



COMMUNITY DEVELOPMENT AGENCY

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Date: June 7, 2016

To: Board of Supervisors

From: Lillian MacLeod, Principal Planner

Project Name: Dixon Ranch Residential Subdivision – A11-0006, Z11-0008, PD11-0006, TM11-1505, and DA14-0001

Applicant: Dixon Ranch Venture, LLC

At their hearing on January 14, 2016, the County Planning Commission forwarded a recommendation to the Board of Supervisors (“Board”) to certify the Final EIR and approve the Project. The Project was then set for hearing before the Board on March 8, 2016 at which time the applicant requested a continuance to April 5, 2016 to allow time to address additional public comments. However, the Board took action to continue the matter off calendar and directed staff to provide clarification on several issues. Those issues were 1) impact on water availability to all currently entitled parcels that may wish to obtain a meter in the future, 2) fiscal impact on emergency medical services from the proposed age-restricted units for residents 55 years of age and older, 3) whether outreach was made to both El Dorado Union High School District and Rescue Union School District when ascertaining the impact on school services from the proposed development in the EIR, and 4) developable lot availability.

The first three issues have been addressed in the Addendum to the Final EIR. The fourth issue was addressed at the May 17, 2016 presentation to the Board of the Preliminary Land Inventory Data Report for the General Plan 2015 5-Year Review by the Community Development Agency, Long Range Planning Division. The fifth issue concerns correcting a typographical error in Response to Comment A5-2.

Staff is also requesting the Board consider and approve Ordinance 5035, the Final Draft Community Benefit and Development Agreement by and between the County and the applicant, presented as Revised Exhibit J.