



**County of El Dorado**  
**Notice of Preparation**  
**Dixon Ranch Residential Project**

**Date:** June 6, 2012

**To:** Public Agencies, Interested Organizations, and Individuals

**From:** Pierre Rivas, Principal Planner, El Dorado County

**Subject:** Notice of Preparation of an Environmental Impact Report for the Dixon Ranch Residential Project (File Nos. A11-0006, Z11-0008, PD11-0006, & TM11-1505)

This Notice of Preparation (NOP) is intended to initiate the environmental review process in accordance with the California Environmental Quality Act (Section 15082) for a land development project in El Dorado County. El Dorado County will be the Lead Agency and will prepare the Environmental Impact Report (EIR) for the project identified below.

The project description, location, and probable environmental effects of the Dixon Ranch Residential Project are described in the attached materials. The County of El Dorado is soliciting comments from public agencies, private organizations, and individuals regarding the scope and content of the environmental documentation. Note that other public agencies may need to use the EIR when considering permitting or other approvals. Because of time limits mandated by state law, your response to this NOP must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please provide your written response to the address shown below by **5 p.m., Thursday, July 5, 2012**. We will need the name of a contact person in your agency or organization, if applicable.

A public scoping meeting will be held at **5 p.m., Wednesday, June 27, 2012** at the El Dorado Hills Fire Department, 1050 Wilson Boulevard, El Dorado Hills, CA 95762.

El Dorado County  
Development Services Department  
2850 Fairlane Court Placerville, CA 95667  
Attn: Mr. Pierre Rivas, Principal Planner  
Email: [pierre.rivas@edcgov.us](mailto:pierre.rivas@edcgov.us)

# **DIXON RANCH RESIDENTIAL PROJECT**

## **PROJECT LOCATION**

The Dixon Ranch project encompasses approximately 280 acres and is located north of US Highway 50 in the unincorporated community of El Dorado Hills, in western El Dorado County. The property is located south of Green Valley Road, near its intersection with Malcolm Dixon Road. Primary access to the project is proposed from Green Valley Road. Existing or approved adjacent subdivisions include Green Springs Ranch to the east and southeast, Serrano to the southwest, and Highland View to the west. See attached figures 1 and 2.

## **PROJECT DESCRIPTION**

The Dixon Ranch residential subdivision proposal would subdivide approximately 280 acres into 709 small-lot single-family detached residential units, 5 large-lot single-family detached residential units, one of which contains the existing Dixon Family residence. The project site plan is presented in attached figure 3. The project proposes preservation or creation of 84.1 acres of open space including both active and passive parks, trails, landscaped lots, and native open spaces. Requested discretionary actions include a General Plan Amendment, Rezone, Planned Development, annexation into the El Dorado Irrigation District (EID), and annexation into the El Dorado Hills Community Service District. Development within Dixon Ranch may be constructed in multiple phases. Each phase is to contain the appropriate infrastructure to properly serve the development. This includes both on-site and off-site infrastructure and may involve that portion of the water, sewer, storm drain, gas and electric, communications, landscape, parks, trails, roadways, and other miscellaneous improvements. Build-out will likely occur over many years, but ultimately will be dictated by market demands. Phasing is illustrated in attached figure 4.

## **Land Use**

The project is currently located entirely within the General Plan Community Region boundary (urban limit line) of El Dorado Hills (EDH) and is designated as Low Density Residential (LDR) land use with the following exception: less than 1.5 acres of Open Space (OS) land use currently applied to the existing SMUD corridor at the southeast corner of the property.

The project is bounded by High Density Residential (HDR) Community Region lands and Low Density Residential (LDR) Rural Region lands to the west, Low Density Residential (LDR) Community Region and Rural Region lands to the north, Low Density Residential (LDR) and vacant Rural Residential (RR) Rural Region lands to the east, and Low Density Residential (LDR) Rural Region and El Dorado Hills Specific Plan residential Community Region lands to the south.

Adjacent subdivisions include Green Springs Ranch to the east and southeast, Serrano to the southwest, and Highland View to the west.

The project proposes to remove Lot 1 from the Community Region and provides open space or large residential lots around the entire project perimeter to allow for transition of the project internal land uses to those existing land uses adjacent to the project in all directions.

The project is a planned development covering 268.9 acres. Lots 1 and 2 are excluded from the planned development due to their orientation away from the planned development area and their ability to access externally to the project circulation concept.

Proposed land uses within the project are as follows:

- 709 High Density Residential (HDR) units with lot sizes ranging from 4,500 square feet (sf) to 22,041 sf. The following product distribution is proposed. The developer may change the product mix or amount of each lot type, but will in any case remain subject to the maximum unit count of 709 HDR units.
  - 60'x105' lots – 375 each
  - 60'x90' lots – 8 each
  - 50'x105' lots – 258 each
  - 50'x90' lots – 68 each
- Three Medium Density Residential (MDR) units with lot sizes ranging from 172,922 sf to 446,844 sf
- One Medium Density Residential (MDR) unit to be excluded from the Planned Development
- One Low Density Residential (LDR) unit to be excluded from the EDH Community Region and Planned Development
- 25.3 acres of active and passive Parks including:
  - Two Neighborhood Parks (Lots C and D)
  - One Village Park (Lots A and B combined)
  - 84.1 acres or 30% total open space includes native open space, parks and landscape lots.
- One EID lot for proposed lift station
- Public and private roadways

### **Natural Features**

Topographically the site is hilly in nature in some areas, but relatively flat in the center with scattered oak trees and grass being the predominant vegetation throughout. Along the north side of the site, paralleling Green Valley Road, flows Green Springs Creek from east to west. Within that creek corridor are two existing ponds separated by an earthen embankment that currently provides access to the south side of the ponds. Elevations within the site range from approximately 960' to 1,235'. Slopes range from 0% to over 40%, with the majority of the site being between 0% and 10%.

### **Circulation**

Primary access to the site will be provided via direct connection to Green Valley Road approximately one half mile east of the intersection with Malcolm Dixon Road. Secondary access will be provided via Lima Way within the existing Highland View development to the west. The Dixon residence, Lot 1 only, will continue to utilize existing access from Verde Valle Lane. Access to Verde Valle Lane will be limited to Lot 1 only. No access is proposed at Marden Drive to the east. No access is proposed at Green Springs Road to the south. The natural topography of the site has been utilized in coordination with the project land plan layout to discourage as much traffic as reasonably feasible

from utilizing the Highland View Lima Way access point on a regular basis. Lot 2 will continue to access directly from Green Valley Road.

## **Utilities**

Public water, public sewer, and dry utilities are available but need to be brought to the site via off-site utility improvements. The on-site sewer preferred improvement includes a proposed lift station adjacent to the Village Park at Lot B. Alternative on-site sewer alignments may include a proposed sewer crossing of Green Springs Creek adjacent to or attached to the proposed pedestrian creek crossing structure located upstream of the upper pond, and an alternative lift station location near the roadway connection at Lima Way.

Off-site water improvements may include connections to existing facilities in Lima Way to the west, through Green Springs Ranch to the south, and along Green Valley Road to the east.

The off-site sewer preferred improvements include a proposed off-site lift station at APN 126-390-22 and off-site gravity and force main lines to connect to the Silva Valley Trunk Sewer via Appian Way and Silva Valley Parkway, including limited gravity sewer improvements at Lima Way and Aberdeen. A variety of other alternatives have also been provided for consideration as needed. Other off-site existing sewer system upgrades to the Silva Valley Trunk Sewer may be required subject to EID verification of system capacities from the connection point to the EDH treatment plant to the south, as identified in the project Facility Improvement Letter.

Outdoor lighting in conformance with Section 17.14.170 of the County Ordinance Code is anticipated to be provided at major intersections and mid-block pedestrian crossings as appropriate for public safety and along the sag vertical curve where 'A' Drive crosses Green Springs Creek. Limited safety and security lighting and indirect shielded lighting will also be provided at park sites, including but not limited to parking areas, play areas, and walkways where appropriate. The project does not propose to use lighted ball fields or other light intensive uses at the proposed park sites.

Three known wells exist on the site. The existing Dixon residence (Lot 1) is proposed to continue to utilize its existing well and septic system. An existing well or new well may be used to continue to manage and maintain the dry-season water levels in the two ponds at Green Springs Creek. Lot 2 may utilize well or EID water, depending upon the reasonable availability of EID facilities nearby. All other residential lots are proposed to be served by public water.

## **Drainage**

The project provides for no net increase in peak flow of Green Springs Creek where it leaves the project's westerly boundary. The project utilizes a single detention basin at the Southwest corner to mitigate flows to pre-project levels at that location. The proposed detention basin lies within open space in Lot H.

The existing ponds in Green Springs Creek would largely be maintained in their current condition with the exception that the flow capacity through the upper pond, which would be included in the passive park area, will be improved to better accommodate the existing drainage flows through the pond. The existing concrete bridge structure and earthen berm are proposed to be removed and/or modified near the existing bridge location, to improve the capacity of the pond spillway. The new spillway would accommodate flash-board, temporary dam, or other alternative means for temporary impoundment of water in the dry season to historical water levels for the operating pond. Pond

aeration and/or sealing of the existing embankment may be completed if recommended by the project geotechnical engineer, pond consultant, or landscape architect.

### **Parks and Trails**

The proposed parks include two neighborhood parks and a large village park consisting of both Lots A and B. All parks are proposed to be dedicated to the El Dorado Hills Community Services District (EDHCSD) for maintenance and/or management. The final design of the parks is subject to the EDHCSD approval, but the project currently proposes the following types of uses:

#### Neighborhood Parks

- Open turf areas
- Tot lot/Playground
- Shade structure with Picnic/BBQ amenities
- Connections to trail system linking all parks
- Areas of native vegetation

#### Village Park

- Open turf area including youth soccer field
- Water park amenity
- Tot lot/Playground
- Shade structure with Picnic/BBQ amenities
- Signage and monumentation
- Connections to trail system linking all parks
- Class I trail
- Trail around the upper pond with elevated creek crossing structures at two locations
- Off-street parking area
- Horseshoes
- Restroom facilities

### **REQUIRED APPROVALS/DISCRETIONARY ACTIONS**

- 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)
- Annexation into the El Dorado Irrigation District
- Annexation into the El Dorado Hills Community Service District

## **POTENTIAL ENVIRONMENTAL EFFECTS**

The EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects. The topics listed below will be further analyzed in the EIR.

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Resources
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

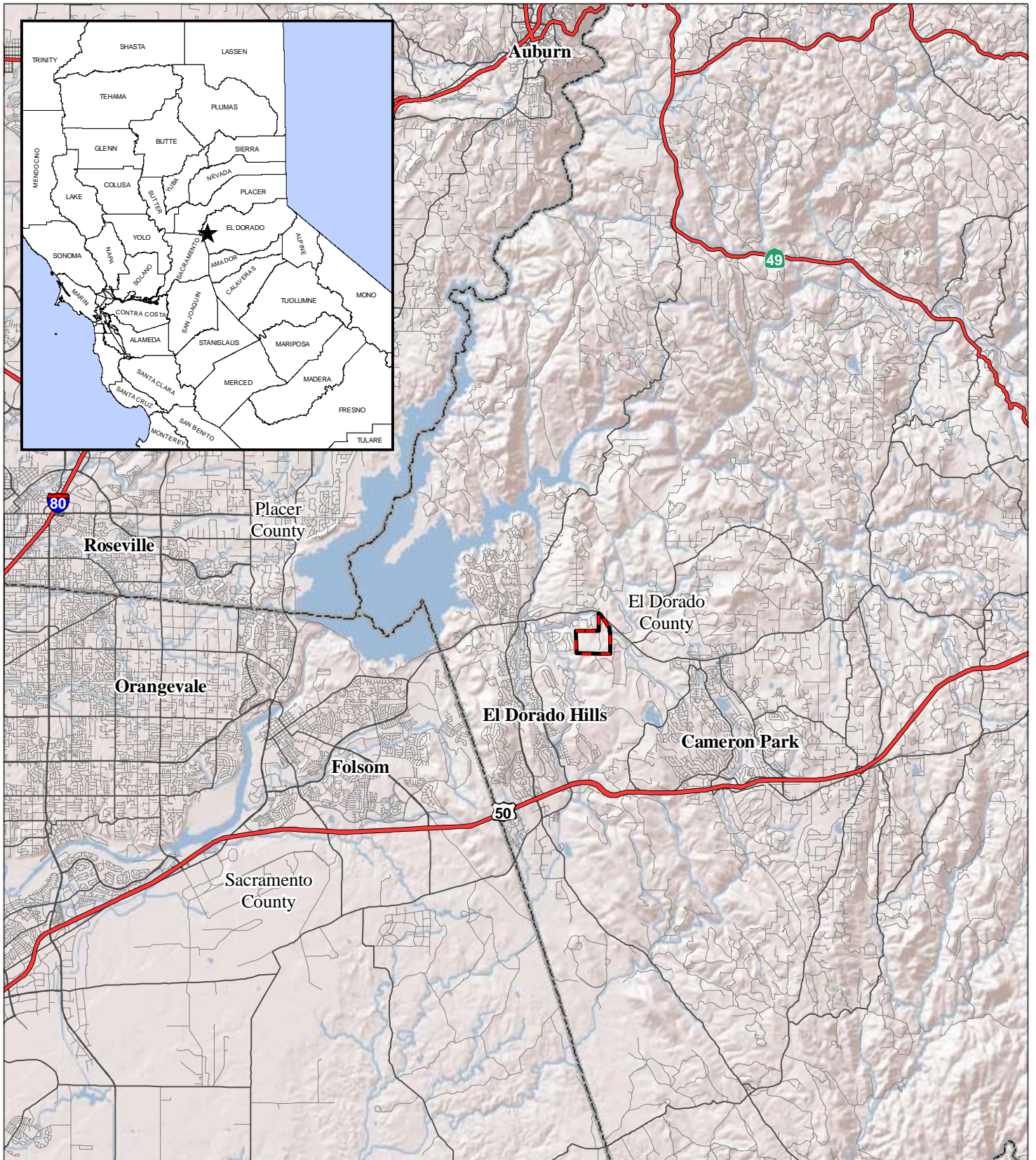
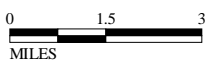


FIGURE 1

LSA

LEGEND

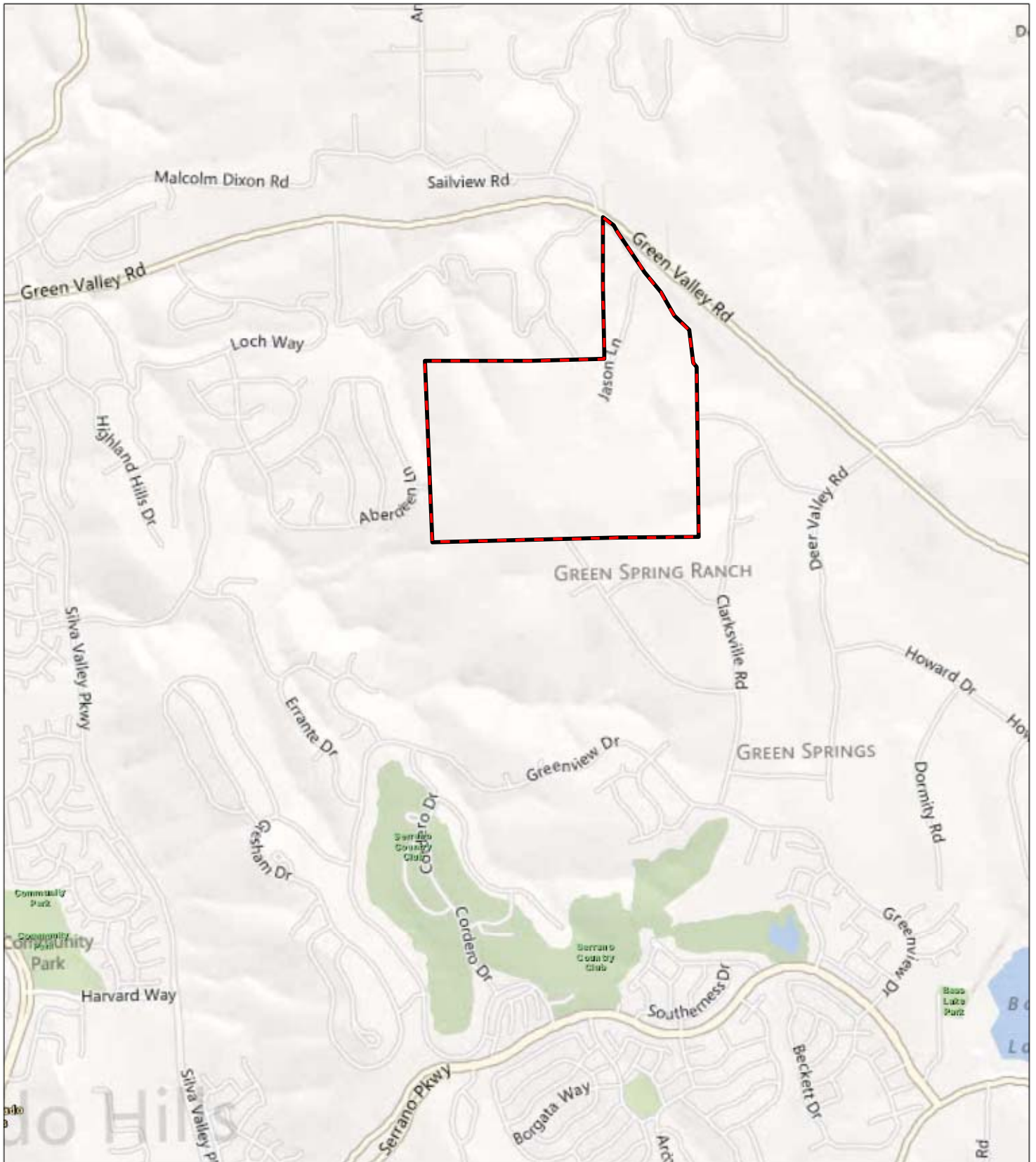
 Project Area



SOURCE: ESRI Imagery (4/2008)

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*Dixon Ranch  
El Dorado Hills, El Dorado County, California  
Regional Location*

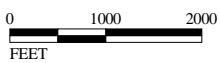


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FIGURE 2

LEGEND

 Project Area



SOURCE: Microsoft Bing Map - Roads (2010)

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Dixon Ranch  
 El Dorado Hills, El Dorado County, California  
 Project Vicinity Map

LEGEND		
	PROJECT BOUNDARY	280.3 AC
	PLANNED DEVELOPMENT BOUNDARY	268.9 AC
	HIGH DENSITY RESIDENTIAL 709 UNITS & 1 LIFT STATION LOT ( < 5 UNITS per AC)	165.5 AC
	MEDIUM DENSITY RESIDENTIAL 4 UNITS ( ≥ 3 AC EA)	25.3 AC
	LOW DENSITY RESIDENTIAL 1 UNIT ( ≥ 5 AC EA)	5.4 AC
	OPEN SPACE	50.0 AC
	PARKS	25.3 AC
	LANDSCAPE LOTS	8.8 AC
TOTAL OPEN SPACE (INCLUDING PARKS & LANDSCAPE LOTS)		84.1 AC 30%
PEDESTRIAN CIRCULATION		
	SIDEWALK	
	VILLAGE PARK TRAIL	
	CLASS 1 BIKE TRAIL	
	CLASS 2 BIKE LANE	

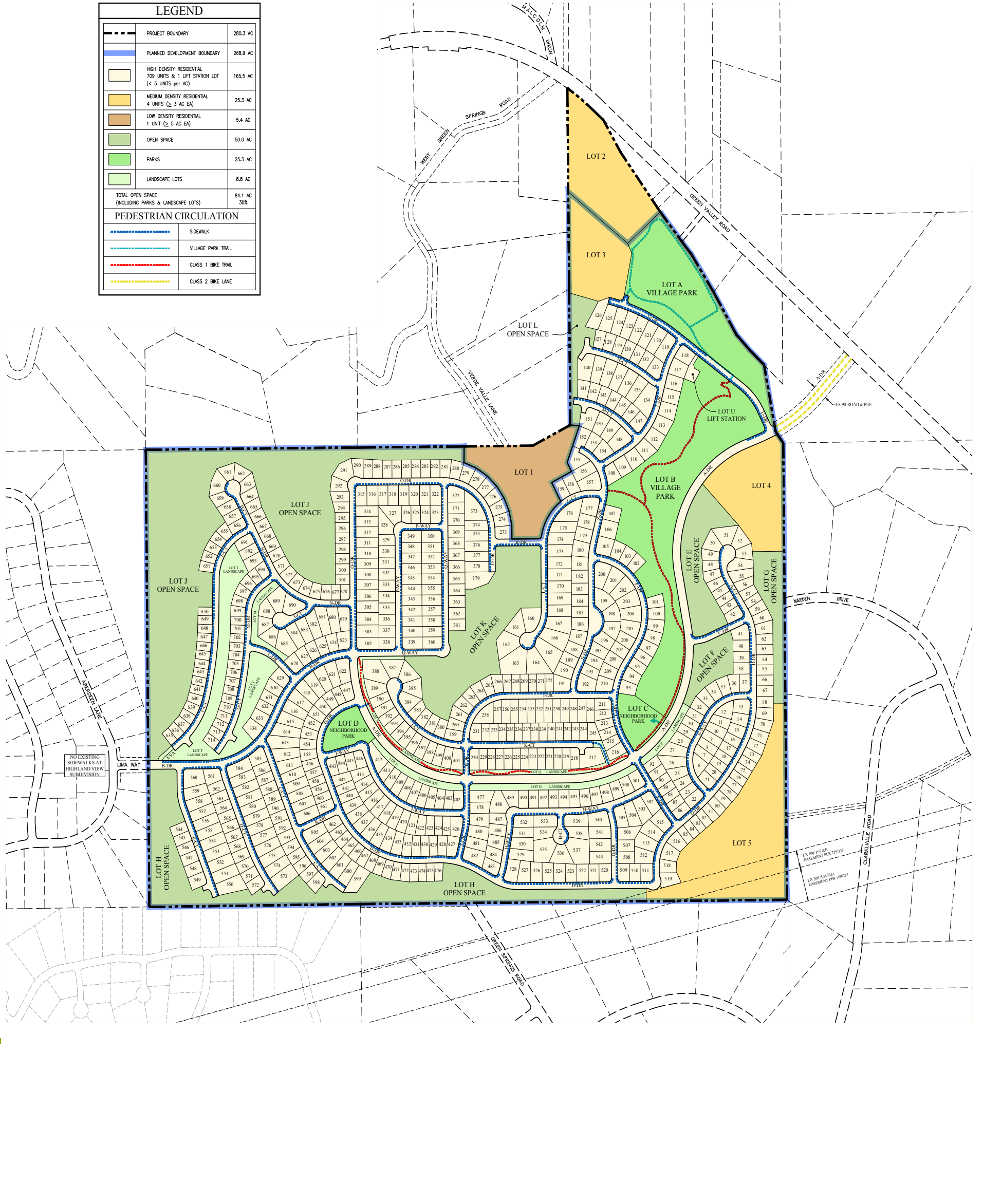
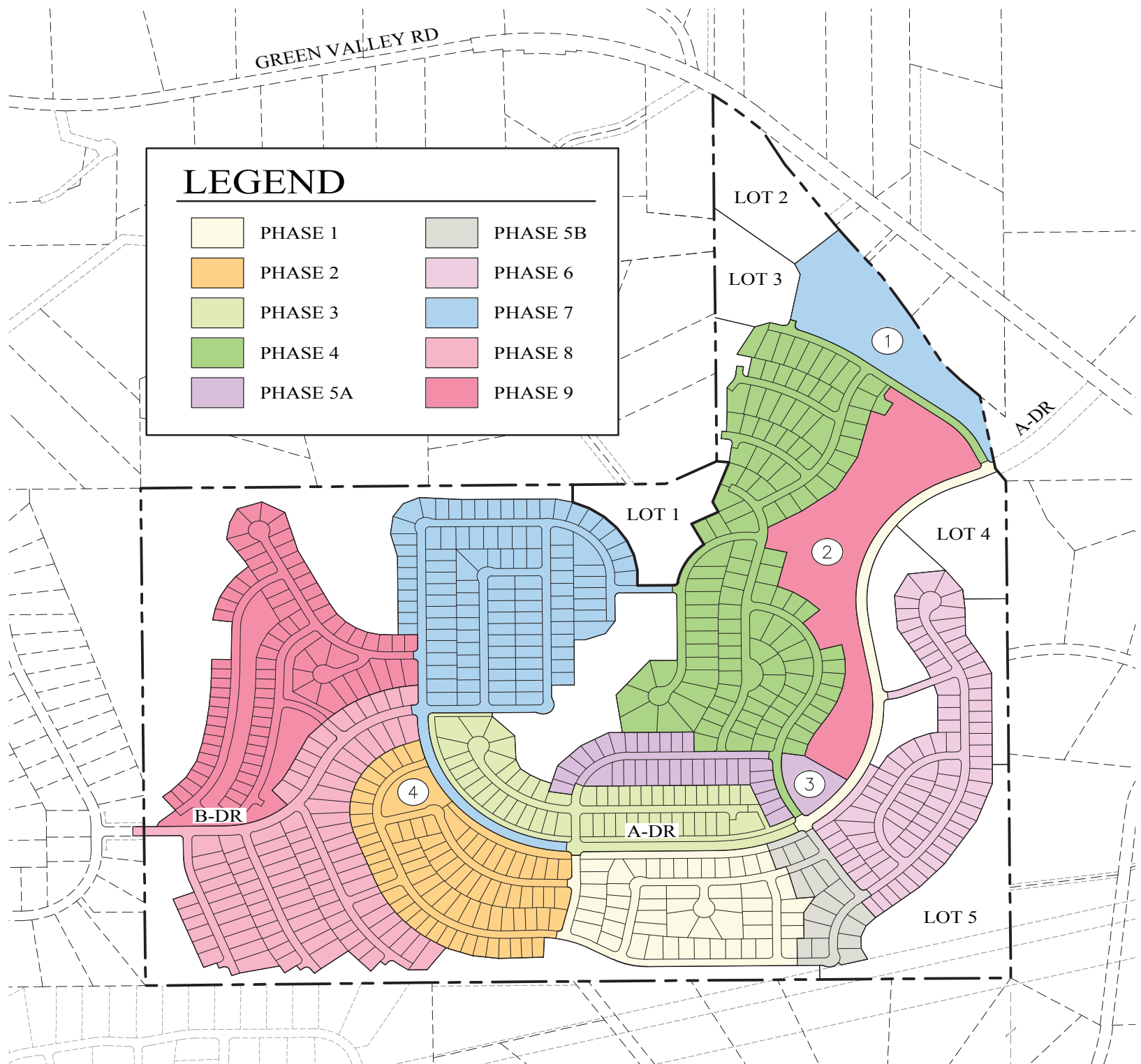


FIGURE 3



**KEY NOTES**

- ① LOT A VILLAGE PARK
- ② LOT B VILLAGE PARK & TRAIL CORRIDOR
- ③ LOT C NEIGHBORHOOD PARK
- ④ LOT D NEIGHBORHOOD PARK

NOTE:  
LOTS 1-5 TO BE RECORDED WITH LARGE LOT FINAL MAP (PHASE 0)

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FIGURE 4