



PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES

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PC 8/22/19

#3

17 pages

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TO: Planning Commission
FROM: Aaron Mount, Senior Planner
DATE: August 19, 2019
RE: **Response to Planning Commission's Request for DA review**
Revision to Condition of Approval #13
PD18-0005/TM18-1536/Serrano Village J7

Response to the Planning Commission's request for review of the EDHSP Development Agreement

At the August 8, 2019 Planning Commission hearing, the Commissioners approved a motion to continue Agenda Item 3 (Legistar File: 19-1171) to the August 22, 2019 meeting. The Commissioners also requested that County staff review the El Dorado Hills Specific Plan Development Agreement (EDHSP DA) to ensure that all obligations have been met.

A comprehensive annual review of the EDHSP DA was reviewed by the Board of Supervisors on December 16, 2008. (Agenda Item 20, Legistar File [08-1769](#)) prior to the expiration of the DA in February 2009.

On August 12, 2019, Serrano Associates provided the County with the Annual Review of the EDHSP dated May 1, 2008 updated August 2019 (see Attachment A). The updated EDHSP Review shows two outstanding obligations: 1) construction of the Serrano Village J Lot H park (see Section 3.2); and 2) dedication of the Serrano public open space (see Section 3.2.4). All other obligations have been met consistent with the requirements of the DA.

Serrano Village J Lot H Park: As detailed in Attachment C, while the EDHCSD and Serrano Associates are still in discussion over the final design of the park, the letter states that the EDHCSD anticipates direction for the construction of the park by November 15, 2019, subject to an executed Parkland Dedication Agreement.

Dedication of Serrano Open Space: Offer of the Serrano Open Space was rejected by the El Dorado Hills Community Services District (EDHCSD) on October 19, 2016 (see Attachment D) and also by the County on October 28, 2016 (see Attachment E). As detailed in Attachment A, the Serrano Home Owners Association (HOA) is in the process of preparing an open space management plan. A draft of the management plan is expected to be submitted for County review by the end of the year.

Other Obligations related to Village J: The Development Agreement specified that a fire station site should be offered within Village J. As detailed in Attachment A (Section 3.7), the El Dorado Hills Fire Department rejected the Village J site in favor of relocating Station 85 and constructing Station 86 at Bass Lake Road and Silver Dove Way. Additionally, the Rescue Union School District decided not to pursue a school site as reserved within Serrano Village J Lot H (Attachment A, Section 3.3).

The Department of Transportation has reviewed Attachment A and confirmed that the required right-of-way has been dedicated consistent with Section 3.5 of the DA.

Revision to Condition of Approval Number 13

At the August 8, 2019 Planning Commission hearing, Commissioners questioned the wording of “fair share” within the conditions of approval. The Department of Transportation (DOT) is requesting the following revision to Condition of Approval Number 13:

13. Bass Lake Road: Design the project grading and improvement plans consistent with the ultimate alignment of Bass Lake Road. Enter into a Deferred Frontage Agreement with the County, and deposit funds with the County representing the Village J7 ~~fair share portion of the future frontage improvements~~. These funds are to be dedicated to future construction of the project’s fair share frontage improvements, at such time as the ultimate alignment of Bass Lake Road is constructed.

It was determined by DOT that the words “fair share” do not exist in the County Code and therefore should be removed from the condition. The proposed revision would have no effect on the frontage improvement contribution amount or the County’s process in acquiring these funds.

Attachments

- Attachment A: Annual Review of the El Dorado Hills Specific Plan Development Agreement dated May 1, 2008 updated August 2019, submitted by Serrano Associates
- Attachment B: Letter from Serrano Associates dated August 12, 2019
- Attachment C: Letter from the EDHCSD dated August 9, 2019
- Attachment D: Letter from the EDHCSD received October 19, 2016
- Attachment E: Letter from the County dated October 28, 2016 and letter from Serrano Associates dated July 13, 2016

Attachment A

Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008; Updated August 2019

EXHIBIT A

Development Agreement - Section 3 ("Developer Obligations")

Section	Description of Section or Obligation	Complete	Partially Complete	Not Initiated	Comments	Comments
2008 REVIEW						2019 REVIEW
3.1	PUBLIC IMPROVEMENTS FINANCING	-	-	-	See Exhibit B.	
3.2	PARKS AND OPEN SPACE					
	▶ Dedicate to the EDH CSD:					
	○ 10 acre community park (Village Green)	X				
	○ 10 acre and 8 acre district parks		X		5.5 acres for Alan Lindsay Park have been dedicated; 12.5 acres to be dedicated with construction of the Vlg. J Park. The CSD approved a conceptual plan for the Vlg. J Park in October 2006 and design is underway.	Partially Complete. The 12.5 acres in Village J Lot H remains to be developed and dedicated, largely because of uncertainty with Rescue Union School Site S-1 through 2015 (refer to Section 3.3 below). With RUSD's eventual purchase of 21 acres in the Bass Lake Hills Specific Plan in 2015, the Developer and the CSD began discussions to move the 12.5-acre park from Village J Lot H southeast to an undeveloped retail parcel in Village J5. Shortly after initiating discussions, Donahue Schriber expressed interest in the Village J5 parcel. Purchase and sale negotiations pursued in 2016 and Donahue Schriber closed escrow in July 2017. After the sale of Village J5, the Developer re-entitled Village J Lot H for 41 single family lots on the northern half of the site (a reduction from the prior approval of 83 clustered halfplexes) and the 12.5-acre public park on the southern half (a change from the "bar-bell" park configuration supported by the CSD.) The County approved the Village J Lot H land plan in May 2018. In March 2019, the CSD unveiled a conceptual plan for the Bass Lake Regional Park that includes "Phase 1" improvements on the 12.5 acres. The CSD is currently developing more detailed design drawings for the 12.5 acres to estimate probable costs and when ready to construct, the Developer acknowledges its obligation in the Specific Plan to deliver a turnkey park to the CSD, constructed with funds from the Mello Roos district.
	○ 1 to 2 acre park in each neighborhood with 200 or more D.U.s; 2 sites in each neighborhood with 500 or more D.U.s	X				No change. To date, 26.56 acres of neighborhood parks have been constructed and an additional 2.59 acres (Village J6) will be constructed summer of 2019. Total neighborhood park acreage will be 29.15 acres, a surplus of 4.15 acres required by the Specific Plan.
	○ 45 acre (+ or -) archery range	X			Dedicated to the CSD in 2007.	No change
	○ Public Natural Open Space			X	Requires definition of adjoining boundaries.	Complete. The ultimate boundaries of the open space remain undefined in some portions of the Specific Plan because of adjoining undeveloped parcels (such as Villages A14 and C2). Regardless, the Developer initiated informal dedication discussions with the CSD and the County in 2016. In a letter received 10/19/16, the CSD declined the informal offer to dedicate.

Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008; Updated August 2019

EXHIBIT A

Development Agreement - Section 3 ("Developer Obligations")

Section	Description of Section or Obligation	Complete	Partially Complete	Not Initiated	Comments	Comments
2008 REVIEW						2019 REVIEW
1	<u>Acceptance of Dedication:</u> If CSD rejects park and open space lands, Developer shall offer to dedicate to the County.			X	Offers to the County have not yet been necessary.	Complete. In a letter dated 10/28/16, the County declined the informal offer to dedicate.
2	<u>Reversion Clause:</u> Conveyance of lands shall contain a reversionary clause providing that should the CSD use lands for purposes other than public recreation or open space, the lands shall revert to the County. If County uses lands for any other purpose, then lands shall revert to Developer.	X				No change
3	<u>Maintenance and Control:</u> Lands shall remain under the control of the Developer until dedicated to the CSD or the County.	X				No change
4	<u>Restriction on Use of Public Open Space:</u> Instrument conveying public open space shall ensure compatibility of uses of the open space with adjacent residential uses.			X	Public open space has yet to be offered.	Initiated. The Serrano HOA has expressed interest in becoming the long-term owner and manager of the Public Open Space. In March 2019, the Developer and HOA jointly hired an environmental consulting firm to prepare a Final Open Space Management Plan (OSMP) for all open space lands (Public and Private) in the Specific Plan. The Final OSMP refines the Draft 1993 OSMP prepared shortly after Specific Plan adoption and is a condition precedent to dedication and parcel transfer. A draft of the Final OSMP is expected 4th quarter 2019 and a copy will be provided to the County for review and compliance with applicable Specific Plan policies.
5	<u>Park Land Obligation:</u> Provisions of the Specific Plan and Financing Plan shall completely satisfy park land obligations; no additional dedications or in-lieu fees shall be required.	-	-	-	No comment necessary.	No change
3.3	SCHOOLS					
	▶ School sites needed to satisfy State criteria shall be located and reserved as indicated in the Specific Plan.	X			Rescue Site S-1 is reserved but has not been constructed; all other sites have been constructed.	Complete. Rescue Union School District decided not to pursue a school site as reserved in Village J Lot H. Instead, they purchased 150 acres in and around Bass Lake from El Dorado Irrigation District in 2015, along with 21 acres south of Village J5 Retail in the Bass Lake Hills Specific Plan. A majority of the 150-acre Bass Lake purchase has subsequently been sold to the El Dorado Hills CSD for development of a regional park. To the best of our knowledge, RUSD still owns the 21 acres in BLHSP for a future school site.
3.4	COVENANTS, CONDITIONS AND RESTRICTIONS					
	▶ Create master property owners association.	X				No change
3.5	DEDICATION TO COUNTY OF RIGHT OF WAY					

Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008; Updated August 2019

EXHIBIT A

Development Agreement - Section 3 ("Developer Obligations")

Section	Description of Section or Obligation	Complete	Partially Complete	Not Initiated	Comments	Comments
2008 REVIEW						2019 REVIEW
	▶ Dedicate all rights of way needed to implement the Specific Plan.		X		All project roadways have been constructed and dedicated, with exception of the extension of Serrano Parkway through Village J5 to the north boundary of the Bass Lake Hills Specific Plan (being a portion of Sienna Ridge Road). Improvement plans are in plan check with DOT. Final road alignment is subject to approval of P 07-03 (Village J5 Retail Center), which was submitted to Planning on March 29, 2007.	Complete. The County approved P 07-0013 in August 2008 and the extension of Serrano Parkway through Village J5 (Sienna Ridge Road) was constructed during the 2013-2014 construction seasons. The County accepted the improvements as complete in July 2014 and accept Irrevocable Offer of Dedication # 2014-03.
3.6	VILLAGE GREEN PUBLIC IMPROVEMENTS					
	▶ Dedicate 4 acres, within the Village Green, to the County within 10 years of Agreement's execution.	X				No change
3.7	FIRE STATION SITE					
	▶ Dedicate at least 1/2 acre site for station in Village J.	X			The Fire Department rejected the Village J Site in favor of relocating Station 85 to EDH Blvd. and Wilson Way and constructing Station 86 at Bass Lake Road and Silver Dove Way.	No change

Attachment B



August 12, 2019

Ms. Tiffany Schmid
Planning and Building Director
El Dorado County
2850 Fairlane Ct.
Placerville, CA 95667

Subject: Planning Commission Request of August 8, 2019

Dear Tiffany:

During the public hearing for the Serrano Village J7 tentative map application on August 8, the Planning Commission continued the item to August 22, asking for a status of the applicant's Development Agreement (DA) requirements. Attached please find our response to your Commission's request.

On December 16, 2008, a comprehensive review of the Development Agreement was sent to the Board of Supervisors. The review included a matrix of the various DA and Financing Plan requirements and progress as of 2008 (blue-shaded cells). We have added to the matrix a column on the right (green-shaded cells), which updates the status as of 2019 for those certain items not complete in 2008 or changed since that time. Regarding the dedication of the public open space, which required offers to the County and the CSD, I am also enclosing Serrano's informal letter to dedicate dated July 13, 2016, and the CSD's and County's rejection letters dated October 19, 2016 and October 28, 2016, respectively.

Please contact me at (916) 939-4060 if you have any questions or need additional information.

Best regards,

Kirk Bone
Director of Government Relations

KB/dmc

Enclosures: Serrano Open Space CSD Offer
Letter from K Loewen re: Open Space Dedication
County's Declining Interest in Open Space

cc w/ enclosures: Mel Pabalinas, Principal Planner
Aaron Mount, Senior Planner
Anne Novotny, Deputy Director of Planning
Breann M. Moebius, Deputy County Counsel

Attachment C



Mr. Kirk Bone
4525 Serrano Parkway
El Dorado Hills, CA. 95762

August 9, 2019

**RE: SERRANO EL DORADO HILLS SPECIFIC PLAN – STATUS OF DEMAND FOR UNSATISFIED
PARKLAND DEDICATION REQUIREMENT TO THE EL DORADO HILLS COMMUNITY
SERVICES DISTRICT – SERRANO VILLAGE J LOT H (PD14-0008 TM1524)**

Dear Mr. Bone,

In October of 2018, the District submitted a demand letter for parkland dedication that has been unsatisfied by Parker Development/Serrano LLC (see attached for reference) to El Dorado County. On July 15, 2019, you provided a memo on behalf of Serrano Associates LLC. in which a proposed park design for J Lot H was made (see attached). This current memo is intended to provide a status update on the matter at-hand, from the District's perspective.

Since the time of the demand letter, several meetings and discussions have occurred related to this topic, which were initiated and facilitated by El Dorado County. In particular, appreciation in prompting and facilitating these discussions is given to County Supervisors Frentzen and Hidahl, County Administrative Officer Ashton, and County Counsel Livingston.

It is the intent of the District, as directed by the Board of Directors, to move forward with park design and construction drawings for the J Lot H park property (approximately 12 acres) that is substantially similar to the current concept for the overall Bass Lake Regional Park (200 +/- acres). Those construction drawings and accompanying estimate of construction costs will then be presented to the Board of Directors, with a request for approval to 1) authorize staff to proceed with construction, and 2) authorize directing Parker Development/Serrano LLC. to commence construction and construction administration, including obtaining all necessary permits and conducting a formal RFP for construction.

It is also the intent that CFD funds (CFD 1992-1) for parkland development be utilized to construct this park. Costs related to the installation and maintenance of the emergency vehicle access (EVA) required by the residential development of J Lot H shall be a cost not related to or applied to the District's



project, nor the CFD funds. However, the District is agreeable to the proposed most westerly designed EVA (i.e., closest to Serrano Parkway – see attached) to be included in the park design.

The District will be seeking to enhance pedestrian safety with a pedestrian connection (a connection that would otherwise not be installed by the residential development/developer of the J Lot H homes) to connect to the intersection of Serrano Parkway and Bass Lake Road. Park design will also include, among other amenities, restroom facilities, all inclusive adventure playgrounds, parking, hard courts such as bocce ball and/or pickleball courts, and a dog park. The District would like to point out it has currently awarded construction for a new park in the Heritage (Carson Creek) subdivision, and that there is a per acre cost of approximately \$650,000, on a very flat site.

The J Lot H parkland is the balance of parkland still not dedicated to the District, nor is there a formal parkland dedication agreement. The District is agreeable to accept dedication in advance of parkland development, so as to ensure transfer of ownership and to avoid another change by Serrano LLC, such as what occurred on the J5 site; now Safeway. A parkland dedication agreement (PDA) will be provided to Serrano LLC. in the coming weeks, while the District concurrently finalizes its park design drawings.

With the PDA agreed to, final construction drawings and direction to Parker Development/Serrano LLC. will proceed, with direction to construct anticipated to take place by November 15, 2019.

Cordially,

A handwritten signature in blue ink that reads "Kevin A. Loewen".

Kevin A. Loewen

Attached – 10/25/18 Letter of Demand
Attached – J Lot H Acceptable EVA

Cc: Supervisor Shiva Frentzen
Supervisor John Hidahl
County Administrative Officer Don Ashton



October 25, 2018

Tiffany Schmidt, Director of Planning and Building Department
330 Fair Lane
Placerville, CA 95667

**RE: SERRANO EL DORADO HILLS SPECIFIC PLAN – LETTER OF DEMAND
UNSATISFIED PARKLAND DEDICATION REQUIREMENT TO THE EL
DORADO HILLS COMMUNITY SERVICES DISTRICT – SERRANO VILLAGE J
LOT H (PD14-0008 TM14-1524) – 12.5 ACRE PARK SITE (APN 123-280-10)**

Dear Ms. Schmidt,

The El Dorado Hills Community Services District ("District") would like to take this opportunity to comment on present and future tentative map(s), development plan(s) and permit approvals remaining in the Serrano El Dorado Hills Specific Plan, as it relates to the obligation to satisfy parkland dedication requirements to the District, and toward any future project consideration or negotiations with Parker Development / Serrano LLC.

The District submitted comment letters to El Dorado County ("County") on August 30, 2017 and March 16, 2018 (attached), summarizing the outstanding parkland dedication requirements of the Serrano El Dorado Hills Specific Plan, as outlined in the 1989 Development Agreement (DA) and Public Facilities Financing Plan (PFFP) for the Serrano - El Dorado Hills Specific Plan (SP).

Based on the current acreage of parkland deeded to the District, and the outstanding obligation of the developer to deed the remaining parkland owed to satisfy the dedication requirements of the SP, **the District is demanding the County refuse issuance of any and all current and/or future plan and permit approvals or extensions, until such time the District takes ownership of the remaining parkland dedication identified as a portion of Village J Lot H, APN 124-280-10 (12.5 acre park site within PD14-0008 TM14-1524).**

Per the District's comment letter to the County, dated August 31, 2017:

"the District has evaluated the parkland dedication obligations assessed to the Serrano development per the Development Agreement and Serrano - El Dorado Hills Specific Plan. The table below illustrates the comparison of overall parkland dedication required in the DA and PFFP to the actual acreage delivered:

DA / PFFP Identified Parkland Obligation	Park Acreage (Actual)	Parkland Obligation (Status)
10-acre Community Park (Village Green)	10 ac	satisfied
8-acre District Park at School (Oak Meadow)	5.54 ac	partially satisfied
10-acre District Park (Bass Lake)	12.5 ac	PENDING
45+ acre Archery Range	45+ ac	satisfied
Private Parks	26.56 ac	unverified by CSD (at this time)
Open Space and Trails	unknown	unverified by CSD (at this time)

Per the El Dorado Hills Specific Plan, dated December 23, 1987, the total number of residential lots planned was 6,162. As of current, the total lots existing and planned is 4,883. Based on the El Dorado County Subdivision Ordinance, Section 120.12.090, Item 9a and 9b, and per the Specific Plan referencing the planned development use at the higher ratio of 5 acres per 1,000 persons, the Serrano development should have dedicated a total of 101.67 acres of parkland to the District. Taking into account the reduced residential lots existing and planned of 4,883, the adjusted parkland required would be 80.56 acres.

The table provided above was created over a year ago, with any changes permitted to residential lot counts not considered here. It should be noted that the private parks within Serrano would typically be provided a maximum of 75% dedication credit, per the County Subdivision Ordinance.

Although there has been reference to a school at Bass Lake, there is no longer any planned school at/near Bass Lake. Rescue Union School District has opted to surplus and sell their property adjacent to the J Lot H site. Additionally, RUSD has secured future school site property along Bass Lake Road; near the new commercial development – the commercial development that was once going to be dedicated to satisfy this very same 12.5 acres due to the District and Community.

The obligations of Parker Development / Serrano LLC must be met. With the Developers' recent construction starting adjacent to the identified park land at J Lot H, including a construction access road crossing the park property, the District would develop an agreement to permit access so that construction may continue while park designing is underway.

To date, the District has yet to be offered ownership of the remaining 12.5 acres of public parkland which is overdue by the development(s) within the SP. Prior to any approvals and/or permits being issued to the developer, or consideration of any applications from the owner, the District is requiring the dedication of Village J Lot H be completed. The impacts experienced by the District and the residents it serves must be addressed at this time, as over 30 years of waiting for satisfaction of subpar parkland dedication is not in the best interests of the public, nor does it provide any confidence that this Developer will deliver or negotiate, in good faith, upon any agreement, application, plan, or otherwise.

In summary, with the recent acquisition of RUSDs property at Bass Lake (approximately 162 acres), the District intends to utilize available CFD funds, development impact fee funds, and other capital resources set aside for park development at Bass Lake / J Lot H to construct park improvements. The District is no longer interested in the Developer making park improvements for J Lot H, as a larger park plan that incorporates an additional 175+ acres will require the District to forego any such turnkey park.

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3212.

Cordially,



Kevin A. Loewen
General Manager
El Dorado Hills Community Services District

Attachments: District letter to El Dorado County, dated August 30, 2017
District letter to El Dorado County, dated March 16, 2018

cc: Mr. Don Ashton, County Administrative Officer - El Dorado County
Bill Parker, Andrea Howard, Kirk Bone - Parker Development (Serrano Associates, LLC)
File



August 31, 2017

Rommel Pabalinas, Senior Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

**RE: SERRANO VILLAGE J LOT H – PD14-0008 TM14-1524
RECONCILIATION OF PARKLAND DEDICATION TO THE EL DORADO HILLS
COMMUNITY SERVICES DISTRICT – SERRANO EL DORADO HILLS SPECIFIC
PLAN**

Dear Mr. Pabalinas:

The El Dorado Hills Community Services District (District) would like to take this opportunity to comment in support of the above referenced revision to the approved tentative map and development plan for Serrano Village J Lot H.

Village J Lot H has been revised to include a 12.5-acre park site, which will contribute to the overall parkland dedication owed to the District, as outlined in the 1989 Development Agreement (DA) and Public Facilities Financing Plan (PFFP) for the Serrano - El Dorado Hills Specific Plan (SP).

The District has evaluated the parkland dedication obligations assessed to the Serrano development per the Development Agreement and Serrano - El Dorado Hills Specific Plan. The table below illustrates the comparison of overall parkland dedication required in the DA and PFFP to the actual acreage of delivered:

DA / PFFP Identified Parkland Obligation	Park Acreage (Actual)	Parkland Obligation (Status)
10-acre Community Park (Village Green)	10 ac	satisfied
8-acre District Park at School (Oak Meadow)	5.54 ac	partially satisfied
10-acre District Park (Bass Lake)	12.5 ac	PENDING (satisfies 28 public acres)
45+ acre Open Space/Archery Range	45+ ac	satisfied
Private Parks	26.56 ac	unverified by CSD (at this time)
Open Space and Trails	unknown	unverified by CSD (at this time)

Per the El Dorado Hills Specific Plan, dated December 23, 1987, the total number of residential lots planned was 6,162. As of current, the total lots existing and planned is 4,883. Based on


the El Dorado County Subdivision Ordinance, Section 120.12.090, Item 9a and 9b, and per the Specific Plan referencing the planned development use at the ratio of 5 acres of parkland per 1,000 persons, any typical development should have dedicated a total of 101.67 acres of parkland to the District. The current planned and existing residential lots of 4,883 would then result in an adjusted parkland dedication requirement of 80.56 acres. However, the DA and PFFP have specified the requirements to be met by the Developer.

Although it has been nearly 30 years since the project's original agreement was executed, it should be noted that the calculations previously provided for parkland dedication did not account for how credit for private parks are typically calculated. More specifically, private parks (e.g., behind the gates), such as the required 26.56 acres of parkland in the Serrano Plan, would typically only receive up to 50% credit for the overall dedication requirement calculations.

The Developer, by delivering the final public parklands required within the DA, PFFP, and Community Facilities District requirements, in full, will be of benefit to the community. The District provides this letter of support while also conveying a message to all interested parties that delivery of public facilities, such as parks, should be realized through stringent DA requirement and triggers to avoid future 30-year wait times.

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3212.

Cordially,



Kevin A. Loewen
General Manager
El Dorado Hills Community Services District

LEGEND

- AC PAV. TO BE COMPLETED AS PART OF THIS PERMIT (AREA)
- ▨ ASPHALT PAVEMENT (EXISTING AND PROPOSED)
- ▧ 2" DEPTH CURB AND REPAVE PAV. (SEE PLAN OF FAC. SHEET FOR DETAILS)
- ▩ ASPHALT CURB REPAVE (AREA)
- MULTIPURPOSE USE (SEE LUMI & LUTTERMAN DETAIL SHEET FOR DETAILS)
- IMPROV. RADIIUS OF CURVE AND TO CURBFACE
- # STREET SIGN PERIOD PLAN NOTE
- STREET SIGN PERIOD SIGN (SEE DETAIL SHEET)

NOTE: WHERE CURB & GUTTER IS NOT SPECIFICALLY NOTED, IT SHALL BE AS SHOWN ON THE OTHER SHEETS OF THIS PERMIT. THANKS!



IMPROVEMENT PLAN FOR
19-1171 2A

Reviewed by EDM Fee
11/15/2018 - 10:11 AM

Attachment D

RECEIVED
OCT 19 2016

Mr. Kirk Bone
Director of Government Relations
4525 Serrano Parkway
El Dorado Hills, CA. 95762



Subject: El Dorado Hills Specific Plan Open Space Dedication

Dear Mr. Bone,

The El Dorado Hills Community Services District (District) is in receipt of the materials related to the Subject, as referenced in the August 19th letter. In conjunction with the information obtained during our meeting at your office on August 17th, it appears as though the Serrano Master HOA has the appropriate funding mechanism in place to meet the ongoing requirement for preservation of that open space.

The nature of our earlier meetings and conversations for this topic were primarily related to a potential offer of dedication to the District. In the event that the current funding mechanism were in some way transferable to the District the conversation for transferring maintenance & operations would then be viable.

Should you have additional questions please do not hesitate to contact me.

Cordially,

A handwritten signature in black ink that reads "Kevin A. Loewen".

Kevin A. Loewen
Interim General Manager

Attachment E



COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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(530) 542-9082 Fax

RECEIVED
10/01/2016

October 28, 2016

Kirk Bone, Director of Government Relations
Serrano Associates, LLC
4525 Serrano Parkway
El Dorado Hills, CA 95762

Dear Mr. Bone:

We have reviewed your informal offer to dedicate the open space in Serrano to the County. At this time, El Dorado County has no interest in accepting the dedication of open space.

If you have any questions, please contact me at (530) 621-5369.

Sincerely,

A handwritten signature in blue ink that reads "Roger Trout".

Roger Trout
Division Director

RT:cmt

Attachment E



SERRANO

July 13, 2016

Mr. Steve Pedretti
Director of Community Development
El Dorado County
2850 Fairlane Drive
Placerville, CA 95667

Mr. Brent Dennis
General Manager
El Dorado County Community Services District
1021 Harvard Way
El Dorado Hills, CA 95762

Subject: El Dorado Hills Specific Plan – Open Space

Gentlemen:

Section 6.2.1 of the above-referenced Specific Plan, Section 3.2 of the Development Agreement for the Specific Plan and Section IV E4 of the Financing Plan for the Specific Plan contemplate that we offer to dedicate the Open Space portions of the Serrano project to the Community Services District and, if not accepted by the Community Services District, that we make the same offer to the County.

This letter is not a formal offer to dedicate, but an attempt to gauge your respective interest in accepting this dedication.

I will call you in the next week to discuss this with you.

Best regards,

Kirk Bone
Director of Government Relations

KB:dmc

cc: Dave Defanti, Assistant Director, Community Development Agency

SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762
916.939.3333 800-866-8786
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