



November 19, 2020

Open Letter to the Community

Dear El Dorado Hills Residents,

The El Dorado Hills Community Service District (CSD) Board of Directors would like to acknowledge and thank our community for your patience and support as we worked hard to acquire the Old Executive Golf Course over the past several months. Bottom line - consistent with the CSD's evaluation of the property at highest and best use in 2014 at a price over \$20M, Parker Development's valuation also exceeds \$20 million. Therefore, the CSD's efforts to acquire the property has resulted in a conclusion that this represents too high a price given our current and future resources and we believe the Community's future cannot be mortgaged against a single property.

While this is not the conclusion we sought, the Board of Directors is confident that this is the best decision for our community. Be assured, we will do our best to find and develop the next great area for a Community Park wherever that may be as we all move forward together. And while the door is closed today on the purchase of this property, if at some time in the future, should all or portions of the Old Executive Golf Course property become available, the CSD is prepared to reconsider acquisition. In the meantime, as the County approves more housing toward eventual build-out, the CSD will make every effort to collaborate with Parker Development and all other property developers in our community to identify and deliver parklands, open space, and trail connectivity so desired by all.

The Old Executive Golf Course has a lengthy history embedded in the El Dorado Hills residents' hearts and minds. However, in more recent times, the golf course has gone by the wayside and an application to repurpose the property has been underway. In hearing the community's interest in preserving that property in some form of park, recreation or open space facility, the CSD undertook various efforts to deliver on those desires. Although the efforts of the CSD span many years, this letter to the Community is focused on what has occurred in 2020. For details on how the Board came to our decision please see the following timeline of our efforts since January 2020:

January– The El Dorado County Planning Commission held a community meeting on the Central El Dorado Hills Specific Plan at District Church where nearly 500 attendees from the community attended. Those who provided comments were mostly expressing their desire to have the property maintained as some form of recreation or open space. At that meeting, the property owner's representative commented that they would be open to an acquisition of the property by the CSD.

March– CSD and Parker Development representatives met to discuss the CSD's potential programmatic uses of the property and various details to be used for the purchase negotiations. Topics included the process to be used for the purchase/sale negotiations, an appraiser and the

appraisal process, and a mutually binding non-disclosure agreement. As part of the discussion, the CSD offered to pay for the owner's appraisal.

April/May – Based on a request of the owner, the CSD contracted with an architect to develop various concepts at a programmatic level for the Old Executive Golf Course property and we secured an appraiser and initiated work. After engaging our respective legal counsels, an agreement on a negotiations process was not finalized. Land acquisition is subject to closed board discussion and the CSD Board was advised not to validate the requested non-disclosure, but regardless, worked in good faith with the owner and moved forward with CSD contracted services for preliminary use design, cost estimates and more.

July/August – The CSD reviewed the programmatic concepts and the costs for delivering on those concepts and shared them with the owner. The Board also reviewed the draft appraisal findings and provided additional direction to the appraiser for further analysis.

August/September – The CSD Board reviewed and considered the second draft appraisal. The CSD also requested the owner's appraisal or assessment of value and again offered to pay for another independent appraisal to be performed on behalf of the owner.

October – The owner notified the CSD of their estimated property valuation based on current zoning and land uses, as well as potential land uses and further described an ultimate desire to continue working on a development plan. Additionally, the owner also presented some potential development options based on current zoning to the CSD representatives which includes some recreational components and other resources at the Central site. Based on the estimated value provided, the CSD Board determined the price to be too high for us to proceed.

The CSD and its Board of Directors are disappointed that it has taken this long to come to this decision. While we and so many in our community believe this property to be an important center piece in our community, we cannot forego future parks, trails and open space for this single property.

Finally, we appreciated the opportunity to work with Parker Development to gain insights into potential uses allowed under the current zoning and open space/recreation uses and review how they derived their valuation of the property. Again, for the best long-term benefit of the community, the District will move forward and work collaboratively with all local land developers to evaluate other available properties that will meet the needs of our growing community.

Yours in Service,

Board of Directors

Benjamin Paulsen, President
Noelle Mattock, Vice President
Allan Priest, Director
Sean Hansen, Director
Michael Martinelli, Director