



Debra Ercolini <debra.ercolini@edcgov.us>

Fwd: CSD Comment Letter Pertaining to Remainder Parkland Dedication in EDH Specific Plan

1 message

Char Tim <charlene.tim@edcgov.us>
To: Debra Ercolini <debra.ercolini@edcgov.us>

Thu, May 25, 2017 at 8:10 AM

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

From: **Rommel Pabalinas** <rommel.pabalinas@edcgov.us>
Date: Thu, May 25, 2017 at 5:16 AM
Subject: Fwd: CSD Comment Letter Pertaining to Remainder Parkland Dedication in EDH Specific Plan
To: Charlene Tim <charlene.tim@edcgov.us>
Cc: Roger Trout <roger.trout@edcgov.us>

Hi Char-

I'm forwarding this letter I received last night from the El Dorado Hills CSD. Though it does not directly involve Serrano Village J5 J6, however, the issue discussed (parks) in the letter may address some of the on-going concerns that's been previously submitted to and discussed at the Planning Commission.

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

From: **Kevin Loewen** <kloewen@edhcsd.org>
Date: Wed, May 24, 2017 at 6:35 PM
Subject: CSD Comment Letter Pertaining to Remainder Parkland Dedication in EDH Specific Plan
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>
Cc: "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "Kirk Bone (kbone@parkerdevco.com)" <kbone@parkerdevco.com>, Tauni Fessler <tfessler@edhcsd.org>

Good evening,

The El Dorado Hills Community Services District is submitting a comment & clarification letter to the County et. al., to describe its interest, intent, and position for resolving the remainder parkland dedication requirement for the El Dorado Hills Specific Plan (Serrano). Please forward this letter and attachment on to the County Planning Commissioners, as appropriate, to address concerns and questions raised at a meeting held earlier this year (see attachment), as the District has received several calls, comments, and questions related to the discourse of that aforementioned Planning Commission meeting.

Thank you,



Kevin A. Loewen

General Manager

1021 Harvard Way, El Dorado Hills, CA 95762

Direct Phone: 916-933-6624 / Fax: 916-933-5341

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Rommel (Mel) Pabalinas, Senior Planner
*El Dorado County Community Development Agency-
 Development Services Division-Planning Services
 Planning Division
 2850 Fairlane Court
 Placerville, CA 95667
 Main Line 530-621-5355
 Direct line 530-621-5363
 Fax 530-642-0508*

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Char Tim
 Clerk of the Planning Commission

Assistant to Roger Trout
Interim Director

County of El Dorado

5/25/2017

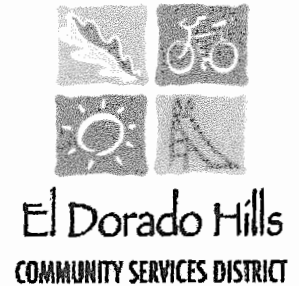
Edcgov.us Mail - Fwd: CSD Comment Letter Pertaining to Remainder Parkland Dedication in EDH Specific Plan

Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351 / FAX (530) 642-0508
charlene.tim@edcgov.us



2017_05_22_EDHCSD Letter to County_Re. J Lot H_Serrano Parkland Required.pdf

130K



May 22, 2017

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

RE: SERRANO VILLAGE J LOT H – PARKLAND DEDICATION REQUIRED TO EL DORADO HILLS COMMUNITY SERVICES DISTRICT

Dear Mr. Pabalinas:

The El Dorado Hills Community Services District (EDHCSD) would like to take this opportunity to comment on the above referenced map/topic. Serrano Associates, LLC has recently made several requests to El Dorado County for multiple project time extensions, as well as submitting for amendments to the Specific Plan and Zoning of projects.

During the El Dorado County Planning Commission Meeting held on March 23, 2017, the EDHCSD expressed concern related to these project extensions and amendments, and how these actions are directly affecting the submittal, processing and commitment to deliver required parkland in a timely manner. The EDHCSD has been exceptionally patient in resolving the remainder parkland dedication for the El Dorado Hills Specific Plan (a.k.a. Serrano).

The EDHCSD has been presented with a conceptual map amendment for J Lot H that depicts a plan that is acceptable in fulfilling the remainder park acreage required per the Specific Plan (approximately 12.5 acres). That proposed park site location provides a shape and orientation that would be amenable to planned acquisition and preservation of the greater Bass Lake area. Further delays on Village J Lot H will hinder a planned effort to preserve nearly 200 acres of open space and parkland that is becoming more and more scarce. Details on the acquisitions at/around Bass Lake cannot be described here, as the matters are currently considered confidential.

The EDHCSD is requesting that an application be made as soon as possible to amend the mapping and rezoning of the property identified as Village J Lot H to align with the conceptual map proposed by Serrano Associates, LLC, dedicating a final park site to the EDHCSD. This step is required prior to the EDHCSD moving forward with design and delivery of a park. At this time, the EDHCSD has solicited quotes and will be awarding landscape architecture work for conceptual design of other parkland in the

Bass Lake area, but would be remiss if the owner again attempts to relocate the final park site.

While it is tempting to request that the Planning Department, Planning Commission and County assist in resolving this matter prior to moving forward on any of the variety and multitude of applications made by Serrano Associates, LLC, the EDHCSO is taking this opportunity to inform you, in writing, of its position, as it relates to the readiness to secure the long-awaited remainder parkland in this Plan. This parkland is a priority, and should be treated as such.

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

Cc.
El Dorado Planning Commission
John Hidahl, Supervisor District 1
Roger Trout, El Dorado County Planning