



November 10, 2025

El Dorado County Planning Commission
2850 Fairlane Court
Placerville, CA 95667
creeksidevillagesp@edcgov.us

RE: **Creekside Village Specific Plan**

Dear Planning Commissioners,

The El Dorado Hills Community Services District ("District") appreciates this opportunity to provide comments for the Creekside Village Specific Plan (CVSP). Below are the District's comments regarding the proposal.

PER PROJECT APPLICATION

The Creekside Village Specific Plan – Reduced Impact Alternative (CVSP-RIA) proposes development of approximately 208 acres of land with a mix of residential (maximum 763 dwelling units), parks, optional neighborhood commercial, and open space land uses.

The District provided specific comments regarding different iterations of this project in 2020 and 2023 (Attachments A & B). These attachments contain prior written comments regarding District policies on parkland dedication, acceptable parkland, and maintenance funding are spelled out, as well as requests for annexation. The District understands that the applicant is not proposing to be annexed into the District boundary. The District is also tasked with providing park and recreation services to residents of El Dorado Hills.

The District looks forward to providing future park and recreation opportunities as part of the CVSP. Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3214 or jkernen@edhcsd.org

Best regards,

A handwritten signature in blue ink that reads "Jeff Kernen".

Jeff Kernen
Principal Planner
El Dorado Hills Community Services District



El Dorado Hills
Community Services District

October 28, 2020

Gina Hamilton, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: **TM20-0002 CREEKSIDE VILLAGE TENTATIVE SUBDIVISION MAP**
(Winn Ridge Investments, LLC / CTA Engineering & Surveying)

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request for comments on the above referenced project. The District has reviewed the information provided regarding the applicant's request of a Tentative Subdivision Map. The District has the following comments:

COUNTY ZONING FOR RESIDENTIAL PER PROJECT APPLICATION

The Project Application references the Creekside Village Specific Plan to convert 207.91 acres of Research and Development located within the El Dorado Hills Business Park to 676 single family residential lots, two large-lot parcels with potential for an additional 250 units, open space, El Dorado Irrigation District lift station, and 3 designated parks lots.

PARKLAND DEDICATION & IMPACT FEE REQUIREMENTS

Per District Policy 6110.10, All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in lieu thereof (Quimby), or by District Board authorization, follow a combination of these alternatives.

Application of all Parkland Dedication requirements shall follow the El Dorado County Subdivision Ordinance and be consistent with the project.

The below provides the requirements for project development related to acceptable parklands:

PARKLAND DEDICATION AND DEVELOPMENT STANDARDS

Per District Policy 6110.10, park dedication amounts shall be determined as a result of calculation based on the legislated rate of 5 acres per 1000 population project yield. Population is calculated at the rate of 3.3 persons for single family subdivisions and 2.8 for multi-family subdivisions on a per parcel basis.

Parkland requirements for this phase of 676 single family units are 11.15 acres, but based on calculations for the full buildout of 926 single family units, designated/dedicated parkland should be 15.28 acres.

Additionally, trails and trail connectivity is a critical component of the overall project design and supports the goals established by the EDH Community through the District's Master Plan. Trails

are assets eligible to be considered as components of the overall parkland dedication required of the project.

As an alternative to parkland dedication, per District Policy 6110.20, where Quimby fees are paid in lieu of land dedication; the sum owed shall be determined by District staff by consulting with the County Assessor's Office, County Planning Department and/or an approved private appraiser, as authorized by ordinance.

Per District Policy 6110.30, the amount of park land to be dedicated shall be calculated on the basis of the subdivision's dwelling unit yield as determined from the approved tentative map or the final map should the yield increase. Also per District Policy 6110.40, staff shall inspect and evaluate all proposed park land dedications to determine suitability of the subdivider's offering. The District will confer jointly with the County to determine the amount of park land to be dedicated within the subdivision and its most suitable location.

LAND SUITABLE FOR PARKLAND DEDICATION

Per District Policy 6110.60, land suitable for dedication as an active recreation site (park land) shall include the following important elements to take into consideration:

- Minimum desirable park site size is normally three (3) acres for purposes of economical maintenance and procuring adequate land for the development of multi-purpose fields.
- Active recreational pursuits, such as team field sports, game courts, and activity buildings require predominantly level land, 2% slope. Land with a greater slope, up to 20% of the site, may be acceptable where it has utility for picnicking or other passive recreation activities and when it complements usable park area (2% slope) or when it appears consistent with uses proposed for a special purpose park site. All parks improved for active recreation purposes (i.e., ball fields, hard courts, etc.) shall be graded to a maximum 2% slope within areas proposed for such uses.
- Site shall be free and clear of surface and overhead utility line easements which contain design, maintenance or operation constraints or place the public at unreasonable risk. Where easements unavoidably occur, only those compatible to the intended active recreation development, will be allowed for consideration as an acceptable dedication.
- A neighborhood park, to the extent practicable, shall be centrally located within its residential service area and easily accessed by pedestrian or light vehicular traffic. Typical amenities include children's play apparatus, hard court, a multi-purpose turfed area and suitable landscaping.
- Village/area parks shall generally provide recreation facilities needful by a larger community segment. These may be located on more significant transportation routes and shall furnish adequate parking. Ample hard courts, including tennis, larger field areas, group picnic facilities and a larger, more complex play apparatus for children, is customary.
- Drainage courses, or dedications near or adjacent to hazardous or noxious material's sites are not acceptable. Flood plains are generally not accepted, unless the site's potential risk's are fully mitigated at the subdivider's risk and expense.

Private parks (neighborhood parks behind development gates) are eligible for a portion of parkland credit per County Subdivision Ordinance and District policy, and are not eligible for park impact fee reduction, as the park impact fee imposed is for public parks, not private parks.

COMMUNITY FACILITIES DISTRICT (CFD)

The District requires as a Condition of Approval a funding mechanism be formed, such as a Community Facilities District (CFD) for the ongoing maintenance of parks, trails and pathways, open space, landscaping, lighting and other common or public areas prior to approval of the final map. This project will be conditioned to be annexed into District's Master CFD 2019-01 to satisfy this condition.

The applicant shall also coordinate with the District in forming a component of CFD 2019-01 which will serve as a back-up funding mechanism ("Shell") to the Homeowner's Association ("HOA") for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls, entry, monuments, private recreation facilities, and other common or public areas. Developer to pay all formation costs.

ANNEXATION

The proposed project is entirely within the boundaries of the El Dorado Hills Business Park, therefore it will be necessary that the project de-annex from the business park and annex into El Dorado Hills Community Services District.

Per District policy 1110.10 property shall not be annexed to the District unless such property is simultaneously annexed to the El Dorado Hills County Water District (if it is not already part of such District). Also upon annexation, the District shall negotiate to receive the highest possible tax revenue exchange or distribution, but to accept no less than 10% of the tax revenue generated within said territory (policy 1110.20).

For complete District policy guidelines, please see Policy Guide Services 6000 – Facility Development on our website at www.eldoradohillscsd.org/about/administration-finance.html

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3236.

Best regards,

Tauni Fessler

Tauni Fessler
Director of Parks and Planning
El Dorado Hills Community Services District

September 20, 2023



Anna Leanza, County Planner
anna.leanza@edcgov.us
El Dorado County Planning and Building Department
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: **GPA20-0001/SP20-0001/Z20-0005/TM20-0002 – CREEKSIDE VILLAGE (George Carpenter/Winn Ridge Investments, LLC/CTA Engineering & Surveying)**

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request to review and comment on the above referenced project. Below are comments and conditions to be addressed.

PER PROJECT APPLICATION

The Creekside Village General Plan Amendment proposes a development of 676 single-family dwelling units (low and medium density); 14.3 acres of parks; 46.3 acres of open space with walking trails, bike paths, and neighborhood parks; a community center; and two (2) unparcelled large lots for the future development of 250 single family homes (total of 926 homes) on the property identified as APN 117-010-012, consisting of 207.91 acres.

PARKLAND DEDICATION & IMPACT FEE REQUIREMENTS

District Policy 6110.10

All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in lieu thereof (Quimby), or by District Board authorization, follow a combination of these alternatives.

Application of all Parkland Dedication requirements shall follow the El Dorado County Subdivision Ordinance and be consistent with the project.

The District's policies below provide the requirements for project development related to parkland dedication formulas and in-lieu options, as well as details regarding land **suitable** for acceptable parklands dedication:

PARKLAND DEDICATION AND DEVELOPMENT STANDARDS

District Policy 6110.10

Park dedication amounts shall be determined as a result of calculation based on the legislated rate of 5 acres per 1000 population project yield. Population is calculated at the rate of 3.3 persons for single family subdivisions and 2.8 for multi-family subdivisions on a per parcel basis.

District Policy 6110.20

As an alternative to parkland dedication, where Quimby fees are paid in lieu of land dedication; the sum owed shall be determined by District staff by consulting with the County Assessor's Office, County Planning Department and/or an approved private appraiser, as authorized by ordinance.

District Policy 6110.30 and 6110.40

The amount of park land to be dedicated shall be calculated on the basis of the subdivision's dwelling unit yield as determined from the approved tentative map or the final map should the yield increase. Also, per District Policy 6110.40, staff shall inspect and evaluate all proposed park land dedications to determine the suitability of the subdivider's offering. **The District will confer jointly with the County to determine the amount of park land to be dedicated within the subdivision and its most suitable location.**

LAND SUITABLE FOR PARKLAND DEDICATION

District Policy 6110.60

Land suitable for dedication as an active recreation site (park land) shall include the following important elements to take into consideration:

1. Minimum desirable park site size is normally three (3) acres for purposes of economical maintenance and procuring adequate land for the development of multi-purpose fields.
2. Active recreational pursuits, such as team field sports, game courts, and activity buildings require predominantly level land, 2% slope. Land with a greater slope, up to 20% of the site, may be acceptable where it has utility for picnicking or other passive recreation activities and when it complements usable park area (2% slope) or when it appears consistent with uses proposed for a special purpose park site. All parks improved for active recreation purposes (i.e., ball fields, hard courts, etc.) shall be graded to a maximum 2% slope within areas proposed for such uses.
3. Site shall be free and clear of surface and overhead utility line easements which contain design, maintenance or operation constraints or place the public at unreasonable risk. Where easements unavoidably occur, only those compatible to the intended active recreation development, will be allowed for consideration as an acceptable dedication.
4. A neighborhood park, to the extent practicable, shall be centrally located within its residential service area and easily accessed by pedestrian or light vehicular traffic. Typical amenities include children's play apparatus, hard court, a multi-purpose turfed area and suitable landscaping.
5. Village/area parks shall generally provide recreation facilities needful by a larger community segment. These may be located on more significant transportation routes and shall furnish adequate parking. Ample hard courts, including tennis, larger field areas, group picnic facilities and a larger, more complex play apparatus for children, is customary.
6. Drainage courses, or dedications near or adjacent to hazardous or noxious material's sites are not acceptable. Flood plains are generally not accepted unless the site's potential risks are fully mitigated at the subdivider's risk and expense.

Private parks (neighborhood parks behind development gates) are eligible for a portion of parkland credit per County Subdivision Ordinance and District policy, and are not eligible for park impact fee reduction, as the park impact fee imposed is for public parks, not private parks.

The proposed tentative subdivision creates 926 single-family dwelling units (which includes 250 single family homes on two (2) unparcelled large lots for future development), that yields a population of 3,055.8 persons. **Using the 5 acres per 1,000 persons formula, the required park land dedication to the EDHCSD is 15.28 acres of land.** The applicant can also satisfy this requirement by way of Quimby fees paid in lieu of land dedication.

Specifically, the Tentative Map proposes 14.3 acres of parks located on Lot K (8.80 acres), Lot O (2.23 acres) – both along Latrobe Road, and Lot P (3.3 acres). Is it the intent of the applicant to dedicate this parkland on the current Tentative Map to the District as part of the parkland dedication requirements? Any parkland dedication agreements must **receive Board of Director's review and approval** prior to acceptance and processing by the General Manager.

DISTRICT BOUNDARY

Annexation into the El Dorado Hills Community Services District boundary is required as a Condition of Approval.

COMMUNITY FACILITIES DISTRICT (CFD)

Additionally, as a Condition of Approval, prior to the approval of the project's Final Map, annexation into the following Community Facilities Districts (CFDs) is required:

El Dorado Hills Community Services District Master CFD 2019-01

Annexation into the District's Master CFD 2019-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of future parks, trails and pathways, open space, landscaping, lighting and other common or public areas owned/maintained by the District within the District's service boundary.

For complete District Policy guidelines, please see Policy Guide Services 6000 – Facility Development on our website at www.eldoradohillscsd.org/about/administration-finance.html

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3214.

Best regards,

Jeff Kernen

Jeff Kernen
Principal Planner
El Dorado Hills Community Services District

cc:

George Carpenter, Winn Ridge Investments, LLC, georgemcarpenter@comcast.net
CTA Engineering & Surveying, David Crosariol, dcrosariol@ctaes.net