

Merrilee Posner

[REDACTED]
El Dorado Hills CA 95762
[REDACTED]
[REDACTED]

March 4, 2016

Supervisor Ms. Shiva Frentzen, First Vice-Chair
El Dorado County Board of Supervisors
330 Fair Lane, Bldg. A
Placerville, CA 956677

Dear Supervisor Frentzen:

Please note the following concerns I have for opposing the Dixon Ranch General Plan Amendment & Rezone. These issues concern the county at large and as such call for careful prudent planning. Our General Plan was drafted and approved for the express purpose of ensuring safety in every regard, from traffic to the quality of air. We expect you to respect this document for the benefit of us all. **Do not approve a change that would allow the Dixon Ranch site to be zoned high density residential.**

It is my understanding that 3 of 4 Commissioners were “blinded” to the flaws below by a Development Agreement which gifts an undisclosed sum of money to the county. This is a serious and significant trespass of the Public Trust. Please address this issue and explain what specifically it concerns. Why will that be allowed to impact the General Plan for Dixon Ranch? Consider this our formal request for a copy of this Development Agreement.

Another concern is the possibility of fatalities and line-of-sight safety issues in the Green Valley Corridor, Traffic Report. Please, address what mitigations you are intending to apply to mitigate these. How will we evacuate in a Disaster Evacuation? Is it correct the County has no plan for this?

The area in question is one of rolling oak studded hills. Please show us how high density housing will not affect the beauty and be “visually compatible”

and have no significant impact. What is the definition of significant impact as it relates to this beauty?

The project, as I understand it, cannot meet oak tree retention requirements. There is a new policy regarding this mitigation, what specifically does it entail and how will it be applied? Where will these trees come from and what sizes will they be?

My understanding is that water meters are over-allocated. EID's practice of first-come-first-served allows approval anyway. Please share with us how you plan to provide water to these residents. Or will there simply be some occupied homes and other indefinitely vacant ones? It is common knowledge in the Greater Sacramento area that water is limited here and very expensive. I would expect that to impact this development significantly.

Sincerely,

Merrilee Posner

CC: Supervisors Brian Veerkamp, Sue Novasel, and Michael Ranalli and Lillian McLeod, Principal Planner



EDC COB <edc.cob@edcgov.us>

RE: March 8th Meeting Agenda 14-1617 Dixon Ranch; APN 126-020-04 SMUD (legal rightful owners).

1 message

Mark Kleinhans <eldoradovineyard@yahoo.com>

Sun, Mar 6, 2016 at 1:32 AM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Cc: "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edc.gov.us" <bosfour@edc.gov.us>, "bosfive@edc.gov.us" <bosfive@edc.gov.us>

Please replace or attach further related correspondence below to my original submission dated 03/03/2016

El Dorado County Board of Supervisors

RE: APN 126-020-04 is owned by SMUD not Louie-Helm / Dixon Ranch developers arbitrarily assumes ownership. This parcel should be removed from the Dixon Ranch proposed project.. Please find previous e-mails making my case below my closing remarks.

Closing remarks;

We see no friendly or engaging value this project brings to our community. I know you've heard most of the problems already, and they're many and agree with most pertaining to visual impact, lighting, traffic, air, trees and water availability. This is a project that dictates but doesn't listen, a giant driven by the powers that be, force feeding their desires absent of accepting alternative suggestions or any compromise. They've basically been inconsiderate and unkind. ignoring the established history for vistas and graduating rural buffering between the suburban areas of El Dorado Hills and Cameron Park neighborhoods and neighbors off the Green Valley Rd corridor. Being immediate adjacent neighbors, their zoning is similar to ours presently as it should be. If the BOS adopts this projects severe change in zoning it will provide our home a view of cookie cutter tract project housing overlooking a once screen Dixon Ranch tarnishing the view of oak trees and hills we've enjoyed for over 30 years. Our family recommends the BOS to please return the project developers back to their drawing boards and present us, the community, with something more justifiably appropriate and neighborly. Sincerely, Mark Kleinhans, Resident of Green Springs Ranch a Rural Development, Lot 73, Rescue, CA 95672.

Sent from Mail for Windows 10 s

Beverly Drake,

I'm sorry, I guess my question would be how are mistakes on Grant Deeds corrected before it's too late?

I presumed, and correct me if I'm wrong, but Placer Title handled a portion of the Fay Louie (Louie-Helm) transaction history pertaining to the El Dorado County recorded Grant Deed Doc 2004-0001132 Dated Jan 07/2004. Parcel two of the deed: APN 126-020-03 isn't a full 80 acres as stated, but only a POR of Sec 24 10 8; minus the acreage of APN 126-020-

14-1617 Public Comment

BOS Rcvd 3-7-16

04 located in the lower Southeast corner of that section an entirely separate property owned by SMUD. The deed arbitrarily combines both parcels creating 80 acres.

I'm a bit familiar with title insurance but, No I don't own title insurance, just a citizen who happens to be SMUD's neighbor and I've always known them to be the owners of that small triangular parcel of land. I'm not sure SMUD has need for title insurance either being the legal recorded owner paying property taxes for the past 56 years.

As I explained in my previous e-mail; The "Grant of Right of Way" Doc # 1960-0002631 Bk 500 Pg 333 dated Mar 7, 1960. When actually analyzed you'll find is clearly a Right of Way "IN FEE" declaring ownership to SMUD. The deed was incorrectly titled possibly explaining the mistake and confusion. SMUD purchased APN 126-020-04 (current map) and no other recorded history or transactions has occurred since then for Louie-Helm and their developers to claim ownership.

How does one go about correcting this improper assumption of ownership? Is it up to SMUD the true owner, me, El Dorado County or Placer Title? Do you know who insured the claim of ownership?

The tax assessors office has it correct; APN 126-020-03 AKA 067-051-10 (Louie-Helm) and APN 126-020-04 AKA 067-051-11 (SMUD) they're two separate properties having separate ownership.

APN 126-020-04 should be removed from Dixon Ranch's project.

Planting season is just upon us. Does my neighbor SMUD or I need to buy title insurance for the intended crop on that property?

Sincerely,

Mark Kleinhans

Neighbor APN 126-231-28

Rescue, CA 95672

From: Beverly Drake
Sent: Thursday, March 3, 2016 8:59 AM
To: 'Markus'
Subject: RE: SMUD INFO

Hi Markus,

Thank you for your letter however I am a little confused as to what you are requesting from me. Customer Service is a free public service that pulls recorded documents and does not guarantee anything. We did not issue title insurance or any type of guarantee to you. I cannot interpret documents that have been recorded, only provide copies for a customer. Please clarify what you are asking of me. Thank you.

Bev Drake

PLACER TITLE COMPANY

Customer Service & Recording Desk

175 Placerville

Placerville, CA 95667

Direct line: (530) 626-9290

Email: bdrake@placertitle.com

From: Markus [mailto:eldoradovineyard@yahoo.com]
Sent: Wednesday, March 02, 2016 9:43 PM
To: Beverly Drake <bdrake@placertitle.com>
Subject: Re: SMUD INFO

Hi,

Thank you for your courtesy in responding to my inquiry regarding the SMUD property APN 126-020-04 AKA 067-051-11 ~ 6/17/06 and older map AKA 067-050-20 ~ 06/12/84. Which was rezoned in 2015 from AE to RF-L. I had questions about your documentation and visited Ernie in the Assessors office maps division who was puzzled and suggested I go to the source, Placer Title, as the county only records and assess as the title company dictates and verification is not the county's job. I found this trust factor enlightening.

After reviewing the documentation you sent, there seems to be an error(s) and a need for clarification for the claim made that Fay Louie being owner of this parcel.

The document "Grant of Right of Way" dated 2/26/1960 #2631, Book and page 0500-333 Is entitled incorrectly by just reading the actual Deed you'll see the mistake and find SMUD purchased the property from Malcolm and Maude Dixon therefore making it Right of Way "In Fee" ownership to SMUD. This deed was clarified by SMUD's Resolution #3281 dated 6/16/1958 #4604 Book and page 435-130 and was significant as it was also recorded in Placer and Sacramento Counties and utilized resolving the dispute for an undisclosed amount of money as so stated. We all make mistakes and shouldn't take the names of titles for granted I presume and can understand as reading deeds are boring and tedious endeavors. I have found similar Grant of Right of Way's by SMUD and PGE in El Dorado Co. Our property has SMUD and PGE easements being directly next door to this SMUD parcel, we pay assessed taxes as owners allowing access but not ownership to the utilities. I was told "Right of Way" and Easements are interchangeably used but have since learned there is a legal difference. The Dixon's had the right to pass over the property not own it.

Further review the SMUD property in question has never been reunited to it's parent property after split in 2/26/1960 nor documentation to Fay Louie's APN 126-020-03 as you claim. APN 126-020-03 AKA 067-051-10 and APN 126-020-04 AKA 067-051-11, as we can determine are still separate property's having two different owners.

Your reference to document Dated Nov 10, 1960 Book 531 page 15 is a Quick Claim deed / a purchase by El Dorado County for \$660 signed by Gloria May Dixon an entirely separate entity from another parcel therefore not split from Malcolm and Maude Dixon Property that was granted to SMUD in 1960. After reviewing the coordinates described in this deed having no APN was determined the description of a roadway located in the Northeast section of section 24, most likely a portion of Green Valley Rd and nowhere close to the SMUD's triangular shaped parcel located in the Southeast section of 24 granted by Malcolm and Maude Dixon.

And further no documentation in the Grant Deed 2004-0001132-00 or other research shows the SMUD parcel APN 126-020-04 being apart of APN 067-420-14 or 067-051-10 as you so state.

So, we conclude that SMUD a public utility being the rightful recorded owner of APN 126-020-04 and so having paid assessed property taxes for the past 56 years a separate property.

Sincerely,

SMUD's neighbor farmer. APN 126-231-28

Mark Kleinhans

Rescue, CA 95672

P.S. The difference between an easement and a right of way is that a company with a right of way typically owns the actual land the right of way passes over. For example, the term "right of way" in a railroad context speaks to the land itself. This differs from an easement in that easements merely grant the right to use another's property; the term "easement" refers to the right to use someone else's land, not the land itself.

On Wednesday, January 20, 2016 3:21 PM, Bev Drake <bdrake@placertitle.com> wrote:

DEVICE NAME: 219s2
DEVICE MODEL: SHARP AR-M550N
LOCATION: PTC - EI Dorado Plant

FILE FORMAT: PDF MMR(G4)
RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.
This file can be read by Adobe Acrobat Reader.
The reader can be downloaded from the following URL:

<http://www.adobe.com/>

This email secured with TLS wherever available


CONFIDENTIALITY NOTICE: This electronic message transmission contains information from Mother Lode Holding Company which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify us by telephone (877) 958-8485 or electronic mail (CustomerSupport@placertitle.com) immediately.

This email secured with TLS wherever available

CONFIDENTIALITY NOTICE: This electronic message transmission contains information from Mother Lode Holding Company which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify us by telephone (877) 958-8485 or electronic mail (CustomerSupport@placertitle.com) immediately.

2 attachments

E7BC6F99CED84283845D17563AE94918.png
1K

 **Bev_Drake_20160120_134402_01a36c28ad70.pdf**
2612K



EDC COB <edc.cob@edcgov.us>

(no subject)

1 message

Frances Dunseath <francesdunseath@gmail.com>

Sun, Mar 6, 2016 at 1:06 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Dear Supervisors,

I urge you to vote no on the proposed Dixon Ranch project. The serious traffic, noise, air quality, and night sky impacts will ruin the rural lifestyle of residents, and violate Measure Y. Many people like us moved here to get away from congestion and 'housing estates.' One of the most attractive attributes of this County is its rolling hills and wide open spaces.

We are in the middle of a drought and this unprecedented explosion of housing will leave this County scrambling to provide water and other amenities. These blots on the landscape, once built, cannot be undone. In contrast, your positions as Supervisors are very finite indeed.

Do the right thing for the Community.

Sincerely,

Denzel E.Benson

Frances Dunseath



EDC COB <edc.cob@edcgov.us>

Dixon Ranch

1 message

Betty <hogback1@sbcglobal.net>

Sun, Mar 6, 2016 at 7:32 PM

To: edc.cob@edcgov.us

- >
- > We purchased our property in Green Springs Ranch nearly 30 years ago and built our home 12 years ago. As mentioned in previous comments and emails we are here because it is rural. Building this dense subdivision, three quarters of which abuts a rural region, is not in the best interest of safety (traffic) nor quality of life for the residents of the area.
- >
- > We oppose the proposed development of Dixon Ranch and urge you to vote no for the General Plan amendment that would allow this project. We have emailed in the past as well as spoken at the Planning Commission meeting. Nothing has changed.
- >
- > The project does not maintain an appropriate transition between Community Region boundaries and therefore does not meet General Plan requirement 2.1.1.2
- > The rural character of the area is not maintained
- > The subdivision is not visually compatible.
- > It violates measure Y
- >
- > I plan on speaking at the BOS meeting on March 8th. Many of us have made arrangements to attend that day. Please allow us to make comments and do not postpone the meeting!!
- >
- >
- > Thank you
- > Ray and Betty Peterson
- > Green Springs Ranch
- > Rescue Ca

E. Van Dyke, Public Comment re: applicant's request for continuance, Dixon Ranch, BOS 3/8/16, file no. 14-1617

Dear Supervisors:

The notice of the applicant's request for continuance made clear that the Board would not decide until *the day of the hearing* whether or not to continue this item.

This is VERY inconvenient for the public, since individuals wishing to participate must now attend BOTH March 8th and now possibly April 5th in order to be assured they will be present when the item is heard. I would ask that:

1. should the Board grant a continuance, you allow those who *do* attend March 8th to give public comment.
2. should the project *not* be continued, that the *completed* DA be circulated for public review and comment in a subsequent hearing prior to Board approval.

The request for continuance appears to be based on the fact that the Development Agreement (DA) is not yet complete. It should be noted that on March 18, 2014, the Board directed staff NOT to proceed with the DA's for the multiple privately initiated General Plan amendment projects, including Dixon Ranch (see attached meeting minutes, file no.14-0129).

Given that direction, a continuance based on the DA seems inappropriate. This project is highly controversial - *to the point of inspiring ballot initiatives*. Should the project be denied, or a Reduced Build Alternative approved, the DA would either be moot, or need to be renegotiated.

Members of the public wishing to participate in this process have now been put at a disadvantage when it comes to being heard by the Board, and I hope you will do what you can to make accommodations allowing for public comment.

Sincerely,
Ellen Van Dyke, Rescue

19. 14-0129

Chief Administrative Office recommending the Board consider the following:

- 1) Direct staff to establish a Development Agreement Negotiating Team consisting of representatives from the Chief Administrative Office, County Counsel, and Community Development Agency;
- 2) Authorize the Development Agreement Negotiating Team to negotiate the draft terms of a Development Agreement with each applicant; and
- 3) Direct staff to return to the Board with a draft Development Agreement prior to, or as part of, hearings scheduled to consider approval or denial for each of the proposed projects. (Cont. 3/11/14, Item 26)

Public Comment: D. VanDyke, D. Shaoff, B. Center, E. VanDyke, C. Langley, P. Chelseth, E. Veerkamp, L. Pataone, S. Taylor, F. DuChamp, S. Scholtz, H. Hager, L. Parlin, S. Goodwhich, M. Lane, L. Makin, W. Nagle, V. Chelseth, D. Golin, J. Valay, S. Hadlock

A motion was made by Supervisor Mikulaco, seconded by Supervisor Veerkamp to deny staff recommendations as stated.

Yes: 5 - Briggs, Santiago, Mikulaco, Veerkamp and Nutting

Applicants' Request for Continuance of 3/8/16 hearing:

1024 Iron Point Road
Ste. 100 #1280
Folsom, CA 95630

LAW OFFICES OF
CRAIG M. SANDBERG

Tel: (916) 357-6698
Email Craig@Sandberglaw.net

March 2, 2016

Jim Mitrising
Clerk of the Board
El Dorado County Board of Supervisors
330 Fair Lane, Building A
Placerville, CA 95667

via Email
jim.mitrising@edcgov.us

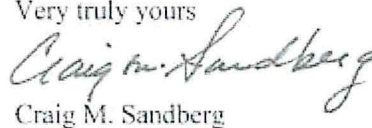
Re: Dixon Ranch
Item 34
March 8, 2016 Agenda

Dear Mr. Mitrising:

On behalf of Dixon Ranch Venture, LLC, we are requesting that the above-referenced matter be continued from March 8, 2016 to the meeting to be held on April 5, 2016. We have been working diligently with El Dorado County planning staff and County Counsel's office on matters including the Development Agreement and believe that additional time would be in the interest of the project and the County. This additional time would also provide time for public review of the Development Agreement.

Thank you.

Very truly yours



Craig M. Sandberg

CMS/ms
cc: Client

14-1617 Request for Continuance BOS 3-8-16



EDC COB <edc.cob@edcgov.us>

WE OPPOSE THE DIXON RANCH GENERAL PLAN & REZONE CHANGES

1 message

Terry Auch <terryauch@gmail.com>

Mon, Mar 7, 2016 at 10:27 AM

To: edc.cob@edcgov.us

I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

Dear Planner, Lillian Macleod

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

We are experiencing a drought, the California aquifer has been pumped dry, the infra structure for development is Not There- And the People of El Dorado County have repeatedly made their wish known by petitions, voting down growth, supporting no growth petitions, speaking in hearing Against Changing the General Plan in Chambers for Many Many Many Years.

No only does the Public NOT WANT THIS AGGRESSIVE GROWTH BUT WATER, WASTE, & ROADS, CANNOT SUPPORT THIS GROWTH.....TIME AND AGAIN WE HAVE MADE OUR WISHES KNOW, EXPLAINED THE DESTRUCTIVE RESULTS FROM SUCH PROJECTS...ONLY TO HAVE YOU GO BACK TO THE DRAWING BOARD AND PLAN MORE AND MORE SUCH PROJECTS.

WE HAVE LAWS AND GENERAL PLANNING PLANS IN PLACE - DESCRIBING THE POLICY FOR PROTECTING WILD LIFE, OAK TREES, AIR QUALITY, TRAFFIC LEVELS, LOW DENSITY BUILDING, GREEN BELTS, AIR QUALITY, SOUND LEVELS, UTILITIES ETC...ALL OF WHICH VOTERS HAVE SUPPORTED THE QUILTY OF LIFE IN EL DORADO COUNTY.

YET THE COUNTY OFFICES FOR PLANNING, BUILDING, AND THE BOARD OF SUPERVISORS DO NOT SUPPORT THE EXPRESSED WILL OF THE PEOPLE, THE GENERAL PLAN OR EVEN ZONING LAWS.

WE ARE CALLED CONTINUALLY TO MAKE THE POINT THAT WE DO NOT WANT YOUR GROWTH PLANS!!!!

LIKE SMALL CHILDREN YOU KEEP ASKING, AND ACTING IN CONFLICT WITH OUR LAWS AND EXPRESSED WILL.

STEVE & TERRY AUCH [REDACTED], EL DORADO HILLS, CA



EDC COB <edc.cob@edcgov.us>

Fwd: Dixon Ranch Project

1 message

Lillian Macleod <lillian.macleod@edcgov.us>

Mon, Mar 7, 2016 at 11:02 AM

To: EDC COB <edc.cob@edcgov.us>

FYI:

Lillian MacLeod
Principal PlannerCounty of El Dorado
Community Development Agency
Development Services, Planning
2850 Fairlane Court
Placerville, CA 95667(530) 621-6583 / FAX (530) 642-0508
lillian.macleod@edcgov.us

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

From: **Lloma Alameda** <lloma@sbcglobal.net>

Date: Mon, Mar 7, 2016 at 10:02 AM

Subject: Dixon Ranch Project

To: "Lillian.Macleod@edcgov.us" <Lillian.Macleod@edcgov.us>

Lillian Macleod,

I have lived in the outskirts of EDH along Green Valley Rd for 43 yrs. Moved to the COUNTRY. I want to continue to live in the COUNTRY. The Dixon Ranch project IS NOT COUNTRY.

Just the otherside of the hill of Dixon Ranch is wall to wall roof tops of Serrano and EDH . Those rooftops are expanding across highway 50 towards Latrobe. Isn't there enough area over there for all the density project purposes?

Why can't the rural COUNTRY side stay COUNTRY? The Dixon Ranch was not zoned for wall to wall rooftops. 605 homes??!!!

I can see 5 acre parcels but NOT a subdivision.

Traffic is bad enough on Green Valley Rd. I have to deal with listening to it everyday. I didn't move here to live along a freeway but thats what its becoming.

PLEASE keep the Dixon Ranch rural.

Lloma Alameda
Green Valley Rd
EDH



EDC COB <edc.cob@edcgov.us>

I OPPOSE the Dixon Ranch General Plan Ammendment & Rezone

1 message

NANCY COFFEE <najava1@sbcglobal.net>

Mon, Mar 7, 2016 at 2:02 PM

Reply-To: NANCY COFFEE <najava1@sbcglobal.net>

To: "Lillian.Macleod@edcgov.us" <Lillian.Macleod@edcgov.us>, "BOSTWO@edcgov.us" <BOSTWO@edcgov.us>, "BOSTHREE@edcgov.us" <BOSTHREE@edcgov.us>, "BOSFOUR@edcgov.us" <BOSFOUR@edcgov.us>, "BOSFIVE@edcgov.us" <BOSFIVE@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

By approving this amendment, you will continue to erode the rural life that is what we all moved here to enjoy. Green Valley can not handle this huge increase in traffic. Recognizing that the increase in the county coffers is a factor that you all are probably zoomed in on, keep in mind your disregard for the negative impacts of this project and desires on your constituents will be felt during the next voting process.

605 homes and the traffic they bring is simply not acceptable.

Nancy Coffee
El Dorado Hills, CA