



**DIXON RESOURCE CONSERVATION DISTRICT (DRCD)**  
**SPECIAL MEETING MINUTES FOR APRIL 15, 2026**

**DIRECTORS**

**DAVID VIGUIE**

**SPENCER BEI**

**ERIC SCHENE**

**DIXON RCD STAFF**

**KELLY HUFF, DISTRICT MANAGER**

**OTHER ATTENDEES**

**DAVID ELDRIDGE, LANDOWNER**

**1. Call the Meeting to Order**

Director Viguie called the April 15, 2026, Special Board meeting to order at 3:07 p.m. at 1170 North Lincoln Street, Dixon, CA for DRCD staff and Board Members.

Roll call was taken:

Present: Viguie, Bei, Schene

Absent: Jones, Harvey

**2. Establish a Quorum**

A quorum was established.

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### 3. Approve the Agenda

There was no discussion on this item.

A motion was made by Director Viguie, seconded by Director Schene, to approve the agenda. The motion passed as follows:

Yeas: Viguie, Bei, Schene

Nays: None

Abstain: None

Absent: Jones, Harvey

### 4. Old Business-

- a. Adopt Resolution and Approve Certificate of Easement Acceptance – in accordance with the Final Parcel Map MS-24-02 from Realized Dreams Ranch, LLC, Covering Tremont 2, Main stem and Tremont 2 Lateral E on Assessor's Parcel #s 0110-190-090, 0110-190-100, 0111-070-200, 0111-070-210 **(ACTION)**

Ms. Huff explained that there are additional considerations for the board regarding the requirement of new maps with 60-foot easements along the property lines between Realized Dreams and Hartman, prior to Dixon RCD's acceptance of the granted easements on the Final Parcel Map MS-24-02.

- Along the property lines Lateral E fluctuates between the properties and there were some historical property boundary disputes, that complicate finalizing the easements and at what lengths.
- Depending on Realized Dreams Ranch LLC's ultimate plans for re-alignment of Lateral E, the maintenance access and easements will need to be revisited and formalized
- Each of these items will take time to resolve and if Dixon RCD delays acceptance of the current easement map, it will halt the entire project at the County level.
- Realized Dreams Ranch, LLC provided written confirmation that they understand that Dixon RCD intends to maintain the drains from and to require maintenance access easements on the Realized Dreams LLC property side of Lateral E along the western and southern property

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line of the Lands of William and Linda Hartman (APN 0110-070-220).

A motion was made by Director Viguie, seconded by Director Schene, to adopt the resolution and Approve Certificate of Easement Acceptance – in accordance with the Final Parcel Map MS-24-02 from Realized Dreams Ranch, LLC. The motion passed as follows:

Yeas: Viguie, Bei, Schene  
Nays: None  
Abstain: None  
Absent: Jones, Harvey

A separate motion was made by Director Viguie, seconded by Director Bei, to direct staff to follow up with the landowners of Realized Dreams Ranch, LLC. and the County Surveyor to record a statement like that provided by the landowner with each of the affected parcels. The motion passed as follows:

Yeas: Viguie, Bei, Schene  
Nays: None  
Abstain: None  
Absent: Jones, Harvey

The Dixon RCD **Special** Board meeting adjourned at the hour of 3:40 p.m.



**Kelly Huff, District Manager**  
**Dixon Resource Conservation District**