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Kim Dawson <kim.dawson@edcgov.us>

## Dixon Ranch Development Agreement (DA) Feb 14, 2017 Agenda

1 message

Joe Harn <joe.harn@edcgov.us>

Mon, Feb 13, 2017 at 5:41 PM

To: Shiva Frentzen <shiva.frentzen@edcgov.us>, The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSTHREE <bostthree@edcgov.us>, Brian Veerkamp <brian.veerkamp@edcgov.us>, EDC COB <edc.cob@edcgov.us>, James Mitrison <jim.mitrison@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Michael Ranalli <michael.ranalli@edcgov.us>, Michael Ciccozzi <michael.ciccozzi@edcgov.us>, David Livingston <david.livingston@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, Sue Novasel <sue.novasel@edcgov.us>, Kim Dawson <kim.dawson@edcgov.us>, Roger Niello <roger.niello@edcgov.us>  
 Cc: jkorotkin@gmail.com

Dear Board Members,

I have a couple of "risk management" issues with the DA as written.

**CDA has identified a number of safety improvements that are recommended on Green Valley Road in the area between Dixon Ranch and the County line. Many of these improvements are not funded in the County's TIM Fee program. This project will cause a significant increase in traffic on Green Valley Road and the approval of this project without first completing the safety improvements identified by CDA will put the County at significant legal exposure.**

**It is my opinion that Section 3.5 of the DA has been written in a reckless manner and may require that the County violate the Mitigation Fee Act in the future. This Section of the DA would require the County to offer the Developer a TIM Fees reduction of 38% for age restricted lots for the next 20 years whether evidence supported a fee reduction of 38% or not. On August 23, 2016, I wrote CDA and stated, "I believe that Paragraph 3.5 of the Development Agreement will put the County at great legal exposure based on my understanding of the facts. Based on the information that I have at this time, I would ask that this paragraph be either deleted or significantly amended." See attached. My position remains unchanged.**

Joe Harn  
 Auditor-Controller  
 El Dorado County

Dixon Ranch Auditor Comments DA TIM Fee Reduction 8-23-16.pdf  
 71K

