EIR has been completed and processed in compliance with CEQA.
2. The Board of Supervisors has been presented the Final EIR and has reviewed and considered the information contained in the Final EIR prior to approving the Project.
3. The Board of Supervisors hereby adopts the Mitigation Monitoring and Reporting Program attached as Exhibit "B" and incorporated herein by reference and finds that it is adequate with respect to those mitigation measures imposed on the Project.
4. The Final EIR reflects the independent judgment of the County.
5. The Final EIR is thus certified and the Board of Supervisors makes the related CEQA Findings and adopts the Statement of Overriding Considerations as attached in Exhibit "A."
6. The Clerk of the El Dorado County Board of Supervisors, located at 330 Fair Lane, Placerville, California, is the custodian of the documents and other materials which constitute the record of proceedings upon which the Board's decision is based.
7. The Board further finds that mitigation measures have been required which feasibly mitigate and substantially lessen all significant effects on the environment, except as noted in the Final EIR. However, despite these mitigation measures, there are still significant and unavoidable environmental

impacts from this project relating to air quality, greenhouse gas emissions, and noise, and temporary effects related to traffic, cannot be mitigated fully, substantially lessened, or avoided. Accordingly, after considering such impacts and balancing specific economic, social, environmental, legal, technological, and other factors, the Board adopts the Statement of Overriding Considerations, which is based on substantial evidence, and is set forth in attached Exhibit "A".

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote of said Board:

Attest: Ayes:  
James S. Mitrisin Noes:  
Clerk of the Board of Supervisors Absent:

By: \_\_\_\_\_  
Deputy Clerk Chair, Board of Supervisors

- Exhibits Attached:  
A: CEQA Findings of Fact and Statement of Overriding Considerations  
B: Mitigation Monitoring and Reporting Program