



8-6-13

#2

EDC COB <edc.cob@edcgov.us>

Fwd: TM05-1401 Malcolm Dixon Rd Estates

2 messages

The **BOSONE** <bosone@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

LATE DISTRIBUTION

Tue, Aug 6, 2013 at 11:08 AM

DATE 8-6-13

Ellen wants this added into the documents of record online.

Cindy Munt

Assistant to Supervisor Ron Mikulaco, Dist 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

----- Forwarded message -----

From: **Ellen Van Dyke** <gvralliance@gmail.com>
Date: Tue, Aug 6, 2013 at 10:58 AM
Subject: TM05-1401 Malcolm Dixon Rd Estates
To: Ron Mikulaco <bosone@edcgov.us>, Brian Veerkamp <bosthree@edcgov.us>, Norma Santiago <bosfive@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Roger Trout <roger.trout@edcgov.us>
Cc: Green Valley Alliance <gvralliance@gmail.com>

Dear Supervisors:

I appreciate you pulling item 2 from consent today to allow additional discussion. I have no issue with phasing this project the way it now is, BUT the Engineer's Estimate and Report with the proposed Area of Benefit was indeed required to be adopted prior to filing the final map, and this hearing was for the final map for Lot 8. From Condition 40:

"The Area of Benefit Engineer's Report shall be prepared and submitted and the proposed public financing district formed prior to the filing of the Final Map"

I would respectfully request that the Report be added into the documents of record online, and available to the public. We understand the actual formation of the district may not necessarily be needed tomorrow, but the extent of the Area of Benefit as proposed at this time should most certainly answer to the concerns of existing residents.

Sincerely,
Ellen Van Dyke for Green Valley Alliance

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.
Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.
If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.
Thank you.

The **BOSONE** <bosone@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Tue, Aug 6, 2013 at 11:22 AM

Response to Ellen.

Cindy Munt

Assistant to Supervisor Ron Mikulaco, Dist 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

----- Forwarded message -----

From: **Roger Trout** <roger.trout@edcgov.us>

Date: Tue, Aug 6, 2013 at 11:16 AM

Subject: Re: TM05-1401 Malcolm Dixon Rd Estates

To: Ellen Van Dyke <gvralliance@gmail.com>

Cc: Ron Mikulaco <bosone@edcgov.us>, Brian Veerkamp <bosthree@edcgov.us>, Norma Santiago <bosfive@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Kimberly Kerr <kimberly.kerr@edcgov.us>

Ellen,

I think there may be a misunderstanding. The Planning Commission revised Condition 40 and specifically changed the language you are referencing. I apologize if that was not made clear. I hope this helps, and please feel free to contact me if you have any questions.

As revised and approved by the Planning Commission at hearing on January 10, 2013:

40. **Multi-Project Area of Benefit:** Upon the applicant's request, the County will form and implement, at the applicant's expense, a public improvement financing district for funding or reimbursement of the costs of the off-site public improvements, to be constructed as identified in the Exhibit X entitled *Malcolm Dixon Area Traffic Circulation Plan*. The applicant shall prepare and submit for County's approval and adoption a proposed Area of Benefit and supporting *Engineers Estimate and Report* for the purpose of financing and reimbursement of required off-site land acquisitions, and widening and (re-) construction of public improvements as may be appropriate. The proposed Area of Benefit shall include but not be limited to parcels APN: 110-020-12 and 126-100-18, -19, -23, and -24.

~~The Area of Benefit Engineer's Report shall be prepared and submitted and the proposed public financing district formed prior to the filing of the Phase 2 Final Map.~~

Prior to Phase 1 Final Map recordation, the applicant shall request the County form the proposed Area of Benefit and shall pay Lot 8's share of cost, as determined in the *Engineer's Estimate and Report*, subject to review and approval of the Department of Transportation. The share of cost shall be deposited into a fund set up by the Department of Transportation. The applicant shall have a right of reimbursement for the preparation of the *Engineer's Estimate and Report* solely as a credit against the Lot 8 obligation with any balance of the obligation for improvements paid at the time of the Phase 1 Final Map filing subject to approval by the Department of Transportation. If the cost of the *Engineer's Estimate and Report* exceeds Phase I's share of the improvements costs, the land owner (applicant) is not entitled to any immediate reimbursement of the difference. Prior to Phase 2 Final Map recordation, the Area of Benefit shall be established by resolution of the Board of Supervisors. For development projects within the proposed public financing district Area of Benefit, the County shall require consent by the land owner to the public financing district and participation in the funding or reimbursement and/or construction of the off-site public improvements for *Malcolm Dixon Area Traffic Circulation Plan* on a pro rata share of residential lots or equivalent share basis as a condition of approval. For development projects which may derive benefit from the public improvements to be constructed as part of the *Malcolm Dixon Area Traffic Circulation Plan*, the County shall require participation in the funding and reimbursement and/or construction of the off-site public improvements for *Malcolm Dixon Area Traffic Circulation Plan* on a pro rata share of residential lots or equivalent share basis as a condition of project approval.

On Tue, Aug 6, 2013 at 10:58 AM, Ellen Van Dyke <gvralliance@gmail.com> wrote:

Dear Supervisors:

I appreciate you pulling item 2 from consent today to allow additional discussion. I have no issue with phasing this project the way it now is, BUT the Engineer's Estimate and Report with the proposed Area of Benefit was indeed required to be adopted prior to filing the final map, and this hearing was for the final map for Lot 8. From Condition 40:

"The Area of Benefit Engineer's Report shall be prepared and submitted and the proposed public financing district formed prior to the filing of the Final Map"

I would respectfully request that the Report be added into the documents of record online, and available to the public. We understand the actual formation of the district may not necessarily be needed tomorrow, but the extent of the Area of Benefit as proposed at this time should most certainly answer to the concerns of existing residents.

Sincerely,
Ellen Van Dyke for Green Valley Alliance

—
Roger Trout
Development Services Division Director
Community Development Agency
El Dorado County

(530) 621-5369

CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.

Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.

If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.

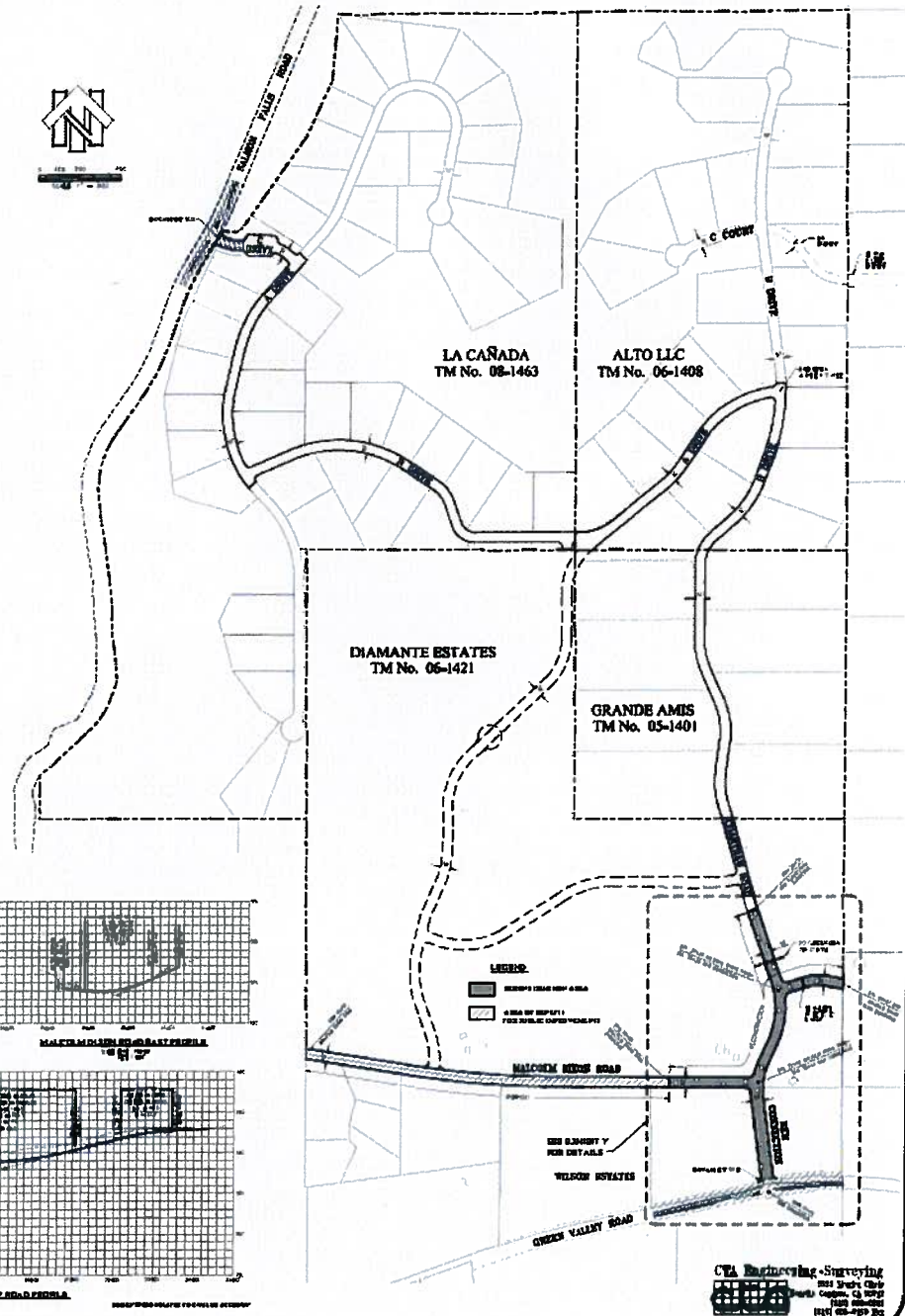
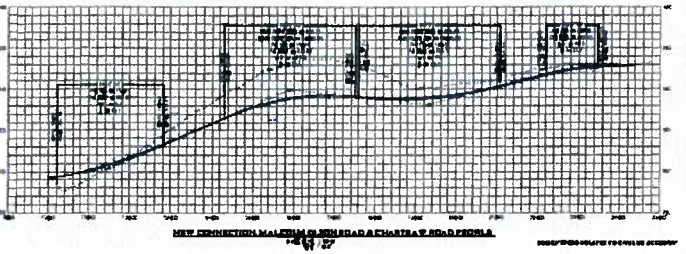
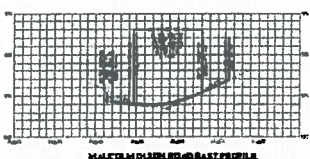
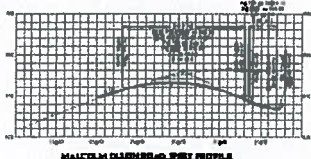
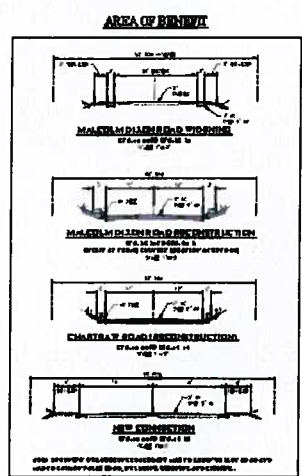
[Quoted text hidden]

8/6/13 #2

EXHIBIT X & Y

MALCOLM DIXON AREA TRAFFIC CIRCULATION PLAN

EXHIBIT X
 EL DORADO COUNTY, CALIFORNIA
 OCTOBER, 2013



CTA Engineering & Surveying
 2025 South Blvd
 Suite 100
 El Dorado, CA 95762
 (916) 423-9999