MASTER INDEX OF EXHIBITS

Evidence of Unrecorded Liabilities, Statutory Violations, and Invalid CEQA Baselines

- **EXHIBIT A: Dissenting Planning Commissioner Memo**
  - *Significance:* Official County warning that the developer's parkland obligation remains unfulfilled due to the deed's reversionary clause, and that the 50% Park Impact Fee discount exposes the County to Supreme Court (*Sheetz*) liability.
- **EXHIBIT B: 2006 Annual Review of EDHSP (Developer Obligations)**
  - *Significance:* Proves the developer claimed the Village J park design was "underway" 14 years prior to the bailout, and documents the contractual clause linking their fee exemption directly to satisfying park construction.
- **EXHIBIT C: 2019 Annual Review & County Planning Memo**
  - *Significance:* Written confession from the developer acknowledging their "obligation in the Specific Plan to deliver a turnkey park," constructed with Mello Roos funds, just months before the 2020 bailout.
- **EXHIBIT D: Historical Park Impact Fee Report & Financial Nexus**
  - *Significance:* Proves the developer was granted an over $6,000 per-rooftop credit, creating a $28.2+ million public subsidy. Contrasted against the $13 million in private parks built, this establishes the $15.2+ million unearned windfall gap.
- **EXHIBIT E: The Recorded Grant Deed for Lot H (Village J)**
  - *Significance:* Proves the 2020 bailout did not transfer a clean asset. The deed contains a "Fee Simple Subject to Condition Subsequent," allowing the developer to claw the land back.
- **EXHIBIT F: EDHCSD 5-Year AB 1600 Study & FY25 Annual Report**
  - *Significance:* Formal, state-mandated admissions by the District that Bass Lake Park faces a $7+ million funding shortfall, project costs exceed the agreement, and the historical Serrano fee credit balance is legally $0.
- **EXHIBIT G: EDHCSD Annual PIF Reports (FY19 through FY24)**
  - *Significance:* Six consecutive years of statutory filings proving the developer received a massive discount on impact fees, while the mandatory reporting sections for applied developer fee credits and refunds consistently report "None."
- **EXHIBIT H: The July 2024 "Cole Legal Memo"**
  - *Significance:* Written admission from former EDHCSD legal counsel Derek P. Cole to the former auditor confirming the District's Lot H construction costs will be "well in excess of the $3.5 million" and the taxpayers "will have to make up the difference."
- **EXHIBIT I: 2020 Tri-Party Agreement (The Bailout & Cap Violation)**
  - *Significance:* Documents the agreement allowing the developer to abandon the turnkey park. Highlights the $3.5 million payment from Mello Roos, proving an illegal breach of the $2 million original CFD funding cap.
- **EXHIBIT J: EDHCSD Board Resolution 2019-16**
  - *Significance:* Sections 10(a) and 11(b) prove the County (or Auditor-Controller) transferred "sole discretion" and statutory tracking authority over the Serrano fee credits to the CSD, establishing the CSD's liability for the phantom ledger.
- **EXHIBIT K: Email Memorialization to Auditor-Controller Joe Harn (June 11, 2026)**
  - *Significance:* Written confirmation capturing the Auditor-Controller's admission that the ledger gap is "many millions of dollars," that he handed over a $0 reconciled balance to the CSD in 2019, and his commitment to testify before the Board of Supervisors.
- **EXHIBIT L: The Auditor-Controller's Bombshell Letter (December 11, 2024)**
  - *Significance:* The County's top financial officer confirms in writing that the 2020 agreement caused the community to "give up the community's rights... to a park 100% funded by the

developer." Furthermore, he explicitly indicts the Board of Supervisors for actively deciding that "the limiting language related to park construction costs would be ignored."

- **EXHIBIT M: The June 16, 2026, County Staff Memo (Pages 4 & 5)**
  - *Significance:* In today's agenda packet, County Planning staff explicitly admit in writing that the 2020 agreement "satisfied" the developer's obligations, and that "The EDHCSD has the obligation to construct the Village J, Lot H park." This destroys the legal basis for the Developer to continue receiving the 46% fee discount.
- **EXHIBIT N: Example of Lawful AB 1600 Credit Tracking (City of Brentwood)**
  - *Significance:* Serves as the legal baseline proving how compliant California agencies document and track developer fee credits on a strict, dollar-for-dollar basis. Showcases the glaring illegality of El Dorado County relying on a mathematically empty ($0.00) phantom ledger to grant millions in unverified waivers.

NARRATIVE

GETZ'S FACTS AND CHRONOLOGY:

The Serrano M5 "Double Dip," the Phantom Ledger, and the Mello Roos Illusion Submitted to the El Dorado County Board of Supervisors — June 16, 2026

Executive Summary: A Community Defrauded

Despite being the largest master-planned development in El Dorado County, Serrano entirely lacks standard public park amenities. There are no public restrooms, no pickleball courts, no tennis courts, and no lighted sports fields—amenities standard in much smaller neighboring developments like Promontory, Blackstone, and Heritage.

This absence of civic amenities is not a planning oversight; it is the direct result of a broken fee nexus, an abandoned CEQA mitigation, and an untracked, multi-million-dollar phantom ledger. The Developer has been granted millions in fee reductions based on a mandate to construct a public "turnkey" park system. The Developer did not build it. Instead, the County and the El Dorado Hills CSD illegally allowed the Developer to substitute a dirt lot and exhausted Mello-Roos funds to cover their private obligation.

ACT I: The 14-Year Harvest and the $15+ Million Gap (2006–2019)

Historical documents confirm the Serrano developer was granted lucrative, multi-decade exemptions from standard Park Impact Fees. This exemption was granted strictly because the developer was legally obligated under the Specific Plan to construct its own turnkey public park system, including Village J.

- **The Contractual Anchor:** The developer's 2006 Annual Review (**Exhibit B**) outlines the legal quid pro quo, stating: *"Provisions of the Specific Plan and Financing Plan shall completely satisfy park land obligations; no additional dedications or in-lieu fees shall be required."*
- **The Stall Tactic:** In that same 2006 Annual Review document (**Exhibit B**), the developer secured these ongoing exemptions by claiming the Village J Park design was "underway." For the next 14 years, the developer built thousands of homes, claiming this massive discount on impact fees for every unit, while indefinitely delaying the park's construction.
- **The Unearned Windfall & Mathematical Reality:** Over the course of the project, the developer received an over $6,000 per-rooftop credit off their development impact fees for nearly 4,700 units to date. As established by the historical nexus data in **Exhibit D**, this equates to an estimated public subsidy exceeding $28.2 million (and up to $29.5 million based on current schedules). In exchange, the developer put in 13 private "neighborhood parks" worth no more than $13 million. This created a massive, untracked gap of over $15.2 million to $16.5 million. That missing public value was supposed to be satisfied by the developer funding and building the turnkey public park at Village J.

- **The 2019 Confession:** In August 2019, the developer formally admitted in writing (**Exhibit C**) that they still owed this asset, acknowledging their *"obligation in the Specific Plan to deliver a turnkey park to the CSD, constructed with funds from the Mello Roos district."*

ACT II: The 2020 Bailout, Cap Violation, and Breach of Contract

In 2020, through the Tri-Party Agreement (**Exhibit I**), the developer was completely bailed out of building the Village J Park. They handed the CSD a dirt lot encumbered by a reversionary clause, as proven by the Recorded Grant Deed (**Exhibit E**), and $3.5 million.

- **The Original CEQA Mandate vs. The Unlawful "Dirt Swap":** The foundational 1988 Specific Plan EIR mandated 80 acres of parkland as a strict environmental mitigation. Rather than building the final public turnkey park, the Developer handed over 12.5 acres of dirt (Lot H). The County, CSD, and Developer unilaterally agreed to this modification to purportedly satisfy the CEQA requirement—without reopening CEQA or issuing a Supplemental EIR. Substituting a developer-funded turnkey park for a dirt lot is an illegal, illusory mitigation.

- **The Mello Roos Illusion (The Cap Violation):** The $3.5 million payment to the CSD did not come from the developer's $15.2+ million windfall; it came from Mello Roos (homeowner taxes). Furthermore, the original agreement (**Exhibit I**) contained a strict limit of $2 million (adjusted to ~$3.5 million) for permissible Mello Roos funding. This limit was there because the developer was already getting an impact fee credit. By allowing a $3.5 million Mello Roos payment, the County and CSD illegally allowed the developer to exceed the funding cap and use public tax dollars to buy out of a public obligation.

- **The Auditor's $9 Million Fiction:** In 2019, to justify the rendering, Auditor-Controller Joe Harn hastily and incorrectly calculated the available CFD amount to be $9 million, bypassing the legal limit.

- **The Deficit & The Fatal Admissions:** The County, CSD, and Auditor all now formally admit this bailout is mathematically bankrupt:

    - *The CSD Deficit:* The CSD's own legal counsel, Derek P. Cole (**Exhibit H**), and their statutory 5-year AB 1600 study (**Exhibit F**) now formally admit this bailout amount leaves a $7+ million funding shortfall that must be pushed onto the taxpayers.

    - *The Auditor's Dec 2024 Admission:* Auditor Harn explicitly confirmed the death of the mandate (**Exhibit K**), writing that by signing the 2020 Dirt Swap, the agencies *"gave up the community's rights under the 1989 DA to a park 100% funded by the developer,"* and indicted the Board of Supervisors for actively deciding that *"the limiting language related to park construction costs would be ignored."*

- *The June 16, 2026 Staff Report Admission:* In today's agenda packet, County Planning explicitly states in Response A.3: *"The EDHCSD has the obligation to construct the Village J, Lot H park."*

- **The First Dip:** The developer was allowed to keep the decades of financial savings from the fee exemptions, and they saved millions in hard construction costs by abandoning the turnkey park obligation. Because they failed to fulfill the "Provisions of the Specific Plan," their impact fee exemption is legally void.

ACT III: The M5 Double Dip and the Empty Ledger (2020–2026)

Today, the developer is processing the Serrano Village M5 map, which adds new units. Instead of paying the full per-unit impact fee for these new, unmitigated units, the developer is asking the County to waive these fees using historical "fee credits."

- The Second Dip: The County is actively allowing the developer to claim fee waivers based on the "turnkey park" exemption that the developer legally abandoned six years ago.
- The Phantom Ledger (Gov. Code § 66006 Violation): The Mitigation Fee Act mandates strict, dollar-for-dollar public accounting of all fee allocations and credits. Unlike compliant jurisdictions—such as the City of Brentwood, California (Exhibit N)—which maintains meticulous, public deduction ledgers to prove developers actually spent private capital. For example, Brentwood explicitly outlines the legal basis for these credits: "The Subdivision Map Act requires the City enter into a reimbursement agreement when a developer constructs excess improvements. Per the reimbursement agreement, the City shall reduce the DIFs collected from the developer, in the form of DIF credits, for the costs associated with the design, financing, construction and installation of the excess improvements." More importantly, Brentwood then discloses an actual, tracked annual credit balance: "As of June 30, 2025 the total value of credits was $618,208, after a total of $614,770 was used as credits during FY 2024/25." In stark contrast, El Dorado County simply baked a permanent 46% cash discount into the text of the fee schedule itself. Consequently, the District's official, state-mandated AB 1600 Annual Park Impact Fee Reports from FY 2018-2019 through FY 2023-2024 (Exhibit G) consistently report $0 in applied refunds or fee credits. The ledger is legally empty.
- The Final Linchpin (Auditor-Controller's Dereliction): Under Gov. Code § 26900 & § 26909, the Auditor-Controller has an inescapable statutory duty to audit special districts and fee remittance. Yet, in a June 11, 2026 email regarding this gap (Exhibit K), Auditor-Controller Joe Harn admitted: "I am unaware of any instances where the County collected PIF fees absent directions from the EDHCSD..." a transfer of tracking authority established by EDHCSD Board Resolution 2019-16 (Exhibit J). The County cannot legally grant a multi-million-dollar "text discount" at the permit counter based on an EDHCSD ledger that is mathematically empty.

- The Legal Liability: A sitting El Dorado County Planning Commissioner (Exhibit A) has formally warned this Board that the deed's reversionary clause means the "EDHSP park obligation remains unfulfilled," and that granting the M5 fee waivers exposes the County to severe legal liability under the recent U.S. Supreme Court decision, Sheetz v. County of El Dorado.

Conclusion & Demand for Action

Supervisors, you are being asked to authorize an illegal, ongoing public subsidy for units that were never even supposed to exist.

By statutory schedule, the standard El Dorado Hills Park Impact Fee for 2023-2024 is $13,495 per home. But for the additional units in the M5 map, the developer is only being assessed $7,215 per unit. Why? Because the Planning Department is continuing to apply a $6,280 per-rooftop discount strictly tied to the developer's historical obligation to build a turnkey public park system.

But the contract that created that discount was breached in 2020. The developer abandoned that turnkey park by handing over a dirt lot and just $3.5 million in Mello Roos for a facility that actually costs $10.5+ million to build based on the CSD’s 2017 nexus study (**Exhibit D**). They left the taxpayers with a massive $7+ million deficit.

Here is the true fraud before you today: Despite leaving the public holding the bag for that $7 million shortfall, the County is allowing the developer to return to the well and extract even more fee discounts for newly added units. You cannot legally extend a grandfathered, 46% fee discount to newly mapped units based on a turnkey park the developer refused to build and the CSD doesn’t have the money to build.

Consider the 2006 development review (**Exhibit B**) along with the CSD’s statements in recent years. The 'Incomplete Improvements' sections of the District's AB 1600 reports (**Exhibit G**) formally document the District continuously moving the goalposts for the Bass Lake Community Park (Village J / Lot H) construction:

- FY 2018-2019: Construction was anticipated to begin in 'FY2020/2021'.
- FY 2019-2020: Construction was pushed to 'Nov/Dec of 2021'.
- FY 2021-2022: Construction was delayed to 'spring 2024'.
- FY 2022-2023: Construction was pushed back to 'spring 2025'.
- FY 2023-2024: Construction was delayed again to '2025/26'.

The park mitigation is broken. The fee nexus is broken. The financial tracking is a complete phantom represented as zero on the AB 1600 reports. Lifting the $3.5 million park limitation unilaterally to cover the Developer's shortfall is beyond the County's authority and places the Auditor-Controller in grave legal jeopardy regarding the remittance of public, in this case custodial, funds. Mr. Harn continues to have the statutory duty to track these fee credits, and he has for whatever reason, failed to do so.

If you approve this map today without assessing the full, standard $13,495 per-unit fee for these additional units, you are actively authorizing an ongoing, multi-million-dollar Gift of Public Funds based on an illusory CEQA mitigation, an abandoned turnkey obligation, and a mathematically indefensible phantom ledger.

I demand the Board deny this map, or condition its approval strictly on the assessment of the full, statutorily mandated $13,496 park impact fee.

Exhibit A

Outlook

Planning Commission Minority Report Submittal-Serrano M5

From Bob Williams <Bob.Williams@edcgov.us>
Date Thu 6/11/2026 9:48 AM
To Karen L. Garner <Karen.L.Garner@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>
Cc Robert J. Peters <Robert.Peters@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Cameron W. Welch <Cameron.Welch@edcgov.us>; Kim Dawson <kim.dawson@edcgov.us>

Dear Executive Secretary, El Dorado County Planning Commission:

Pursuant to Planning Commission By-Laws §5(e), and as a member voting in the minority on Item #26-0960 (TM25-0003 / PD25-0005 / Serrano Village M5), I respectfully request that the following rationale be entered into the Commission minutes, transmitted to the Board of Supervisors for consideration, and published in the Board of Supervisors' June 16. 2026, meeting agenda Item 41 as an exhibit.

Rationale for Dissenting Vote

1. Reliance on a Morphed Specific Plan, a 46-Year-Old EIR, and an Expired Development Agreement

a. Evolution of the EDHSP

The 1988 El Dorado Hills Specific Plan (EDHSP) predates the County General Plan by fourteen years. While senior Planning Department staff have characterized the General Plan as outdated, the Staff Report simultaneously relies on a Specific Plan that has undergone decades of incremental modifications. Village M is a clear example: originally planned for 37 lots, it is now proposed for 166. This cumulative morphing undermines the integrity of the original land-use structure and the conditions under which the EDHSP was approved.

b. Reliance on a 1980 Environmental Impact Review (EIR)

Staff asserted CEQA exemption based on a 46-year-old EIR prepared in 1980. I could not concur with the premise that no substantial changes have occurred in nearly five decades. Traffic patterns, population, commercial development, and environmental conditions in El Dorado Hills have changed dramatically. Reliance on such an outdated document does not satisfy CEQA's requirement for meaningful environmental review when new impacts are reasonably foreseeable. A CEQA exception should not be granted when based on a facially flawed and outdated EIR.

c. Expired Development Agreement and Density Transfers

Staff further relied on Section 2.1.1 of the EDHSP Development Agreement—an agreement that expired decades ago—to justify transferring density from other villages into Village M. While Staff argues that total EDHSP lot counts have not been exceeded, this does not override Village M's expressly stated purpose. The EDHSP itself acknowledges that Village M contains sensitive tree cover, wildlife habitat, and steep topography, and therefore was "reserved for the largest lots within the Specific Plan area."

The expired DA cannot be used to justify a density increase that contradicts the Specific Plan's own stated intent. Overriding well-established environmental and topographical conditions is not justified by the developer's mere desire to increase the density of saleable lots.

2. Potential Litigation Exposure and Unresolved Parkland Obligations

a. Village J Lot H (Bass Lake) Park Obligation

The Staff Report asserts that Serrano Associates has fulfilled all EDHSP parkland requirements. However, documentation provided by the applicant in response to my request shows that the deed transferring Village J Lot H to EDHCSD contains a reversion clause allowing Serrano to rescind the transfer if the park is not constructed. No park has been built. Thus, the EDHSP park obligation remains unfulfilled. EDHCSD's inaction does not extinguish Serrano's obligation, nor does it relieve the County of its duty to enforce Specific Plan requirements. Declaring the obligation satisfied exposes the County to unnecessary legal risk.

b. Park Impact Fee Discount

Serrano Associates has historically received a 50% Park Impact Fee discount not available to any other new development within EDHCSD. Recent court decisions—including *Sheetz v. County of El Dorado* and *Austin v. County of Alameda*—underscore the legal vulnerability of disproportionate or unsupported fee structures. By collecting and administering these fees, the County becomes a participant in a preferential arrangement that may not withstand legal scrutiny. While the M5 proposal involves only ten lots (approximately $75,000 in discounted fees), other pending EDHSP proposals would magnify this exposure. Historically, it takes a single disgruntled taxpayer to effectively change the administration of disparate mitigation fees. An analysis by County Counsel to evaluate potential exposure may be prudent regarding the EDHCSD/Serrano disproportionate PIF mitigation fee structure and EDC's role in fund collection and oversight.

c. Additional Disparities

Other preferential arrangements—such as taxpayer-funded maintenance of Village Green Park and the absence of LLAD assessments for Serrano—further illustrate inequities embedded within the EDHSP framework. These disparities are increasingly difficult to justify.

3. Traffic Mitigation and Insufficient Analysis

Staff determined that no full traffic impact analysis was required, although the line-of-sight review was helpful. The Commission lacked adequate information to evaluate the proposed four-way stop mitigation. Public testimony reflected significant disagreement regarding the appropriateness of the four-way stop. The Commission majority ultimately removed DOT's recommended mitigation from the Conditions of Approval without any alternative analysis. Given the known traffic challenges in this area, I believe a more robust traffic evaluation is necessary before approving the project.

4. Procedural Deficiencies and Concerns Regarding Neutrality

a. Staff Analysis

The analysis of *design waivers* did not reflect a neutral evaluation of the merits. While the Staff Report acknowledged Village M's unique environmental characteristics, it nonetheless recommended approval of a proposal that substantially increases density in direct conflict with those characteristics.

b. July 29, 2025 Board of Supervisors Hearing

The Staff Report did not disclose that, during the July 29, 2025 Board hearing on TM24-0001 / Z24-0001 / PD24-0001, an alternative proposal—developed between Staff and the applicant—was introduced for the first time at the Board level. This proposal was not presented to or considered by the Planning Commission. Government Code §65356 mandates that any substantial modification not previously considered by the Commission must be referred back to the Commission for recommendation. Allowing an unvetted alternative to reach a vote appears inconsistent with this statutory requirement. This should have been disclosed to the Planning Commission during the hearing for the current proposal.

Conclusion

My dissenting vote reflects concerns regarding legal exposure, procedural integrity, environmental review adequacy, and fairness to the broader El Dorado Hills community. The record does not support the staff's conclusion that all EDHSP obligations have been fulfilled, nor does it justify reliance on outdated or expired documents to support substantial changes to Village M.

I respectfully request that this rationale be entered into the Planning Commission minutes, transmitted to the Board of Supervisors, and included as an exhibit for the appeal proceedings.

Robert Williams Planning Commissioner, District 2

Exhibit B

2006

Annual Review
of the El Dorado Hills Specific Plan

SERRANO

December 21, 2006

Greg Fuz, Development Services Director
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

RE: Annual Review of the El Dorado Hills Specific Plan Development Agreement and Public Improvements Financing Plan

Dear Greg,

Pursuant Section 5.1 of the aforementioned Development Agreement and in response to the County's request on November 21, 2006, we are providing this letter report on the status of the Landowner's implementation of the obligations outlined in Section 3 of the Development Agreement, "Developer Obligations".

The first exhibit, Exhibit A, describes in a tabular format the Developer's obligations contained in the Development Agreement and identifies each as either completed, partially completed, or not initiated. An additional column provides further commentary where needed.

The second exhibit, Exhibit B, provides detail with respect to the level of completion of the various obligations contained in the Public Improvements Financing Plan.

We have also included three (3) updated copies of our Serrano Exhibit Map to illustrate the progression of development of the community. The color shading shows:

- Completed lots (brown)
- Lots under construction (light yellow)
- Lots with tentative map approval (white with lotting pattern)
- Large lots with no tentative map approval (white with no lotting pattern)

We would request you find that Serrano Associates has fully met the requirement for good faith implementation of the Development Agreement and Financing Plan.

We look forward to working with you and your staff in the coming years to complete the balance of the plan.

Best Regards,

Kirk Bone

cc:
Andrea Brown – Parker Development Company
Michael J. Cook - Hefner, Stark and Marois

SERRANO ASSOCIATES, LLC
4525 Serrano Parkway El Dorado Hills, California 95762-7510
916/939-4060 Fax 916/939-4116

Annual Review of the El Dorado Hills Specific Plan
Development Agreement - Section 3 ("Developer Obligations")
SERRANO ASSOCIATES, LLC
December 21, 2006

EXHIBIT A

Section	Description	[illegible]	[illegible]	[illegible]	Comments
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.
	○ 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			
	○ 45 acre (+ or -) archery range		X		Initiated with the CSD and in process of completion.
	○ Public Natural Open Space			X	Requires definition of adjoining boundaries.
1	Acceptance of Dedication: 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.
2	Reversion Clause: 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			
3	Maintenance and Control: Lands shall remain under the control of the Developer until dedicated to the CSD or the County.	X			
4	Restriction on Use of Public Open Space: 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.
5	Park Land Obligation: 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.
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-3 is reserved.

Exhibit C

PC 8/22/19
#3
17 pages

PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES

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

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(530) 542-9082 Fax
tahoebuild@edcgov.us

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 (2008 REVIEW)	Comments (2019 REVIEW)
3.1	**PUBLIC IMPROVEMENTS FINANCING**	-	-	-	See Exhibit B.	
3.2	**PARKS AND OPEN SPACE** ► **Dedicate to the EDH CSD:**					
	o 10 acre community park (Village Green)	X				
	o 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 dasign 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.
	o 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.
	o 45 acre (+ or -) archery range	X			Dedicated to the CSD in 2007.	No change
	o 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.

Section	Description of Section or Obligation	Complete	Partially Complete	Not Initiated	Comments	Comments
	2008 REVIEW					**2019 REVIEW**
	1 Acceptance of Dedication: 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 Reversion Clause: 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 Maintenance and Control: Lands shall remain under the control of the Developer until dedicated to the CSD or the County.	X				No change
	4 Restriction on Use of Public Open Space: 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 Park Land Obligation: 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**					

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.	<u>**Complete.**</u> 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

Exhibit D

Table 2 also shows the estimated current and future CSD population both including and excluding existing and future Serrano residents. The Serrano residents are identified separately because the Serrano development built its own park system and, therefore, is not subject to the park facilities component of the CSD Park Impact Fee.

The CSD will need to monitor actual growth occurring over time. If more or less development occurs than projected in **Table 2**, the amount of facilities needed to serve new development will be correspondingly modified. Because the facilities included in the Nexus Study are based on demand from population, the development impact fee amounts will not be significantly changed if development is slower or faster than the rate included in this study.

NEXUS STUDY METHODOLOGY

The following two sections describe the park and recreation standards from the 2000 CSD Park Master Plan and the updated standards from the 2006 CSD Park Master Plan.

2000 CSD PARK MASTER PLAN STANDARDS AND LEVEL OF SERVICE

The CSD has had park and recreation facility standards in place to guide their park and recreation facility master planning and nexus study completion for almost 10 years. The following table summarizes the Nexus Study update standards based on the January 2000 adopted Recreation Facilities Master Plan or level of service (LOS) that was being provided at that time.

Item	2000 CSD Park Master Plan Standard or LOS (from 1997 or 1999)
Developed Park Acres	5.0 acres per 1,000 people
Community Center Facilities	1 per 20,000 people
Aquatics Center/Public Pool	1 per 15,000 people
Administration Facility	336 building square feet per 1,000 people
Maintenance Facility	813 building square feet per 1,000 people

As referenced in the 2004 CSD Park Impact Fee update, these service standards are from either 1997 or 1999 LOS delivery and were used as the basis for the 2000, 2002, and 2004 CSD Park Impact Fee updates. Like previous fee updates, the 2004 CSD Park Impact Fee update used these CSD Park Master Plan standards or LOS as a basis for establishing the nexus between new development and the cost of park and recreation facilities.

Economic & Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

AMENDED FINAL REPORT (REVISED)

PARK IMPACT FEE NEXUS STUDY UPDATE

Prepared for:

El Dorado Hills CSD

Prepared by:

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May 24, 2007

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I. INTRODUCTION

PURPOSE OF REPORT

The El Dorado Hills Community Services District (CSD) approved its first Park Impact Fee (CSD Park Impact Fee) on March 20, 1997. The CSD Park Impact Fee then was adopted by the El Dorado County (County) Board of Supervisors on June 3, 1997. The CSD Park Impact Fee was updated in 2000, 2002, and again in 2004. Currently, the CSD seeks to update the CSD Park Impact Fee based on the recently prepared "Parks and Recreation Facilities Master Plan" (2006 CSD Park Master Plan), which was completed by MIG, Inc.

The CSD Park Impact Fee is being updated to reflect the changes to and assumptions in the 2006 CSD Park Master Plan. At present, the current CSD Park Impact Fee is not generating the resources necessary to provide adequate park development to meet the needs of new residents. Construction costs have escalated dramatically in recent years, and the physical terrain of the CSD presents challenges (and increased costs) to park and recreation facilities development.

The proposed CSD Park Impact Fee includes a nonresidential component to reflect the benefit that new commercial, office, and industrial development will receive from park facilities. Through the proposed Park Impact Fee, nonresidential development will be allocated a portion of the costs for certain community park, community center, and aquatic facilities only.

As a development impact fee, the CSD Park Impact Fee can only be charged to new development and must be based on the impact of new development on public facilities infrastructure. The purpose of this report is to update the nexus (or reasonable relationship) between new development that occurs in the CSD and the need for additional public improvements and facilities as a result of this new development. This update is based on the standards identified in the 2006 CSD Park Master Plan, as well as existing levels of service provided by the CSD. Information regarding existing and planned facilities, as well as a majority of the cost estimates, is derived from the 2006 CSD Park Master Plan.

After discussing the nexus between new development and the facilities needed to serve new development, this report calculates the impact fees to be levied for each land use based on the proportionate share of the total facility use that each land use in the CSD represents.

SUMMARY

This report makes findings concerning the nexus between the CSD Park Impact Fee and new development in the CSD, which is anticipated to occur from the present through 2020, which is considered the CSD's buildout period. The cost of parkland development and recreational and operations facilities is allocated between existing and new residential and nonresidential development in the CSD. Following this allocation, fees for new residential and nonresidential development's share of cost are then calculated. The fees vary by land use type and by whether or not the new development falls under the development and disposition agreement between County and the Serrano Development, which provided parkland and development deemed sufficient to mitigate the impacts of its new residents and employees.

Table 1 summarizes the proposed CSD Park Impact Fee, which is based on the calculations and methodology described in this report. The current CSD Park Impact Fee is provided for reference. The necessary findings for the CSD Park Impact Fee update are presented in the following chapters. The fees are payable at the time of building permit issuance. No fees are to be collected from existing development unless the existing development was subject to prior agreements requiring fee funding for park improvements.

This Nexus Study allocates a portion of the park facility costs to nonresidential development. Employees of commercial, office and industrial developments benefit from park and recreational facilities, though not to the same extent as residents. Nonresidential development is allocated a portion of the costs for certain community park, community center, and aquatic facilities only, which reflects the benefit its employees receive from these facilities. Although this Nexus Study allocates a portion of the costs to nonresidential development; County Ordinance 13.30.050 exempts nonresidential development from being charged a park development impact fee.

The adjusted fee for Serrano is the result of contractual provisions related to park facilities. The updated calculated fee for Serrano is $2,452 per single-family unit, which is based on Serrano's contribution to all facilities except parkland development. Any multifamily residential development within Serrano, though not planned at this time, would be charged $2,025 per unit. The park cost allocation to nonresidential development within the Serrano community is similarly not based on park development costs, only the costs associated with major recreation facilities.

Table 1
EDHCSD Park Impact Fee Nexus Study
Fee Summary

Land Use	2007 Current CSD Park Impact Fee per Unit	2007 Proposed CSD Park Impact Fee per Unit
Residential (per unit)		
Single-Family	$7,073	$9,806
Single-Family - Serrano	$2,906	$2,452
Age-Restricted	$4,157	$5,736
Multifamily	$7,073	$8,103
Multifamily - Serrano	NA	$2,025
Mobile Home	$4,780	$7,184
Nonresidential (per sq. ft.) [1]		
Commercial	NA	$0.91
Office	NA	$1.16
Industrial	NA	$0.41
Serrano Nonresidential (per sq. ft.) [1]		
Commercial	NA	$0.32
Office	NA	$0.41

"summary"

[1] County Ordinance 13.30.050 exempts nonresidential development from the EDHCSD Park Impact Fee. Unless the County adopts a new or amended ordinance authorizing collection of the Park Impact Fee from nonresidential land uses, the nonresidential fees in Table 1 will not apply.

The CSD may agree to have certain developers build specific facilities contained in the fee program. In the case of such an agreement, the CSD will require a cost estimate based on the approved design standards for the facilities constructed by the developer. Upon approval by the CSD, the developer may receive a reimbursement or credit based on the portion of their fee obligation that is met through the direct construction of facilities. The CSD also may consider credit for private facilities on a case by case basis.

The development impact fees presented in this report are based on cost estimates provided by the CSD and were developed during the updating of the current 2006 CSD Park Master Plan. If costs change significantly in either direction, or if other funding becomes available, the fees shall be adjusted accordingly. The CSD periodically will conduct a review of facility costs and building trends in the CSD. Based on these reviews, the County and the CSD will make necessary adjustments to the fee program.

BACKGROUND AND AUTHORITY

BACKGROUND

On May 21, 1962, the County Board of Supervisors adopted Resolution No. 98-62 that created the El Dorado Hills CSD. This resolution authorized the CSD the function of providing park and recreation services to the area.

The El Dorado Hills CSD provides a variety of parks, recreational facilities, open space areas, and programs for the CSD residents to enjoy. As the community continues to grow, the CSD needs to provide new recreational facilities to accommodate the needs of new development. Land for new public facilities typically is obtained by the CSD through Quimby parkland dedications or by an in-lieu fee. The CSD's viable options for adding new developed park space and recreational facilities, however, are limited.

The CSD's first Nexus Study was adopted in 1997 and since then has been updated periodically, reflected in increases to the Park Impact Fee based on current population forecasts and updated cost assumptions. In 2000, the County adopted the 2000 El Dorado Hills CSD Park and Recreation Facilities Plan and Nexus Study Update and the associated impact fee of $2,747 per single-family dwelling unit. The Nexus Study was updated again in 2002 with a fee of $4,417 per single-family unit. In 2004, the Nexus Study was updated again with a fee of $6,449 per single-family unit. Only inflationary adjustments were made to the Park Impact Fee during 2005 and 2006.

This Nexus Study updates the CSD Park Impact Fee based on the 2006 CSD Park Master Plan and corresponding capital improvement program (CIP). This report also includes an allocation of costs to new nonresidential development on a per square foot basis. The

CSD Park Master Plan and this report are based on the estimated growth and park and recreation costs necessary to serve CSD residents through the 2006 CSD Park Master Plan buildout of 2020. In the future, the CSD Park Impact Fee will continue to be updated periodically with updated facility, development, and cost-estimate information.

AUTHORITY

To develop facilities that meet future park and recreational needs , the CSD will continue to rely on the CSD Park Impact Fee and developer-funded "turn-key" parks. The Nexus Study establishes the nexus between development that is projected to occur in the CSD and the necessary public facilities that will be funded by the development impact fee program.

The development impact fee for park and recreation services is consistent with the County General Plan policies adopted by the Board of Supervisors as stated below:

> *Policy 10.2.1.4*
> *Require new discretionary development to pay its fair share of the costs of all civic, public, and community facilities it utilizes based upon the demand for these facilities that can be attributed to new development.*

On December 19, 1995, the County Board of Supervisors adopted Ordinance No. 4404 to provide a method (a development impact fee program) for districts to mitigate the impacts on park and recreation facilities and services caused by new development. The ordinance discusses the purpose of the development impact fee, procedures to establish and administer a parks and recreation development impact mitigation fee, and the annual review of the development impact fee.

Under the Ordinance Purpose, this is stated:

> *A. A development impact mitigation fee is needed to finance capital facilities improvements and equipment acquisition to provide park and recreation services necessitated by New Development within an Impacted District.*

This report has been prepared to update the development impact fee program pursuant to the County police power in accordance with the procedural guidelines established by AB 1600, which is codified in California Government Section 66000 *et seq*. This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."[2] Specifically, each local agency imposing a fee must complete these steps:

- Identify the purpose of the fee;
- Identify how the fee is to be used;
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed;
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed; and
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

This Nexus Study describes what the CSD finds to be a reasonable relationship between nonresidential land uses and corresponding impact on park, recreational and other community facilities. El Dorado County adopted Ordinance 13.30 which exempted all nonresidential development from being charged a park impact fee. As this is a County fee, the CSD is only authorized to recommend adoption of the residential fees, not the nonresidential fees, at this time.

STRUCTURE OF THE REPORT

This report is divided into the following five chapters:

- **Chapter I** introduces and summarizes the CSD Park Impact Fee report;
- **Chapter II** describes the CSD Park Impact Fee methodology;
- **Chapter III** summarizes the CSD Park Master Plan and CSD Park Impact Fee cost estimates;
- **Chapter IV** discusses the allocation factors and nexus findings; and
- **Chapter V** describes implementation of the CSD Park Impact Fee program.

[2] Public Needs & Private Dollars; William Abbott, Marian E. Moe, and Marilee Hanson, page 109

II. NEXUS STUDY METHODOLOGY

This chapter discusses the existing and planned CSD population and the nexus study methodology used in this CSD Park Impact Fee update. The CSD population estimates and nexus study methodology were developed with information contained in the following studies:

- County General Plan—July 2004;
- CSD Recreation Facilities Master Plan—January 2000;
- CSD Park Development Impact Fee Nexus Study—March 2004;
- CSD Park Master Plan—November 2006; and
- CSD Park and Recreation Facilities CIP—November 2006.

As described in this chapter, estimates of existing and future population are the primary bases on which the level of park and recreation facilities required to be financed by new development are established. The costs of these park and recreation facilities are allocated to both new residential and nonresidential development.

EXISTING AND FUTURE POPULATION ESTIMATES

Table 2 summarizes the estimated current and future population for the CSD. As of September 2006, the CSD has an estimated population of approximately 35,500 residents. The current population figure presented in this Nexus Study differs from the current population estimate presented in the CSD Park Master Plan (i.e., 35,475 versus 33,247). The CSD Park Master Plan figure was provided by the State Department of Finance which estimated the population on January 1, 2005. For purposes of this Nexus Study, building permit data from January 1, 2005 through August 31, 2006 were used to estimate the increase in population over that 20-month period.

Similarly, the projected buildout populations differ between the two documents. The total population growth through CSD Park Master Plan buildout is based on a straight line annual percentage population growth based on past growth trends. The Nexus Study used the estimated number of remaining dwelling units from approved and planned specific plans, tentative maps, final maps, settlement agreements, and the County General Plan and further adjusted population projections based on anticipated population densities based on the type of residential units (i.e. single-family units vs. condominiums). Based on this review of approved and planned development projects within CSD boundaries, the buildout population through 2020 is estimated to be approximately 57,900 residents, which equates to an increase of 22,400 additional residents (see Appendix **Table A-1** for projected buildout back-up data).

Table 2
EDHCSD Park Impact Fee Nexus Study
Population Projections

Item	*Formula*	**Year** 2006	**Year** Buildout/ 2020	**Increase 2006-2020**
Population [1]	*a*	35,475	57,872	**22,397**
Serrano Population	*b*	10,278	13,848	**3,570**
Population excl. Serrano	*a - b*	25,197	44,025	**18,828**

"pop_emp"

Source: CSD, County General Plan, and EPS.

[1] 2006 Population based on DOF and permit data through Aug. 2006. (See Table A-2.) 2020 Population based on review of estimated approved and planned projects within CSD boundaries. (See Table A-1.)

Table 2 also shows the estimated current and future CSD population both including and excluding existing and future Serrano residents. The Serrano residents are identified separately because the Serrano development built its own park system and, therefore, is not subject to the park facilities component of the CSD Park Impact Fee.

The CSD will need to monitor actual growth occurring over time. If more or less development occurs than projected in **Table 2**, the amount of facilities needed to serve new development will be correspondingly modified. Because the facilities included in the Nexus Study are based on demand from population, the development impact fee amounts will not be significantly changed if development is slower or faster than the rate included in this study.

NEXUS STUDY METHODOLOGY

The following two sections describe the park and recreation standards from the 2000 CSD Park Master Plan and the updated standards from the 2006 CSD Park Master Plan.

2000 CSD PARK MASTER PLAN STANDARDS AND LEVEL OF SERVICE

The CSD has had park and recreation facility standards in place to guide their park and recreation facility master planning and nexus study completion for almost 10 years. The following table summarizes the Nexus Study update standards based on the January 2000 adopted Recreation Facilities Master Plan or level of service (LOS) that was being provided at that time.

Item	2000 CSD Park Master Plan Standard or LOS (from 1997 or 1999)
Developed Park Acres	5.0 acres per 1,000 people
Community Center Facilities	1 per 20,000 people
Aquatics Center/Public Pool	1 per 15,000 people
Administration Facility	336 building square feet per 1,000 people
Maintenance Facility	813 building square feet per 1,000 people

As referenced in the 2004 CSD Park Impact Fee update, these service standards are from either 1997 or 1999 LOS delivery and were used as the basis for the 2000, 2002, and 2004 CSD Park Impact Fee updates. Like previous fee updates, the 2004 CSD Park Impact Fee update used these CSD Park Master Plan standards or LOS as a basis for establishing the nexus between new development and the cost of park and recreation facilities.

Beginning with the 2000 and continuing through the 2004 CSD Park Impact Fee updates, the CSD has been collecting CSD Park Impact Fees from new development to develop new park and recreation facilities based on the relevant adopted or delivered standards. Since that time, the cost for park and recreation facilities has outpaced increases to the CSD Park Impact Fee. In addition, industry standards and community desires have changed regarding the size, scope, and type of amenities and features that are considered "typical" for major recreation facilities.

For example, in 2000, a typical community center may have been a 10,000- to 20,000-square-foot facility that contained a gymnasium along with a large meeting/conference area with a few smaller meeting rooms, restrooms and a kitchen. Now, community centers can range from 10,000 to 50,000 square feet and can contain a variety of large and small conference/meeting facilities, a fitness center, a gymnasium, daycare centers, teen or senior centers, a commercial kitchen and banquet hosting facilities. This phenomenon and desire for larger multipurpose facilities that can serve a broader range of uses is reflected in the 2006 CSD Park Master Plan, which was developed with extensive outreach with community members.

As an example, one of the stated 2006 CSD Park Master Plan actions for community center development is to develop all new community centers at a minimum of 40,000 square feet. At buildout, the entire CSD community will have the benefit of two main community centers (one at El Dorado Hills Park and one at Valley View Park) plus a smaller community building in the Promontory Community Park.

CSD PARK IMPACT FEE UPDATE METHODOLOGY

The CSD Park Impact Fee is being updated based on the previous development impact fee nexus studies, as well as the updated 2006 CSD Park Master Plan. A change in this Nexus Study Update is the allocation of costs to new nonresidential development. The following sections describe the methodology used to determine the portion of remaining park and other recreation facility improvement costs that would be allocated or apportioned to new development.

The park development standard is 5 acres per 1,000 residents, based on the Master Plan and on existing levels of service. The recreation and operating facilities standards are presented in **Table 3** and are based on LOS at buildout.

Table 4 calculates the proportion of new park and recreation facilities (e.g., number of acres, number of square feet, or number of facilities) that will benefit the population from new development based on the Nexus Study methodology identified above.

Table 3
EDHCSD Park Impact Fee Nexus Study
Facility Standards Calculations

Facility	Existing Sq. Ft.	Planned Sq. Ft.	Total Sq. Ft.	Buildout Population	Facility Sq. Ft. per Person	Facility Sq. Ft. per 1,000 Pop.
Community Center Facilities [1]						
Brooks Gym [2]	3,240	-	3,240			
EDH Community Park CAB	13,620	-	13,620			
EDH Community Park Pavilion	2,940	-	2,940			
EDH Community Park New Teen Center	3,685	-	3,685			
Community Park Maintenance Building	1,090	-	1,090			
Jackson Elem. School Gym [2]	1,600	-	1,600			
Lakeview Elem. School Gym [2]	2,400	-	2,400			
Oak Knoll Clubhouse	1,030	-	1,030			
Promontory Community Center	-	3,200	3,200			
Promontory Community Center Restroom	780	-	780			
Valley View Community Center	-	40,000	40,000			
Subtotal Community Center	**30,385**	**43,200**	**73,585**	**57,872**	**1.272**	**1,272**
Administrative Facilities [3]						
EDH Community Park:						
Pavilion and admin. trailer	3,345	-	3,345			
Rec. office space	1,600	-	1,600			
Parks & maintenance	2,740	-	2,740			
New teen center	120	-	120			
Temp teen center (trailer)	720	-	720			
Oak Knoll Clubhouse	215	-	215			
Administrative Office Space	-	8,000	8,000			
Subtotal Administrative Space	**8,740**	**8,000**	**16,740**	**57,872**	**0.289**	**289**
Maintenance Facilities [4]						
EDH Community Park:						
Storage & mechanical	2,435	-	2,435			
Parks & maintenance bldg.	4,625	-	4,625			
New teen center	235	-	235			
Latrobe Rd Storage Facility	1,500	-	1,500			
Oak Knoll Clubhouse storage & mechanical	380	-	380			
Promontory Maintenance bldg.	-	955	955			
Valley View Parks Maintenance Center	-	10,000	10,000			
Subtotal Maintenance Facilities	**9,175**	**10,955**	**20,130**	**57,872**	**0.348**	**348**
					Pop. Per Facility	
Aquatic Facilities [5]	**1**	**1**	**2**	**57,872**	**28,936**	**-**

"facility_standards"

[1] Includes gymnasium and teen and senior centers.
[2] Pro-rated at 40 percent to account for joint use with school district/other public agencies.
[3] Includes offices, temp. buildings, etc.
[4] Includes maintenance and storage facilities--stand-alone or portion when attached to another facility.
[5] Aquatic facilities includes the 10,000-sq.-ft. EDH Community Park Pool Pumphouse.

Table 4
EDHCSD Park Impact Fee Nexus Study
Park and Recreational Facilities Requirements - New Development

Item/Facility Type	Requirements [1]	*Formula [2]*	Acres/Facilities Funded by New Development	
Parks	5 acres per 1,000	*(18,828 * 5) /1,000*	**94.1**	**acres**
Recreation Facilities				
Aquatics Facilities	1 per 28,936 pop.	*22,397 /28,936*	**0.77**	**facilities**
Community Centers	1,272 sq. ft. per 1,000	*(22,397 /1,000) * 1,272*	**28,478**	**sq. ft.**
(incl. gym, teen, senior)				
Operations Facilities				
Administrative Office	289 sq. ft. per 1,000	*(22,397 /1,000) * 289*	**6,479**	**sq. ft.**
Maintenance Facilities	348 sq. ft. per 1,000	*(22,397 /1,000) * 348*	**7,791**	**sq. ft.**

"park_req"

[1] See Table 3 for calculation of Recreational and Operations Facilities requirements.

[2] Population Assumptions

	Total CSD	Total excl. Serrano
2006 Population	35,475	25,197
2020 Population	57,872	44,025
New Pop./Park Users 2006-2020	**22,397**	**18,828**

The following sections provide more detail regarding the methodology by which park and recreation facility costs are allocated to new development for the CSD Park Impact Fee update.

These development standards are used to calculate park and recreation facilities required to meet the future needs of the EDHCSD. These calculations are therefore based on residential population growth. New nonresidential population growth is not considered when applying these standards. However, as **Chapter IV** explains, nonresidential users do benefit from certain major park facilities, and therefore a portion of the cost is allocated to these users when calculating the fee.

A summary of the nexus study methodology used to determine new development's share of remaining park and recreation facility costs are shown below.

Item	Methodology	Standard
Park Development	Master Plan standard	5 acres per 1,000 people
Recreation Facilities		
Community Centers	Buildout LOS Standard	1,272 bldg. sq. ft. per 1,000 people
Aquatics Centers	Buildout LOS Standard	1 aquatics center per 28,936 people
Operations Facilities		
Administrative Facilities	Buildout LOS Standard	289 bldg. sq. ft. per 1,000 people
Maintenance Facilities	Buildout LOS Standard	348 bldg. sq. ft. per 1,000 people

PARK DEVELOPMENT

Based on the CSD Existing Conditions Summary, July 2005, the CSD currently provides approximately 182.7 developed park acres[3] in addition to approximately 100 acres of Homeowner's Association privately maintained park areas. In combination, the number of park acres per 1,000 people exceeds the standard 5.0 acres per 1,000 people. The 2006 CSD Park Master Plan standard for park development is 5.0 acres per 1,000 people, which is consistent with the Quimby Act and many other local park service providers in the region. Although the current and Buildout LOS does and will exceed the 2006 CSD

[3] Table A-2: EDHCSD Park and Recreation Facility Inventory. Includes Neighborhood, Village, Community and Special Use Areas.

Park Master Plan standard, the CSD has made a policy decision to apply the 2006 CSD Park Master Plan standard of 5.0 park acres per 1,000 people.

As shown in **Table 4**, using the 2006 CSD Park Master Plan standard, approximately 18,900 new residents (excluding new residents in Serrano) will demand approximately 94.1 acres of developed parks.

RECREATION AND OPERATIONS FACILITIES

COMMUNITY CENTER, ADMINISTRATION, AND MAINTENANCE FACILITIES

Based on the adopted 2006 CSD Park Master Plan and associated CIP, the CSD is planning new recreation and operations facilities that ultimately will serve all CSD residents. With these new facilities, the CSD will be delivering such recreation and operations facilities at a LOS that exceeds the existing LOS.

While the CSD seeks to increase its LOS for all beneficiaries of such facilities, it acknowledges that new development only will be responsible for its proportional share of recreation and operations facilities. The means by which to determine this share is called the Buildout LOS Standard in this Nexus Study.

The Buildout LOS Standard represents the LOS for facilities that the CSD plans to provide to its constituents at buildout of the 2006 CSD Park Master Plan—2020. This standard is based on all existing and planned recreation and operations facilities the CSD will provide based on the 2006 CSD Park Master Plan and CIP. In all cases, the 2006 CSD Park Master Plan buildout standard is measured in building square footage. The only exception to this is aquatics center facilities, where the CSD has one existing aquatics center facility and is planning one additional facility for a total of two facilities at 2006 CSD Park Master Plan buildout.

Table 3 shows the total existing and planned CSD recreation and operations facilities that together comprise the estimated buildout recreation and operations facilities planned. By dividing by the residential population at buildout, **Table 3** also shows the Buildout LOS Standards for community centers, operations facilities, and aquatics centers.

Using the Buildout LOS Standard, new development will contribute towards its fair share of recreation and operations facilities consistent with the LOS provided to all beneficiaries of such facilities at 2006 CSD Park Master Plan buildout. Under this approach, new development is not being asked to fund or is not being allocated the cost of new and planned facilities that should be funded by existing development. The CSD has and will continue to aggressively seek additional funding for park and recreation facilities development to pay for existing development's share of new park and recreation facilities.

As an example, the Buildout LOS Standard for community center space is 1,272 building square feet per 1,000 people. As shown on **Table 5**, new development would be responsible for a total of 28,478 building square feet of community center space. **Table 5** shows the total buildout community center square footage and proportional square footage of community center responsibility between existing and new development using the Buildout LOS Standard. **Figure 1** shows the calculations from **Table 5** in a more illustrative manner.

The CSD will need to fund approximately 15,000 community center square feet through other funding sources, and is discussed further in Chapter III.

AQUATICS CENTER FACILITIES

The Nexus Study uses a Buildout LOS Standard for aquatic centers as well, which, at buildout, will be very near the currently proposed 2006 CSD Park Master Plan standard. Unlike recreation and operations facilities, building square feet is not an applicable measurement standard for aquatics centers. Typical standards for aquatics centers would be total facility valuation or number of facilities (centers) per service population. Consistent with the 2006 CSD Park Master Plan and CSD direction, the number of facilities per service population is the standard used in this report. At buildout of the 2006 CSD Park Master Plan, the CSD will have two aquatics centers, which, as shown in **Table 4,** equates to a Buildout LOS Standard of one aquatics center per 28,936 people.

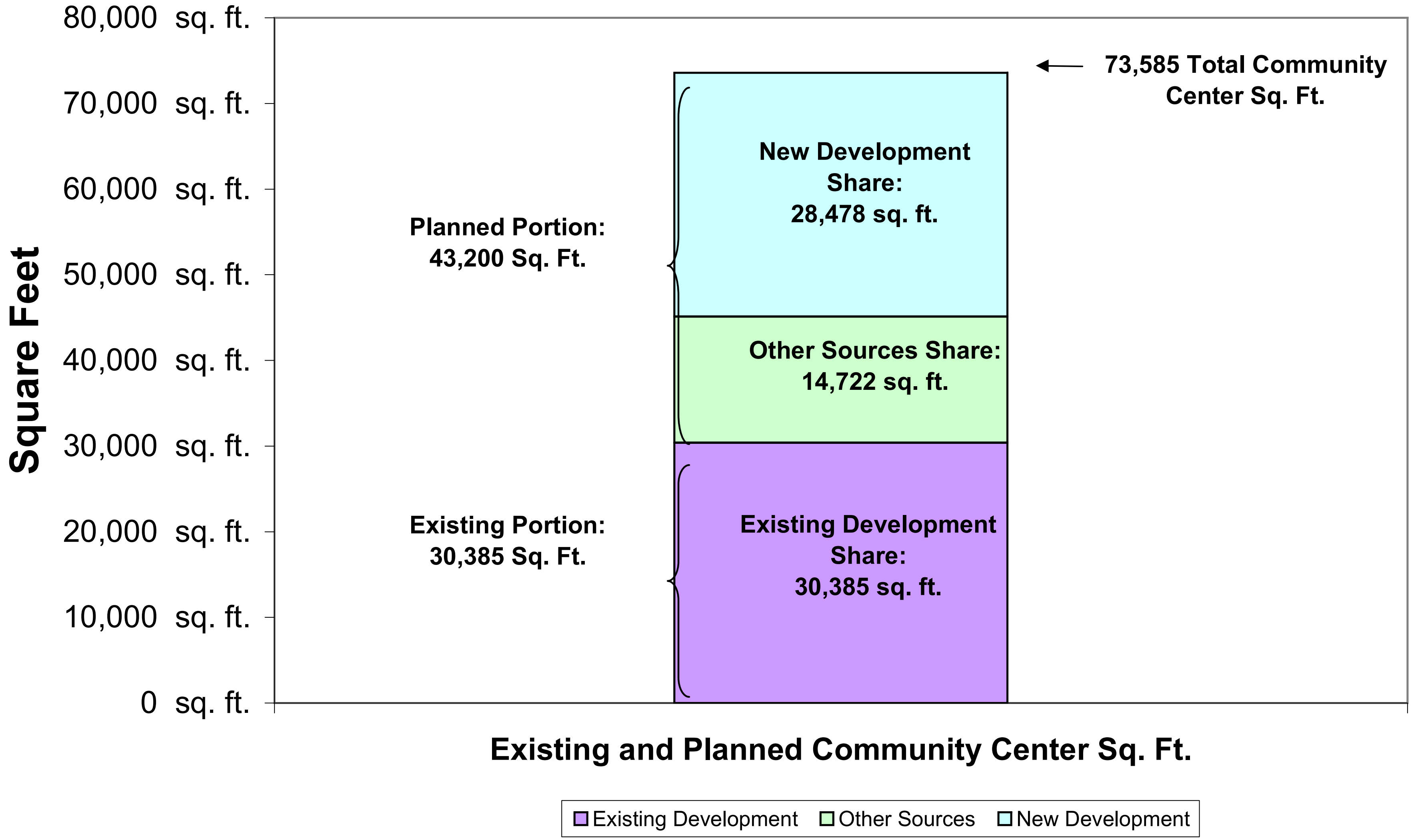
Using this standard, new development will be responsible for 0.77 of an aquatics center. The remaining cost between the planned aquatics center and revenue for an aquatics center payable from new development would need to be funded by other CSD sources.

Table 5
EDHCSD Park Impact Fee Nexus Study
Distribution of Community Center Facilities

Item	Calculation	Total	Existing Development	New Development
			population	
Population	*a*	57,872	35,475	22,397
			building square feet	
Distribution of Community Center Bldg. Sq. Ft. (based on Master Plan buildout facility std.)	*b = (a/1,000 x 1,272)*	73,585	45,107	28,478
Existing Community Center Bldg. Sq. Ft.	*c*	30,385	30,385	-
Share of New Community Center Bldg. Sq. Ft.	*d = b - c*	**43,200**	**14,722**	**28,478**

"comm_shares"

Figure 1
Buildout Level of Service Example: Community Center



Prepared by EPS *16446 model8.xls 5/16/2007*

III. 2006 CSD PARK MASTER PLAN AND CSD PARK IMPACT FEE COST ESTIMATES

This chapter describes the 2006 CSD Park Master Plan, and the cost estimates of park and recreation facilities that are included as part of this Nexus Study. All park and recreation facility cost estimates are based on the 2006 CSD Park Master Plan or were provided by the CSD and based on recent park and recreation facility construction experience.

2006 CSD PARK MASTER PLAN

In November 2006, the CSD adopted the 2006 CSD Park Master Plan. The 2006 CSD Park Master Plan, which guides park and recreation facilities development through 2020, contains the following three categories of costs:

- New park and recreation facilities;
- Upgrades/rehabilitation of existing park and recreation facilities; and
- Ongoing operations and maintenance costs.

As discussed in this report, *only the new park and recreation facilities costs are included as part of the CSD Park Impact Fee update*. In addition to the 2006 CSD Park Master Plan, the CSD has an updated park and recreation facilities CIP, which is based on information from the 2006 CSD Park Master Plan, as well as information from recent park development bid awards and engineering cost estimates.

The following sections describe the estimated cost of new park and recreation facilities that are the basis of this CSD Park Impact Fee update.

CSD PARK IMPACT FEE COST ESTIMATES

All park and recreation facility cost estimates are based on the 2006 CSD Park Master Plan, were provided by the CSD based on recent park and recreation facility construction experience or from independent consultants (park development and engineering).

NEW PARK AND RECREATION FACILITIES

As described above, the facilities included as part of this CSD Park Impact Fee update are only new park and recreation facilities and only that portion of new park and recreation facilities that are attributable to new development. **Table 6** shows the estimated total $63.7 million in park and recreation facility costs by type of park and recreation facility. This $63.7 million figure is derived by applying the standards described in **Chapter II** to the costs discussed in this chapter. Costs of any existing deficiencies cannot be allocated to new development as part of this CSD Park Impact Fee update.

Park Development

As shown in **Table 7**, the CIP identifies a total of approximately 118 developable acres of planned neighborhood, village, and community parks. The per acre costs for each park type were provided by independent cost estimators and the back-up data are provided in **Appendix Table B-1**. These park development cost estimates include, but are not limited to, the following types of park development improvements:

- Grading;
- Permits;
- Utilities;
- Design;
- Project management costs;
- Lighting;
- Asbestos mitigation;
- Turf;
- Irrigation;
- Sports fields;
- Hardcourts;
- Picnic shelters; and
- Permanent restrooms.

It is important to note that the park development cost estimates do not include the cost of major recreation facilities or operations facilities. The cost for major recreation facilities are discussed in more detail in the next section of this report.

Table 6
EDHCSD Park Impact Fee Nexus Study
Total Park Costs Funded by CSD Park Impact Fee (2006$)

Item	Acres/Facilities Funded by New Development	Cost per Unit		Total Cost
	Table 4	*Tables 7 & 8*		
Parks	94.1 acres	$ 482,511	avg. per acre	$ 45,422,692
Recreational and Special Use Facilities				
Aquatics Facilities	0.77 facility	$ 8,190,000	per facility	$ 6,339,263
Community Centers (incl. gym, teen, senior)	28,478 sq. ft.	$ 294	per sq. ft.	$ 8,372,532
Operations Facilities				
Administrative Office	6,479 sq. ft.	$ 294	per sq. ft.	$ 1,904,826
Maintenance Building/Yard	7,791 sq. ft.	$ 217	per sq. ft.	$ 1,688,050
TOTAL				**$ 63,727,363**

"cost_summary"

Table 7
El Dorado Hills CSD Park Fee Update
Cost Estimates for New Neighborhood, Village, and Community Parks

Project	Developable Acres	PIF Cost Allocation
Neighborhood Parks		
Creekside Greens	1.7	1.7
Laurel Oak Park	1.7	1.7
Windsor Point Park	1.0	1.0
East Ridge Greens	2.0	2.0
Valley View South Park	3.0	3.0
Bass Lake Hills Neighborhood Park(s)	11.2	11.2
Rancho Dorado Park	2.0	2.0
Valley View North Park	1.0	1.0
Subtotal New Neighborhood Park Acres	**23.6**	**23.6**
Cost per Acre [1]		$682,246
Total Neighborhood Park Development Cost		**$16,107,838**
Village Parks		
Lake Forest Park	2.0	2.0
Valley View Elementary	4.5	4.5
Carson Creek Village Park	3.0	3.0
Marble Valley Village Park	5.5	5.5
Subtotal New Village Park Acres	**15.0**	**15.0**
Cost per Acre [1]		$371,773
Total Cost		**$5,576,588**
Community Parks [2]		
Valley View Community Park (Phases 2 and 3) [3]	45.0	31.4
Bass Lake Active Sports Park (Phase One)	12.8	8.9
Promontory Community Park (Remaining)	4.7	3.3
Carson Creek Community Park	17.0	11.9
Subtotal Community Park Acres	**79.5**	**55.5**
Cost per Acre [1]		$427,499
Total Cost		**$23,738,267**
Total New Parks	**118.1**	**94.1**
Overall Average Cost per Acre		$482,511
Total Cost		**$45,422,692**

"parks"

[1] See **Table B-1** for cost estimate back-up detail.
[2] PIF acres pro-rated at 70% to obtain the total of 94.1 required park acres.
[3] Note that this acreage excludes 10 acres assumed for the Community Center and Aquatics Center, which is Phase 1.

The estimated park development cost assigned to new development is based on the following allocation of planned park development costs.

Item	Percentage
Neighborhood Parks	100%
Village Parks	100%
Community Parks	70%

As shown in **Table 7**, applying the above allocation to remaining park development costs results in new development being allocated approximately 23.6 neighborhood park acres, 15 village park acres, and 55.5 community park acres, for a total of 94.1 park acres. The estimated total cost of new development's share of new park development cost equals approximately $45.4 million.

RECREATION FACILITIES

In this Nexus Study, recreation facilities include community centers and aquatics centers. These multipurpose facilities will include a variety of recreational opportunities through facilities including, but not limited to, the following improvements:

- Large multipurpose community meeting rooms;
- Smaller meeting rooms and classrooms;
- Gymnasiums;
- Exercise facilities;
- Pools;
- Locker rooms;
- Daycare centers;
- Teen centers and senior centers; and
- Kitchens/concession/banquet facilities.

Community Center Facilities

The 2006 CSD Park Master Plan includes the proposed Valley View community center and Promontory community building. Consistent with the 2006 CSD Park Master Plan recommendation, the Valley View community center facility is planned to be a 40,000 square foot building, to be constructed with the adjacent 10,000 square foot aquatics center, located in the Valley View community park. The community building, located in the Promontory community park, is approximately 3,200 building square feet (see **Table 3**).

As shown in **Table 8**, the per square foot cost for community center building space is $294. This figure is based on a comparable development project—the recently developed community center in the City of Woodland.

Based on the Buildout LOS Standard for community center facilities of 1,272 building square feet per 1,000 people (discussed in the previous chapter), new development generates the need for 28,478 additional community center square feet. The cost of community center facilities allocated to new development in the CSD Park Impact Fee update equals approximately $8.4 million, which is calculated by multiplying the 28,478 building square feet required by approximately $294 per building square foot (see **Table 6**).

The difference between the total $12.7 million cost for new community centers and the portion of the cost that will be funded by the CSD Park Impact Fee from new development (approximately $8.4 million) will need to be funded through other CSD sources and not by the CSD Park Impact Fee.

Aquatics Center Facilities

The 2006 CSD Park Master Plan includes one additional aquatics center. The aquatics center facility is planned to include a 10,000-square-foot building along with a recreational pool, competition pool and diving pool. The CSD anticipates that the aquatics center will be constructed in conjunction with the adjacent community center in the Valley View community park.

As shown in **Table 8**, the CSD estimates the cost of the new aquatics center facility at approximately $8.2 million, which includes the cost of the building and aquatics facilities. The cost of the building space was estimated using the same cost per square foot assumption as the community center estimate. The pool facilities' costs were estimated by the CSD utilizing data obtained from independent consultants (see Appendix **Table B-2**).

Based on the Buildout LOS Standard for aquatics center facilities of one aquatics center per 28,936 people (discussed in the previous chapter), new development generates the need for approximately 77 percent of an aquatics center. The cost of aquatics center facilities allocated to new development in the CSD Park Impact Fee update equals approximately $6.3 million, which equals 0.77 aquatics center facilities multiplied by an estimated cost of $8.2 million per aquatics center.

Table 8
EDHCSD Park Impact Fee Nexus Study
Recreation and Operations Facility Cost Basis

Type of Facility	Square Footage	Development Cost	Cost per Sq. Ft.
Community Center Building [1]			**$294**
Aquatics Center			
Aquatics Facilities [2]		$5,250,000	
Aquatics Ctr. Building [1]	10,000	$2,940,000	**$294**
Total Aquatics Center		**$8,190,000**	
Administrative Building [1]			**$294**
Maintenance Facility [3]			**$217**

"cost_assumps"

Source: CSD

[1] Cost per sq. ft. based on Woodland Community Center.
[2] See **Table B-2** for cost estimate back-up data.
[3] Cost per sq. ft. based on Promontory Maintenance Building estimate.

OPERATIONS FACILITIES

Operations facilities include administrative office space and maintenance building space. Using the 2006 CSD Park Master Plan and comparable construction cost estimates, the CSD provided the estimated cost of administrative and maintenance space.

Administrative Facilities

Based on the Buildout LOS presented in **Table 3**, the CSD will provide 289 square feet of administrative facility space per 1,000 population. Using that standard, new development can be expected to fund 6,479 square feet of administrative facilities. The cost estimate for this facility is the same as the community center assumption and is based on the recently-constructed Woodland Community Center cost per square foot - $294 (see **Table 8**).

New development can, therefore, be expected to fund 6,479 square feet of administrative facilities at a cost of $294 per square foot for a total cost of approximately $1.9 million (see **Table 6**).

Maintenance Facilities

A similar methodology was used to calculate the cost for new maintenance facilities to support the CSD parks and recreation facilities. The LOS at buildout of the CSD is 348 square feet per 1,000 population (**Table 3**). With 22,397 new residents anticipated, new development can be expected to fund the development of approximately 7,800 square feet.

The cost per square foot to provide maintenance facilities was based on the actual cost of the maintenance building purchased for Promontory park as provided by the CSD. That facility had a cost of $195,000 and was 900 square feet for a cost of $217 per square foot. That figure was applied to the number of anticipated square feet to be funded by new development (7,800) for a total cost to new development of $1.7 million.

COMPARISON OF PARK AND RECREATION FACILITY COST AND ESTIMATED CSD PARK IMPACT FEE REVENUE

Table 9 compares the estimated $81.2 million in planned new park and recreation facility cost estimates with the estimated $63.7 million in estimated CSD Park Impact Fee revenue from new development. The difference between estimated costs and CSD Park Impact Fee revenues equates to approximately $17.5 million.

Table 9
EDHCSD Park Impact Fee Nexus Study
Comparison of Buildout Costs and Estimated Fee Revenue

Facilities	New Park Users	Fee Revenue per User	Estimated Fee Revenue from New Development	Estimated Development Cost	Surplus/ (Deficit) [1]
	Table 11	*Table 14*		*Tables 7 & 8*	
Formula	*a*	*b*	*a * b = c*	*d*	*c - d*
Parks					
Neighborhood and Village	18,828	$1,152	$21,684,425	$21,684,425	$0
Community	20,305	$1,169	$23,738,267	$33,986,174	($10,247,907)
Recreational Facilities					
Aquatics Facilities	24,004	$264	$6,339,263	$8,190,000	($1,850,737)
Community Centers (incl. gym, teen, senior)	24,004	$349	$8,372,532	$12,700,800	($4,328,268)
Operations Facilities					
Administrative Office	22,397	$85	$1,904,826	$2,352,000	($447,174)
Maintenance Building/Yard	22,397	$75	$1,688,050	$2,373,583	($685,533)
Total	NA	**$3,094**	**$63,727,363**	**$81,286,983**	**($17,559,620)**

"fund"

Source: 2006 CSD Park Master Plan and EPS.

[1] Funding for deficit amounts would have to come from other CSD funding sources.

The $17.5 million difference between costs and fee revenues equals existing development's share of future park and recreation facility costs. More than one-half ($10.2 million) of the difference is for community park land development. Through the CSD Park Impact Fee update, new development is being asked to fund 5.0 acres of park development per 1,000 people. In addition, the CSD currently delivers park land in excess of 5.0 park acres per 1,000 people. Because of these two factors, the CSD could choose to make a policy decision not to develop new park acres beyond the 94.1 acres needed to serve new development. Such a decision would not have an impact on the cost of park development that has been allocated to new development.

The remaining deficit between buildout cost estimates and CSD Park Impact Fee revenue (approximately $7.3 million) is for recreational and operations facilities. Because new development is being asked to fund their proportionate share of the Buildout LOS for such facilities, the CSD has to identify funding sources to fund the deficit amount for these facilities that is attributable to existing development. If the additional deficit financing is not attainable, then the CSD would not reach its Buildout LOS Standard and consequently, the CSD Park Impact Fee would need to be updated to reflect the revised Buildout LOS Standard.

CSD FUNDING SOURCES

The CSD has and will continue to rely on multiple funding sources, including the PIF, to fund the development of park and recreational facilities. As Table 4 in Chapter 5 of the Master Plan illustrates, the CSD has consistently used General Fund money to support park development. For park development in 2006, the CSD used over $900,000 of General Fund revenues, $190,000 in Quimby fees, and $64,000 in grants in addition to PIF resources.

Appendix E of the Master Plan identifies many sources of funding, including the PIF, which the CSD will use to fund new park and recreation facilities. The major sources of funding include the following mechanisms:

- **General Fund** Revenue—is generated primarily by property taxes and is used for operational and capital facility uses.
- **Landscaping and Lighting Assessment District**—permits a public agency to assess housing units or land parcels to fund operational and capital facilities needs.
- **General Obligation Bonds**—are voter-approved bonds that are used for capital improvements and then repaid through property tax assessment. A two-thirds voter majority is required to approve General Obligation bonds.

- **Joint Use Facilities/Partnerships** –can be an effective way to combine the resources of multiple agencies. For example, school districts frequently partner with park and recreation departments to maximize usage of ball fields, community centers, etc.
- **Grants—**can be obtained from a variety of public and private sources such as the National Park Service, California State Parks, California Parks and Recreation Department, and private foundations.
- **Donations—**can be made by philanthropic organizations and individuals.
- **Other sources—**include public land trusts, property exchanges, exactions, revenue bonds, etc.

As is the case with all local park jurisdictions, the CSD does not control the future availability of funds for park and recreation development from most sources. Grants are competitive, bonds require voter approval, and General Fund resources are used to meet a variety of operational and capital facility needs. The CSD will implement its Master Plan by continuing to seek and leverage all available funding mechanisms for park and recreational facility development. Historically, the CSD has used its general fund to aggressively fund park and recreation facilities to serve its constituents. Looking forward, the CSD likely will rely on a combination of many funding sources to provide the level of park and recreation facility standards desired by the community as expressed in the Master Plan.

IV. CSD Park Impact Fee Allocation Factors and Nexus Findings

Having established the financial impact of new development as it relates to the provision of additional parks and recreation facilities, those costs need to be distributed equitably over various anticipated land uses in the form of a per-unit fee for residential development, and a per square foot fee for nonresidential development. This chapter describes the methodology used to convert the overall cost burden of developing park and recreation facilities into the per-unit and per square foot CSD Park Impact Fee.

As discussed in previous chapters, the standards for service levels are based on the residential population of EDHCSD. The costs of new parks and recreation facilities are, however, divided among both residential and nonresidential development.

COMMON USE FACTORS

The purpose of allocating certain improvement costs among the various land uses is to provide an equitable method of funding required infrastructure. The keys to apportioning the cost of regional improvements to different land uses are the assumptions that the demands placed on public facilities are related to land use type and that such demands can be stated in relative terms for all particular land uses. It is by relating demand for facilities to land use types that a nexus, or reasonable relationship, can be established to apportion the fair share costs to that land use.

A dwelling unit equivalent (DUE) is a common use factor that allows allocation of improvement costs among land uses. A DUE is defined as the amount of facility use for each land use type relative to a single-family unit, so the DUE for a single-family unit is 1.0. The DUE factors used in this study are based on park use factors and developed specifically for El Dorado Hills based on methodology consistent with many other park development impact fee programs throughout the Sacramento Region.

Table 10 presents the DUE factors used to calculate the updated CSD Park Impact Fee for residential development. Non-age-restricted single-family residences generate more park users per unit than age-restricted and multifamily units. Therefore, on that basis, the fee charged to such units is proportionately higher.

Table 10 also shows the calculation used to derive the DUE factors for nonresidential development. DUEs for commercial, office, and industrial development are based on a common use factor of building square feet per employee. These factors are used to derive a DUE factor per 1,000 square feet.

Table 10
CSD Park Impact Fee Nexus Study
Dwelling Unit Equivalent (DUE) Factors

Land Use	Residents per Unit [1]	Employees per 1,000 Sq. Ft.	Percentage of Park User [2]	Park Users per DUE	DUE Factor
Formula	*a*	*b*	*c*	*d = a * c or b * c*	*per unit*
Single-Family (includes Duplexes)	3.08	NA	100%	3.08	**1.00**
Age-Restricted	1.80	NA	100%	1.80	**0.58**
Multifamily	2.54	NA	100%	2.54	**0.83**
Mobile Home	2.25	NA	100%	2.25	**0.73**
					per 1,000 sq. ft.
Commercial	NA	2.22	22%	0.49	**0.16**
Office	NA	2.86	22%	0.63	**0.21**
Industrial	NA	1.00	22%	0.22	**0.07**

"due_equivs"

Land Use:	Sq. Ft. Per Employee
	(a)
Commercial	450
Office	350
Industrial	1,000

[1] Census 2000 for El Dorado Hills Census Designated Place. Age-restricted figure from 2004 Nexus Study.
[2] See Table 12.

CALCULATION OF RESIDENTIAL AND NONRESIDENTIAL FEES

New residential park users are based on anticipated population growth. As illustrated in **Table 11**, new park users for park development excludes population anticipated by future Serrano development. As a result of contractual provisions related to park facilities, Serrano development shall pay an adjusted park fee that excludes park development costs. Serrano private park sites will be constructed and maintained by a homeowners' association so park development costs are not allocated to the remaining Serrano units. The Serrano public parks are maintained by the CSD through its General Fund. Serrano is obligated to contribute to other facilities, such as recreational facilities and operations facilities.

Park facilities are enjoyed by and benefit both residents and employees of an area. Residents benefit from all types of park and recreational facilities. Employees benefit primarily from the larger community parks, often through the use of recreational activities after work, such as sports or other leagues. Employees also may walk or eat lunch in a park, or a business may have a company party at a picnic area. Employees and their children enroll in CSD recreation programs, swim lessons and classes. Therefore, employees working in the CSD area are also considered users of park facilities. As a result, this Nexus Study allocates a portion of the costs of future development to projected new employees. Nonresidential development is required to pay for its impact on community and recreational facilities, as shown in **Table 11**. However, nonresidential development is not considered to impact neighborhood or village parks and operations facilities, and therefore does not share in these costs. Also, nonresidential development in the Serrano Specific Plan area is not charged for park development but is charged for community centers and aquatics facilities.

A "park user percentage" assumption is used to determine the ratio of park use between an employee and a resident. This percentage accounts for the fact that employees do not have the same amount of time available for park use as residents do; therefore, their impact is not as great. **Table 12** details the number of hours available for park use for a resident park user versus an employee park user. Based on these available hours, an employee park user is equivalent to approximately 22 percent of a resident park user.

Table 13 calculates the expected square feet of new nonresidential development, and estimates the number of employees expected to result from this new development. Approximately 4.2 million new square feet of nonresidential development is expected to occur, resulting in approximately 7,300 new employees. Using the 22 percent employee user equivalent established in **Table 12**, approximately 1,600 new park users are expected to result from this new nonresidential development. The park users generated

Table 11
EDHCSD Park Impact Fee Nexus Study
New Service Population

		Parks			
Item		**Neighborhood/ Village**	**Community**	**Recreational Facilities [2]**	**Operations Facilities [3]**
New Park Users (2006-2020)					
New Residents	22,397	22,397	22,397	22,397	22,397
Less Future Serrano Res. [1]		(3,570)	(3,570)		
Nonresidential Park Users		0	1,607	1,607	0
Less Future Serrano Users		0	(129)		
Total New Users for Park Cost Allocation		**18,828**	**20,305**	**24,004**	**22,397**

"park_users"

[1] See Table 2.
[2] Community Centers and Aquatic Facilities.
[3] Administrative and Maintenance Facilities.

Table 12
CSD Park Impact Fee Nexus Study
Park Usage for Residents and Employee

	Maximum Weekend Hours	Maximum Mid-week Hours	Maximum Hours Per Week	Percentage of Household Population [2]	Person Hours
Resident Park User					
Employed Resident [1]	20	0	**20**	49.5%	10
Non-employed Resident	20	50	**70**	50.5%	35
Weighted Average for Residents					**45**
Employee Park User					
Employee	0	10	10		10
Employee Park User as Percentage of Resident Park User					22%

"park_usage"

[1] Excludes weekday hours to avoid double counting of employed residents.
[2] Employed Resident Percentage Calculated Below:

Total Jan. 1, 2006 El Dorado County Household Population	175,154
Total 2005 Employed Labor Force El Dorado County (annual average)	86,700
Employed Percentage of Household Population	49.5%

Table 13
CSD Park Impact Fee Nexus Study
Calculation of Nonresidential Square Feet and Employees

Land Use Type	Remaining Acres	Less: Adjustment Factor (15%)	Remaining Developable Acres	FAR [2]	Expected Sq. Ft.	Employees per Sq. Ft.	Expected Employees	User Equivalents [3]	Expected Nonres. Park Users
	a	*b=a*15%*	*c=a-b*	*d*	*e=c*d*43,560*				
Nonresidential	*acres*								
Commercial	128.6	19.3	109.3	0.25	1,190,664	450	2,646	22%	585
Office	71.5	10.7	60.7	0.25	661,562	350	1,890	22%	418
Industrial	145.2	21.8	123.4	0.40	2,150,914	1,000	2,151	22%	475
Subtotal	**345.3**	**51.8**	**293.5**		**4,003,140**		**6,687**		**1,478**
Serrano Nonresidential [1]									
Commercial	12.5	1.9	10.6	0.25	115,243	450	256	22%	57
Office	12.5	1.9	10.6	0.25	115,243	350	329	22%	73
Industrial	0.0	0.0	0.0	0.40	-	1,000	-	22%	0
Subtotal	**24.9**	**3.7**	**21.2**		**230,487**		**585**		**129**
Total	**370.2**	**55.5**	**314.7**		**4,233,627**		**7,272**		**1,607**

"sqft_emps"

[1] Nonresidential development within Serrano is not required to pay for park development.
[2] Floor area ratios have been assumed based on typical FARs for each development type.
[3] See Table 12.

by development in the Serrano community are segregated because Serrano nonresidential development is not required to pay for community park development.

FEE CALCULATION

Based on the findings, costs, and calculations discussed in this report, the development impact fees for each land use in the CSD have been calculated using the methodology described at the beginning of this chapter. **Table 14** shows the cost per park user for each type of park facility, based on each facility's assigned number of users and the cost for that facility.

Table 15 uses the DUE factor for each land use and the cost per park user for each type of park facility to calculate a total park impact fee for each land use. The costs of County and CSD administration have been added to the park and facilities development costs to establish the proposed CSD Park Impact Fee. The result is the CSD Park Impact Fee calculation by type of residential unit and nonresidential square footage.

Table 15 calculates the fees for residential and nonresidential development. As mentioned, while costs are allocated to nonresidential development, County Ordinance 13.30.050 exempts nonresidential development from paying a park development impact fee.

The fees are payable at time of building permit issuance for new development. No fees are to be collected from existing development unless the existing development was subject to prior agreements requiring fee funding for future improvements.

Fees may be reduced for specific developments if the developer provides eligible facilities/parks, or if facility contributions are otherwise satisfied based on development agreements or other contractual provisions. Fee credits are discussed in the "Fee Credit" section of **Chapter V**.

FINDINGS FOR PARK AND RECREATION FACILITIES FEE

As outlined in the introduction to this report, the authority to collect a development impact fee is outlined in Government Code Section 66000 *et seq.* Among other conditions, these procedures require that a proper nexus must exist between the proposed exaction and the purpose of the condition. This section of the report presents the findings necessary to establish the development impact fees in accordance with Government Code Section 66000 *et seq.* Specifically, each local agency imposing a fee must determine the following items:

Table 14
CSD Park Impact Fee Nexus Study
Development Impact Cost

Park Component	Total Cost	New Park Users/ Service Population	Cost per Park User
	Table 6 & Table 7	*Table 11*	
Parks			
Neighborhood and Village Parks	$ 21,684,425	18,828	$ 1,152
Community Parks	$ 23,738,267	20,305	$ 1,169
Recreational and Special Use Facilities			
Aquatics Facilities	$ 6,339,263	24,004	$ 264
Community Centers (incl. gym, teen, senior)	$ 8,372,532	24,004	$ 349
Operations Facilities			
Administrative Office	$ 1,904,826	22,397	$ 85
Maintenance Facility	$ 1,688,050	22,397	$ 75
Total	**$ 63,727,363**	NA	**$ 3,094**

"dev_cost"

Table 15
EDHCSD Park Impact Fee Nexus Study
Updated CSD Park Impact Fee Calculation

Item/CSD Park Impact Fee Component	Cost per User [1]	Persons per DUE (SF Unit) [2]	Cost per DUE	Cost per Dwelling Unit: Single-Family	Serrano	Age Restricted [1]	Multi-family	Serrano M/F	Mobile Home	Cost per Sq. Ft.: Serrano Comm.	Serrano Office	Comm.	Office	Industrial
DUE Factor [3]				1.00	1.00	0.58	0.83	0.83	0.73	0.16	0.21	0.16	0.21	0.07
Parks														
Neighborhood and Village Parks	$1,152	3.08	$3,544	$3,544	NA	$2,073	$2,928	NA	$2,596	NA	NA	NA	NA	NA
Community Parks	$1,169	3.08	$3,597	$3,597	NA	$2,104	$2,972	NA	$2,635	NA	NA	$ 0.57	$ 0.74	$ 0.26
Recreational and Special Use Facilities														
Aquatics Facilities	$264	3.08	$813	$813	$813	$475	$671	$671	$595	$ 0.13	$ 0.17	$ 0.13	$ 0.17	$ 0.06
Community Centers (incl. teen, senior)	$349	3.08	$1,073	$1,073	$1,073	$628	$887	$887	$786	$ 0.17	$ 0.22	$ 0.17	$ 0.22	$ 0.08
Operations Facilities														
Administrative Office	$85	3.08	$262	$262	$262	$153	$216	$216	$192	NA	NA	NA	NA	NA
Maintenance Building/Yard	$75	3.08	$232	$232	$232	$136	$192	$192	$170	NA	NA	NA	NA	NA
Subtotal Park Impact Fee				$9,521	$2,380	$5,569	$7,867	$1,966	$6,975	$ 0.30	$ 0.39	$ 0.88	$ 1.13	$ 0.39
County Administrative Fee (1%)				$95	$24	$56	$79	$20	$70	$ 0.01	$ 0.01	$ 0.01	$ 0.01	$ 0.01
CSD Administrative Fee (2%)				$190	$48	$111	$157	$39	$139	$ 0.01	$ 0.01	$ 0.02	$ 0.02	$ 0.01
Total Park Impact Fee				**$9,806**	**$2,452**	**$5,736**	**$8,103**	**$2,025**	**$7,184**	**$ 0.32**	**$ 0.41**	**$ 0.91**	**$ 1.16**	**$ 0.41**

"fee_calc"

[1] See Table 14.
[2] Age-Restricted units include both single-family and multifamily age-restricted units.
[3] See Table 10.

- Purpose of the fee;
- Use of the fee;
- Relationship between the use of the fee and the type of development;
- Relationship between the need for the facility and the type of project; and
- Relationship between the amount of the fee and the cost portion attributed to new development.

PURPOSE OF FEE

The park fee developed through this Nexus Study would fund the park improvements necessary to serve new residential and nonresidential development in the CSD based on the LOS described in **Chapter II**. New development in the CSD will increase the service population and, therefore, the need for new parks and recreation facilities.

USE OF FEE

For each thousand additional residents, the fee will be used to improve 5.0 acres of park land to include turf, landscape, and recreation facilities (park land will be acquired through land dedications and Quimby In-Lieu Fees). The fee also will be used to plan, design, and develop other facilities, such as community center, aquatics center, administration space, and maintenance space needed to meet the recreational needs of the new population. The fee also will fund the studies and administration to support the program.

RELATIONSHIP BETWEEN USE OF FEE AND TYPE OF DEVELOPMENT

The development of new residential land uses in the CSD will generate additional need for park and recreation facilities, and administrative and maintenance facilities. The fees will be used to develop and expand the user capacity for neighborhood, village and community park land, community center, aquatics center, administration space, and maintenance space to serve new residential and nonresidential development.

RELATIONSHIP BETWEEN NEED FOR FACILITY AND TYPE OF PROJECT

Each new residential and nonresidential development project will generate additional demand for park and recreation services. The CSD's park standard is 5.0 park acres per

1,000 population with improved park land. The standards for recreation and other facilities are described in this report.

This report allocates a portion of the park facility costs to nonresidential development. The park facility costs allocated to nonresidential development include community park development, community centers, and aquatics facilities which reflects the benefit its employees receive from these facilities. Nonresidential development is currently exempt under County ordinance from paying its portion of the costs.

RELATIONSHIP BETWEEN AMOUNT OF FEE AND COST OF OR PORTION OF FACILITY ATTRIBUTED TO NEW DEVELOPMENT

The amount of park and recreation facilities needed by each land use has been estimated by applying the park cost per user to the appropriate common use factor for each land use. The common use factor for residential land uses is the number of persons per household for single-family, duplex, multifamily, mobile home, and other units.
The common use factor for nonresidential land uses is based on the number of employees generated on a square foot basis for commercial, office, and industrial development, and on the ratio of park usage availability for an employed resident as compared to a non-employed resident.

V. IMPLEMENTATION

The proposed fee presented in this report is based on the best development cost estimates, administrative cost estimates, and land use information available at this time. If costs change significantly in either direction, if the type or amount of new projected development changes, if other assumptions significantly change, or if other funding becomes available, the CSD Park Impact Fee should be updated accordingly.

After establishing the fee presented in this report, the CSD should conduct periodic reviews of park and recreation facility costs and other assumptions used as the basis of this analysis. Based on these reviews, the CSD may make necessary updates to the CSD Park Impact Fee.

The cost estimates presented in this report are in constant 2007 dollars. When the CSD does not update the fee by reviewing facility costs or other assumptions, the costs and fees will be adjusted automatically for inflation as outlined in this chapter.

IMPLEMENTING RESOLUTIONS

After consideration by the CSD Board of Directors, the proposed CSD Park Impact Fee update needs to be adopted by the County Board of Supervisors through a resolution updating the fee. The fee will be effective 60 days after the County's final action on the resolution updating the fee.

FEE COLLECTION AND EXEMPTIONS

All new development that occurs in the CSD, except as specifically exempted herein, shall pay the proposed fee at the time of building permit issuance at the CSD Park Impact Fee rates that are in effect at that time.

EXEMPTIONS FROM THE FEE

Existing development is exempt from the proposed fee. In addition, with written approval from the CSD Board of Directors, any or all portions of the proposed fees may be waived if it can be determined that a proposed project will not impact any facility for which the fees are collected. Written fee waivers may be available on a case-by-case basis for certain temporary structures such as a mobile home used for construction management purposes.

Additionally, County Ordinance 13.30.050 specifically exempts all non-residential land uses from being charged a park development impact fee.

REIMBURSEMENTS, FEE CREDITS, AND ADJUSTMENTS

As is typical with development impact fee programs, many of the public infrastructure facilities are needed up-front, in advance of when adequate revenue from the fee collection would be available to fund such improvements. Consequently, some type of private funding is necessary to pay for the public improvements when they are needed. This private financing may be in the form of land secured bonds, developer equity, or other form of private financing.

When this occurs, development impact fee programs need a mechanism to address situations where developers privately fund public facilities that would normally be funded by the fee program. To address this issue, the County, with recommendation from the CSD, should permit fee credits and reimbursements to provide the necessary link between collection of the CSD Park Impact Fee and the private construction and dedication of eligible park improvements. Reimbursements and fee credits are approved by the CSD Board on a case-by-case basis.

Developers/landowners who fund construction of park and recreation facilities included in this report will be eligible for fee credits/reimbursements against the appropriate fee or fees. Fee credits/reimbursements will be available for the facility construction cost as shown in this report or actual costs if the CSD Park Impact Fee is updated to include actual costs. Fee credits/reimbursements will be adjusted annually by the inflation factor used to adjust the fee. Once fee credits have been determined, they will be used at the time the respective fees would be due.

The CSD reserves the authority to reduce the CSD Park Impact Fees for properties under certain circumstances if necessary. Any reduction in the fees will be based on the CSD's independent analysis and review of the particular property. The CSD will make recommendations to the County for reduction of the County-imposed fee in such cases.

FEE CREDIT/REIMBURSEMENT TO DEVELOPERS

Fee credits/reimbursements for constructing park and recreation facilities in the CSD will be provided under the following conditions:

- Board approved, developer-installed/acquired improvements shall be considered for reimbursement from the CSD Park Impact Fee;

- The value of any developer-installed/acquired improvements for reimbursement/fee credit purposes shall not exceed the total cost estimate (as adjusted for inflation) used to establish the amount of the fees in this report or actual costs if the CSD Park Impact Fee is updated to include actual costs; and
- The use of accumulated fee revenues shall be used in the following priority order: 1) critical projects as determined by CSD Board findings; 2) repayment of inter-fund loans; and 3) repayment of accrued reimbursement to private developers. The CSD has discretion to determine the criteria for a "critical project." One example of a critical project would be one that when failure to complete the project prohibits further development from occurring.

Once all criteria are met, fee credits may be taken against fees when payable at building permit issuance. To obtain fee credits, the park improvement projects must meet all criteria, and developers must apply to the CSD before payment of fees on the first unit associated with a final subdivision map. The CSD maintains the flexibility to allocate fee credits in a manner it chooses. Fee credits granted shall be on a per-unit basis. In addition to the aforementioned fee credits, the CSD also may consider credits for private facilities on a case by case basis.

Reimbursements will be due to developers who have advance funded a facility (or facilities) in excess of their fair share of that (those) park facility cost (or facilities costs). In this instance, developers first would obtain fee credits up to their fair share requirement for a facility, then would await reimbursement from fee revenue collections from other fee payers.

To obtain reimbursements, developers must enter into a reimbursement agreement with the CSD. When funds are available, reimbursements will be paid quarterly, semi-annually, or as otherwise determined by the CSD. As noted, reimbursements will be paid only after the CSD accepts the park improvements. It is important to note that reimbursements are an obligation of the CSD Park Impact Fee Fund and not an obligation of the CSD General Fund or other operating funds.

Developers will be eligible for fee credits/reimbursements up to 100 percent of the fee, excluding the administration component of the fee. Eligible public facility costs, which are used to determine fee credits/reimbursements, will be based on cost schedules in this report or actual construction costs if the fees are updated to include the actual costs. Cost schedules in this report will be automatically adjusted annually by the inflation factor described in this chapter.

To the extent to which new development funds all or a portion of the CSD Park Impact Fee obligation through participation in a land-secured financing district, the CSD also should provide fee credit/reimbursement against the CSD Park Impact Fee in an amount not to exceed the present value of anticipated land-secured financing proceeds that would be generated by the property that is participating in the land-secured financing district.

ANNUAL INFLATION ADJUSTMENT AND PERIODIC FEE REVIEW

The proposed fee will be adjusted by County annually to account for the inflation of construction costs. (For ease of administration, the ordinance[s] and resolution[s] adopted to exact the fee should reference the automatic annual inflation adjustment.) Each year, on January 1, the CSD Park Impact Fee will be escalated based on the Engineering News Record (ENR)'s Construction Cost Index (CCI) to reflect changes in construction costs. The escalation shall be based on the change in the ENR CCI for the 12-month period ending in October of the prior year.

The proposed fee is subject to periodic update based on changes in developable land, cost estimates, or outside funding sources. The CSD periodically will review the costs and fee to determine if any updates to the fee are warranted. During the periodic reviews, the CSD will analyze these items:

- Changes to the required facilities listed in the Nexus Study;
- Changes in the cost to update or administer the fee;
- Changes in costs greater than inflation;
- Changes in assumed land uses; and
- Changes in other funding sources.

Any changes to the fee based on the periodic update will be presented to the County for approval before an increase or decrease in the fee.

FEE ADMINISTRATION

The proposed fee will be collected by County at the time of building permit issuance. The CSD may use the fees when collected by County and transferred to the CSD or may wait until a sufficient fund balance can be accrued. According to Government Code Section 66006, the CSD is required to deposit, invest, account for, and expend the fees in a prescribed manner.

FIVE-YEAR REVIEW

The fifth fiscal year after the first deposit into the fee account or fund, and every five years thereafter, the CSD and County are required to make all of the following findings with respect to that portion of the accounts or funds remaining unexpended:

- Identify the purpose for which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete plan area improvements; and
- Designate the approximate dates that the funding referred to in the above paragraph is expected to be deposited in the appropriate account or fund.

The CSD must refund the unexpended or uncommitted revenue portion for which a need could not be demonstrated in the above findings, unless the administrative costs exceed the amount of the refund.

APPENDICES

APPENDIX A: POPULATION BACK-UP DATA

APPENDIX B: COST ESTIMATE BACK-UP DATA

Economic & Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

APPENDIX A

POPULATION BACK-UP DATA

Table A-1
EDHCSD Park Impact Fee Nexus Study
Projected Remaining Units To Be Built

	Single Family			Multifamily			Total	
Plan Area	**Remaining Units**	**Persons per Household**	**Estimated Residents**	**Remaining Units**	**Persons per Household**	**Estimated Residents**	**Remaining Units**	**Estimated Residents**
Valley View	1,977	3.08	6,084	550	2.54	1,398	2,527	7,482
The Promontory	400	3.08	1,231	129	2.54	328	529	1,559
Marble Valley	375	3.08	1,154	0	2.54	0	375	1,154
Serrano	1,160	3.08	3,570	0	2.54	0	1,160	3,570
Bass Lake Hills	1,309	3.08	4,028	0	2.54	0	1,309	4,028
Villadoro	67	3.08	206	0	2.54	0	67	206
Pedregal	97	3.08	298	0	2.54	0	97	298
Rancho Dorado	207	3.08	637	0	2.54	0	207	637
Carson Creek - Age-Restricted	935	1.80	1,683	305	1.80	549	1,240	2,232
Other [2]	400	3.08	1,231	0	2.54	0	400	1,231
Total New Development	**6,927**		**20,122**	**984**		**2,275**	**7,911**	**22,397**
Existing Residents [3]			35,475			0		35,475
Total Residents at Buildout			**55,597**			**2,275**		**57,872**

"new_dev"

Note: Amounts shown above are known unit counts based on the source cited for each plan area. Unit counts are subject to change and the actual number of units built may be different than shown above.

[1] Conversations with local developers and home builders have shown that some of the above plan areas are not anticipated to build out to their full specific plan estimated number of units. As a result, total number of units has been adjusted downward by 5% to account for the possibility of under development.
[2] Includes estimated remaining units not currently under a development agreement.
[3] Based on California State Department of Finance Population Estimates and building permit data through August 2006 (see Table A-2)

Table A-2
EDHCSD Park Impact Fee Nexus Study
Current Total Population Estimates

Date	Permits [1]	Population per Unit [2]	Total Population
Jan. 1, 2005 (DOF)			33,247
Permits Issued	724	3.08	2,228
Aug. 31, 2006 est.			35,475

"total_pop"

[1] Source is EDHCSD (Jan. 1, 2005 through December 31, 2006)
[2] See Table 10.

Economic & Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

APPENDIX B

COST ESTIMATE BACK-UP DATA

Table B-1
EDHCSD Park Impact Fee Nexus Study
Park Development Cost Estimates

Item	**Neighborhood Park**	**Village Park**	**Community Park**
Basis for Assumptions			
Hard Costs [1]	1.5 Acre Park	10.0 Acre Park	30.0 Acre Park
Grading (% slope)	3%	5%	7%
Soft Costs (% of development cost)	21%	21%	21%
Per Acre Costs			
Hard Costs	$502,640	$196,750	$188,405
Grading	$61,200	$110,500	$164,900
Soft Costs	$118,406	$64,523	$74,194
Total	**$682,246**	**$371,773**	**$427,499**

"park_cost"

Source: "El Dorado Hills CSD Park Impact Fee: Park Cost Assumption Analysis" prepared by Hollingshead, Matsuoka & Associates, Inc. (hard costs), Cooper Thorne Associates (grading), EDHCSD (soft costs)

[1] Parks are located in Elk Grove. Grading assumption revised to reflect El Dorado Hills' terrain.

Table B-2
EDHCSD Park Impact Fee Nexus Study
Aquatics Facility Cost Calculation

Description	Dimensions	Sq. Ft.	Depth	Cost per Sq. Ft.	Cost
Diving Pool	30 x 30	900	15' - 20'	$200	$180,000
Competition Pool	50m x 25yds	13,455	5'	$200	$2,691,000
Recreation		8,000	0' - 6'	$277	$2,216,000
Total/Subtotal		**22,355**			**$5,087,000**
Design (approx. 3%)					$163,000
Total (Rounded)					**$5,250,000**

"aqua_cost"

Source: EDHCSD

Exhibit E

RECORDING REQUESTED BY AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO:

HEFNER LAW
Attn: Michael J. Cook, Esq.
2150 River Plaza Drive, Suite 450
Sacramento, CA 95833

Escrow No. ____________________
Title Order No. ____________________

APN:

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

GRANT DEED

SERRANO ASSOCIATES, LLC, a Delaware limited liability company ("Grantor"), grants to EL DORADO HILLS COMMUNITY SERVICES DISTRICT, a political subdivision of the State of California ("Grantee"), all that real property, including facilities or equipment installed thereon, situated in the unincorporated area of El Dorado County, California, described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

This grant is made on the condition that the above property be used solely and perpetually as a park as more fully described in the El Dorado Hills Specific Plan adopted July 18, 1988. If the above property is not used solely and perpetually for that purpose, then Grantor or its heirs, assigns, and successors, shall have the power to terminate all right, title and interest in the property granted by this deed to Grantee and its heirs, successors, and assigns, in the manner provided by law for the exercise of this power of termination. In the event a competent court of law with jurisdiction over the matter issues a judgement, order, or decree terminating Grantee's rights, Grantee or its heirs, assigns, or successors shall forfeit all rights or title to that property, and the property shall revert to the County of El Dorado, subject to the identical use restrictions set forth hereinabove. In the event the property is not used by El Dorado County solely and perpetually for that purpose, then Grantor or its heirs, assigns, and successors, shall have the power to terminate all right, title and interest in the property granted by this deed to El Dorado County and its heirs, successors, and assigns, in the manner provided by law for the exercise of this power of termination. In the event a competent court of law with jurisdiction over the matter issues a judgement, order, or decree terminating Grantee's rights, the property shall revert to Grantor or Grantor's heirs, assigns, or successors.

Executed on ______________, 2020 at __________________________, California

SERRANO ASSOCIATES, LLC, a Delaware
Limited liability company

By: Parker Development Company, a California
Corporation
Managing Member

By: ________________________________
William R. Parker
Its: President

SEE ATTACHED NOTARY FORM

Exhibit F

Purpose: Support the findings that must be made by the Board of Supervisors pursuant to California Government Code §66001(d)(1).

Date: September 14, 2023

Agency: El Dorado Hills Community Services District

Preparer(s): Teri Gotro, Director of Administration & Finance

Current Balance in Account or Fund: $21,102,744 as of June 30, 2023

The Agency hereby submits the following information regarding the entire unexpended portion of the account or fund remaining expenses, whether committed or uncommitted, from fees collected pursuant to the Mitigation Fee Act, as of the date set forth above:

A. The fee will be put to the following purposes:

The purpose of the funds is to build parks and recreation facilities that will maintain existing levels of service for parks and recreation within the District's boundaries. As population grows, the demands to recreate and frequent the District's parks increases. The intention of the park impact fee is to mitigate the impact on the existing parks and recreation facility infrastructure and this can only be done by using the Park Impact Fee to fund the park and recreation improvements necessary to serve new resident populations in the CSD's jurisdiction. These park and recreation improvements may include building new parks; constructing recreation facilities such as Community Centers and Aquatic Facilities, and/or adding Operations Facilities needed to adjust for the increased demand such as Administrative and Maintenance Facilities. Over the past five years (2018-2022), the District's approximate population has grown 18.9%, from 44,694 to 53,147. This population growth impacts the existing parks and recreation infrastructure in El Dorado Hills and the purpose of the Park Impact Fee is to provide the District the means to maintain the level of services and respond to the community's demands by building new parks and recreation facilities.

The District intends to use the unexpended park impact fee funds to build new parks and recreation facilities at a cost in excess of $21,102,744.

B. There is a reasonable relationship between the fee and the purpose for which it is charged, as described below:

The purpose of the park impact fee is to mitigate the impact of residential growth on the parks and recreation facilities infrastructure within the District boundaries. The residential Park Impact Fee for the reporting period is as follows:

Single Family Residential	$13,495
Single Family Residential – Serrano	$8,907
Age Restricted Residential	$7,886
Age Restricted-Residential-Serrano	$4,186
Multi-Family Residential	$8,907
Multi-Family Residential Serrano	$4,761
Mobile Home Park Homes	Exempt
Accessory Dwelling Units	Exempt

New development, whether it be residential or nonresidential, will create additional demand for the District's services and a corresponding need for expanded parks and recreation facilities to maintain the expected level of service to the Community. The District's 2021 Master Plan identifies this relationship in Appendix B Table B-1. There is currently 10.14 acres of developed parkland for every 1,000 residents. This is a measurement of the current parks and recreation services provided to the community. The District has an obligation to the Community to maintain this level of park and recreation services. As population grows, this service will be shared by more residents minimizing the overall services. The fee imposed on new development mitigates the impact on the Community by providing a financial resource for the District to build more parks and recreation facilities so there is no lapse in services. You can see on page 63 of the Master Plan the cost to develop parkland as defined below. This does not include the planning, design and professional service required to complete the project.

Neighborhood Park:	$480,000/acre
Village Park:	$880,000/acre
Community Park:	$1,100,000/acre

The direct correlation between population growth (18.9% over past 5 years) and the costs to maintain the level of service (10.14 acres per 1,000 residents) is recognized. There is a reasonable relationship between the new residents upon which the impact fees are charged and the need for additional parks and recreation facilities by reason of the fact that development of residential land uses in the District will generate additional demand for these improvements. The park impact fees will be used to fund these improvements, which are necessary to serve new development in the District and maintain the current level of service for our existing population. This clearly shows a direct correlation between residential growth and the additional park and recreation facilities needed to maintain the level of service that was defined in the 2021 District's Master Plan.

C. All sources and amounts of funding anticipated to complete financing in incomplete improvements are identified below:

For each thousand additional residents, the fee will be used to improve 10.14 acres of park land to include turf, landscape, and recreation facilities (park land will be acquired through land dedications and Quimby In-Lieu Fees). The fee also will be used to plan, design, and develop other facilities, such as community center, aquatics center, administration space, and maintenance space needed to meet the recreational needs of new development. The fee will also fund the studies and administration to support the program (2021 Master Plan page 63).

Each year, through the budget process, the Board approves a 10-year Capital Project Budget. The projects below represent what the Boards approved as of July 1, 2023.

Improvement/Equipment	*Total Remaining Cost*	*Unexpended Impact Fees, Available to-date*	*Future Anticipated Impact Fees*	*Other Funds*
EDHCSD Community Park (FY26)	*$3,440,532*	*$2,419,042*	*$0*	*$1,002,448 (General Fund)*
Bike Park (FY25)	*$1,947,839*	*$1,808,537*	*$0*	*$139,302 (General Fund)*
Utility Corridor Trail (FY24)	*$385,871*	*$271,461*	*$0*	*$114,410 (General Fund)*
Saratoga Estates Park & Recreation Trail (FY24)	*$716,216*	*$716,216*	*$0*	*$0*
Bass Lake Park (FY31)	*$75,174,868*	*$6,418,194*	*$10,200,000*	*$58,556,674 (General Fund, Bonds, Grants, Donations)*
Multigenerational Community Center/Sports Complex (FY29)	*$30,286,938*	*$5,644,377*	*$5,100,000*	*$19,542,561 (General Fund, Bonds, Grants, Donations)*
Bell Ranch Park (FY26)	*$3,449,915*	*$3,449,915*	*$0*	*$0*
Stephen Harris Park (FY24)	*$1,461,348*	*$375,000*	*$0*	*$1,086,348 (General Fund)*
TOTAL	*$116,863,526*	*$21,102,744**	*$15,300,000***	*$80,441,743*

*total amount currently in the account as of June 30, 2023.
** estimated $1,700,000 per year for 9 years

The total cost of these improvements attributable to new facilities was estimated at $116,863,526. As of June 30, 2023, the CSD and County had unexpended Park Impact Fees of $21,102,744 in impact fees. The funds have been assigned to projects as noted in the table above.

There are two projects, Bass Lake Park and the Multigenerational Community Center, that are projected to be planned and constructed over the next 9 years. It should be noted that these two projects are in the planning stages and the scope of work may change in response to the Community's demand for these park and recreation facilities. Both projects are included in the 2021 Master Plan and approved by the Board with the FY2024 budget through the 10-Year Capital Project Plan.

The District is projecting to collect $1,700,000 per year in Park Impact Fees for the duration of the projects (9 years) totaling $15,300,000. This will bring the shortfall of capital project funding of $80,441,743. The District will cover the differential by using General Fund monies, explore loan opportunities, solicit the communities willingness to issue a municipal bond, and/or seek out grant opportunities. It will be the will of the community that defines the path that will be taken to cover the revenue resources needed to cover this shortfall or adjust the scope of the projects.

D. The approximate dates on which the funding anticipated to complete financing in incomplete improvements is expected to be deposited into the appropriate account or fund are provided below:

EDHCSD Community Park: The enhancements to the District's Community Park is expected to be finished by late spring of 2026. The project cost of $3,440,532 will be covered by $2,419,042 from the unexpended park impact fee fund and the remaining balance of $1,002,448 will come from the District's Capital Deficiency Reserve in the General Fund.

Bike Park: The Bike Park project is expected to be finished by June of 2025. The project cost of $1,947,839 will be covered by $1,808,537 from the unexpended park impact fee fund and $139,302 will come from the District's Capital Deficiency Reserve in the General Fund.

Utility Corridor: The Utility Corridor project is expected to be finished by June of 2024. The project cost of $385,871 will be covered by $271,461 from the unexpended Park Impact Fee Fund and $114,410 will come from the District's Capital Deficiency Reserve in the General Fund.

Saratoga Estates Park & Recreation Trail: This project is currently under construction and is expected to be complete by June 2024. The project cost of $716,216 will be covered in full by unexpended Park Impact Fee Fund.

Bass Lake Park: This project is in the design stage and will consist of several phases over the next 9 years. The project's estimated cost is $75,919,363 and the demand by the Community will dictate the scope of the project. The unexpended and anticipated future park impact fees are estimated to cover $16,618,194 of the project. The remaining $58,556,674 will need to come from a bond initiative with some help from the District's Capital Deficiency Reserve, Grant Funds, and Donations. Some phases may be eliminated if the Community chooses not to approve a bond to support the project. This will be reassessed each year to ensure the project is in line with the demands of the Community.

Multigenerational Community Center/Sports Complex: This project is in the early planning stage and is forecasted to be built by the spring of 2029. The project estimated cost is $30,286,938. The unexpended and anticipated future park impact fees are estimated to cover $10,744,377 of the project. The remaining $19,542,561 will need to come from a bond initiative with some help from the District's Capital Deficiency Reserve, Grant Funds, and Donations. The scope of this project may be adjusted due to the limited funding resources.

Bell Ranch Park: This project is in the preliminary planning stages and is expected to be complete by June 2026. The project cost of $3,449,915 will be covered in full by the unexpended Park Impact Fee Fund.

Stephen Harris Park: The enhancements of Stephen Harris Park are expected to be finished by June of 2024. The project cost of $1,461,348 will be covered by $375,000 from the unexpended Park Impact Fee Fund and $1,086,348 will come from the District's Capital Deficiency Reserve in the General Fund.

Annual Report
El Dorado Hills Community Services District
Annual Park Impact Fee (PIF) Report
Fiscal Year 2024-2025 (FY25)

Government Code § 66006(a) requires local agencies that require the payment of development fees to submit annual notices detailing the status of those fees. The annual report must be made available to the public within 180 days after the last day of each fiscal year.

The following is the annual report for the District's Park Development Fee:

1. Provide a brief description of the type of fee in the account or fund.

The purpose of the El Dorado Hills Community Service District's Park Development Impact Fee (Park Fee) is specifically for the design, acquisition, installation, and construction of the public park and recreational facilities and related costs necessary to mitigate the direct and cumulative impacts of new residential development in the District. By directly funding these costs, the development impact fees will both enhance the quality of life for future District residents and protect their health, safety, and welfare.

2. List the amount of the development fee.

Effective:	**Starting 06/10/23**
Single Family Unit	$13,496
Multifamily Unit	$ 8,907
Single/Multifamily Affordable	$ 8,907
Age Restricted Unit	$ 7,886
Single Family-Serrano	$ 7,215
Multifamily-Serrano	$ 4,761
Age-Restricted-Serrano	$ 4,186

The Board has approved a 2.6% increase (2023) and 2.4% increase (2024) in March 2025. Both PIF increase requests were approved El Dorado County BOS meeting on June 17, 2025, and will go into effect 60 days from the approval date (August 17, 2025).

3. The beginning and ending fund balance for the development fee account.

Beginning balance as of 7/1/24	$23,537,901
Ending balance as of 6/30/25	$26,414,678

4. List the amount of the fees collected and the interest earned.

Fees collected	$2,129,526
Interest earned	$ 925,647

5. Provide an identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

Bass Lake Regional Park	$ 177,775	100%
Bike Park	$ 210,541	100%
Heritage Village Park	$ -2,316	100%
Saratoga Village Park	$ 346,856	100%
Utility Corridor Trail	$ 60,577	100%
Valley View Village Park South	$ 255,706	100%
County Admin Fee	$ 28,089	100%
CSD Admin Fee	$ 23,783	100%

6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.

Bass Lake Community Park - This multi-phase/multi-year project is in this EDHCSD planning phase. District staff are working with consultants to complete the draft Environmental Impact Report and necessary documents to submit for the County permitting process. Estimated Construction Start Date: March 2027.

Bell Ranch Park - This project is in the preliminary project phase. An initial concept design was approved in 2018. Project amenities will need to be refined by the Board of Directors prior to award of a service contract for construction drawings and staff beginning the County permitting process. Construction is not anticipated to commence for a few years, approximately Fiscal Year 27/28.

Powerline Bike Park - EDHCSD is awaiting approval from El Dorado County for conditional use permit (CUP24-0012). Prequalification process and issuance of RFP is pending County permitting approval; construction to begin following EDHCSD Board of Directors award of contract. Estimated Construction Start Date: March 2026.

Silver Dove Bike Park - This project is in the EDHCSD planning phase for utility connections and construction drawings. Estimated Construction Start Date: March 2027

Heritage Village Park - Project substantially complete as of August 2022; working through some permitting processes that hold the project open until completed.

Saratoga Village Park - This project is set up with two phases, the recreation trail and the park. Recreation trail completed as of July 2023. The Park is completed as of April 2024. Project close out was approved by the Board of Directors in August 2024.

Utility Corridor - This project is currently awaiting Board of Directors contract award following RFP issuance for trail construction. Staff are bringing forward the request to the Board of Directors to award the construction contract in September 2025. Estimated Construction Start Date: October 2025

Central EDH Park - This project was created to facilitate the community outreach and planning phases prior to the development of the portion of the Old Executive Golf Course EDHCSD has acquired. It is anticipated to be a multi-year/multi-phase CIP project. EDHCSD is working to acquire the additional acreage of the Old Executive Golf Course during FY26. Long term improvements will be further defined with the Master Plan update in 2026.

7. A description of each interfund transfer or loan made from the account.

General Fund Loan	$ (1,178,035)
Bike Park	$ 931,905
Heritage Park	$ 51,966
Blackstone Park	$ 114,188
Central EDH Park	$ 206,501

8. Provide the amount of refund made from the account.

None

El Dorado Hills Community Services District
Annual Park Impact Fee Summary Report
for the Fiscal Year Ended June 30, 2025

Project	Beginning Balance 7/1/2024	Developer Fees Collected 2024-2025	Interest Income 2024-2025	Transfers In	Expenditures/ Transfers out	Ending Balance 6/30/2024
Park Development Fee	23,537,901	2,129,526	925,647			
General Fund Loan				1,973,716	795,681	
Bell Ranch Park					0	
Bike Park					931,905	
Heritage Park					51,966	
Blackstone Park					114,188	
Central EDH Park					206,501	
County Admin Fee					28,089	
CSD Admin Fee					23,783	
Totals	**$23,537,901**	**$2,129,526**	**$925,647**	**$1,973,716**	**$2,152,113**	**$26,414,678**

Components may not sum to totals because of rounding

El Dorado Hills Community Services District
Annual Park Impact Fee Expenditure Report
for the Fiscal Year Ended June 30, 2024

Project	Total AB 1600 Expenditures 2024-2025	Non AB 1600 Expenditures 2024-2025	Total Expenditures 2024-2025	Percentage Funded with Impact Fees	Non AB 1600 Revenue 2024-2025
Bass Lake Regional Park	177,775	0	177,775	100%	
Bell Ranch Park	0	0	-	100%	
Bike Park	210,541	0	210,541	100%	
Heritage Village Park	-2,316	0	(2,316)	100%	
Saratoga Village Park	346,856	0	346,856	100%	
Utility Corridor Trail	60,577	0	60,577	100%	
Valley View Viilage Park	255,706	0	255,706	100%	
Totals	**$1,049,139**	**$0**	**$1,049,139 ***	**100%**	**$0**

* $175,978 FY2024 Reimbursements requested from El Dorado County not yet received
* $873,162 FY2025 Reimbursements requested from El Dorado County not yet received

Components may not sum to totals because of rounding

ANNUAL REPORT FOR EL DORADO HILLS COMMUNITY SERVICE DISTRICT

Gov. Code § 66006(b)(1)(A)

Fiscal Year 2024-25 (FY25)

Fund or Account No.:	**80310317**
I hereby declare that all the information I provided is accurate to the best of my knowledge.	
Prepared By:	
Date:	

Description of Development Impact Fees

Park Development Impact Fee

The purpose of the El Dorado Hills Community Service District's Park Development Impact Fee (Park Fee) is specifically for the design, acquisition, installation, and construction of the public park and recreational facilities and related costs necessary to mitigate the direct and cumulative impacts of new residential development in the District. By directly funding these costs, the development impact fees will both enhance the quality of life for future District residents and protect their health, safety, and welfare. El Dorado Hills Community Service District first approved a Development Impact fee in 1995.

The Park Fee was last updated on June 17, 2025.

Annual Report

Gov. Code § 66006(b)(1)(B), (C), (D)

Amount of Fee:	See attached fee schedule
Beginning Balance of Fund or Account at Start of Fiscal Year:	$22,858,766.92
Fees Collected in Fiscal Year:	$2,129,526.00
Interest Earned in Fiscal Year:	$891,491.17
Ending Balance of Fund or Account at End of Fiscal Year:	$25,858,488.83

Public Improvements on Which Fees Were Expended in Fiscal Year

Gov. Code § 66006(b)(1)(E)

PUBLIC IMPROVEMENT PROJECT	**Total FY2024-25 Project Expenditures**	Amount Funded from **Park** Fee	**Amount Funded by Other Sources**	**% of Cost Funded by Fees**
El Dorado County 1% Administration Fees	$21,295.26	$21,295.26	$0.00	100%
GRAND TOTAL	**$21,295.26**	**$21,295.26**	**$0.00**	**100%**

Newly Identified Public Improvement Projects with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

The table below shows information about any public improvement projects that have been newly identified in FY 2024-25 as having sufficient funding. For each identified project, a description and the approximate start date of construction are provided.

PUBLIC IMPROVEMENT PROJECT	Project Description	Date of Determination of Sufficient Funds[1]	Approximate Date of Commencement of Construction

[1] Note that the District must identify the date that construction will commence within 180 days of determining that there are sufficient funds to complete the construction.

Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

The table below lists each public improvement identified in a previous report and indicates whether construction started around the date noted in that report. For projects mentioned in a previous report where construction did not begin by the estimated date, the reason for the delay and a revised estimated date for starting construction are also included.

Public Improvement Project Name	Project Description	Previously Identified Date of Commencement of Construction	Date Construction Commenced	Explanation of Reason Why Construction Not Commenced; or Why Construction Did Not Begin on Previously Identified Date	Revised Approximate Date of Commencement of Construction
CIP 954 – Bike Parks (Powerline Bike Park)	Powerline Bike Park – near El Dorado Hills Boulevard in the powerline corridor. This project is proposed to include bike and multi-use trails and trail improvements over the approximately 8 acres of project area.	June, 2025	N/A	Powerline Bike Park – EDHCSD is awaiting approval from El Dorado County for conditional use permit (CUP24-0012). Prequalification process and issuance of RFP is pending County permitting approval; construction to begin following EDHCSD Board of Directors award of contract.	March, 2026
CIP 954 – Bike Parks (Silver Dove Bike Park)	Silver Dove Bike Park - near Bass Lake Road and Silver Dove Way. This project is proposed to include bike flow trails, pump track and multi-use fitness and nature exploration trails.	N/A	N/A	Silver Dove Bike Park – This project is in the EDHCSD planning phase for utility connections and construction drawings.	March, 2027

CIP 955 – Utility Corridor Trail	This project is proposed to refine, design, and construct a trail through the utility corridor area west of El Dorado Hills Boulevard, past Hensley Circle down to Betty Drive.	June, 2024	N/A	This project is currently awaiting Board of Directors contract award following RFP issuance for trail construction. Staff are bringing forward the request to the Board of Directors to award the construction contract in September 2025.	October, 2025
CIP 962 – Bass Lake Park	This project is proposed to include open space, multi-use athletic fields, playgrounds, trails, courts, picnic areas, dog park, and event and nature center amenities.	N/A	N/A	This multi-phase/multi-year project is in this EDHCSD planning phase. District staff are working with consultants to complete the draft Environmental Impact Report and necessary documents to submit for the County permitting process. The draft Environmental Impact report is expected to be brought forward to the EDHCSD Board of Directors in Spring 2026.	March, 2027
CIP 964 – Bell Ranch Park	This project is preliminarily proposed as a 5-acre park in the Bass Lake Hills Specific Plan.	June, 2026	N/A	This project is in the preliminary project phase. An initial concept design was approved in 2018. Project amenities will need to be refined by the Board of Directors prior to award of a service contract for construction drawings and staff beginning the County permitting process.	April, 2027
CIP 966 – Central EDH Park	This project is in the community outreach stage for development of the portion of the Old Executive Golf Course EDHCSD has acquired.	N/A	N/A	This project was created to facilitate the community outreach and planning phases prior to the development of the portion of the Old Executive Golf Course EDHCSD has acquired. It is anticipated to be a multi-year CIP project. EDHCSD is working to acquire the additional acreage of the Old Executive Golf Course during FY26. Long term improvements will be further defined with the Master Plan update in 2026.	Fall 2027

CIP 968 – J Lot H Bass Lake Park	This project will be used for the construction of the J Lot H portion of Bass Lake Park.	N/A	N/A	This project was created to capture the development costs associated with the construction of the J Lot H portion of the Bass Lake Park project (CIP 962) due to the development agreement between El Dorado County and EDHCSD. The project costs for this portion of Bass Lake park are currently forecast to exceed the agreement. Please see CIP 962 for the project status update.	March, 2027

Interfund Transfers and Loans

Gov. Code 66006(b)(1)(G)

The following table explains each interfund transfer made in FY2024-25, including the public improvement project for which the transferred or loaned fees will be used. It also specifies, in the case of an interfund loan, the repayment date and the interest rate that the fund will earn on the loan.

Other Fund to Which Fees Were Transferred or Loaned	Interfund Transfer Type (Transfer or Loan)	Amount of Loan or Transfer ($)	Public Improvement on Which Fees Will be Expended	For Interfund Loans: Date on Which Loan Will Be Repaid, and Interest Rate

Refunds Made Pursuant to Section 66001(e) from This Fund

Gov. Code § 66006(b)(1)(H)

Amount of Refunds ($):	
Number of Persons or Entities Identified to Receive Refunds:	
Reallocations to Different Purposes Pursuant to Section 66001(f):	

FEE SCHEDULE

EL DORADO HILLS COMMUNITY SERVICE DISTRICT

PARK DEVELOPMENT IMPACT FEE

EFFECTIVE JUNE 10, 2023

Land Use Category	Fee Amount
Residential Development	Fee Per Unit
Single Family	$13,496
Multifamily & Affordable Housing	$8,907
Age – Restricted	$7,866
Serrano Single Family	$7,215
Serrano Multifamily	$4,761
Serrano Age-Restricted	$4,186
Mobile Home Park Homes	Exempt
Accessory Dwelling Units	Exempt

Exhibit G

Annual Report
El Dorado Hills Community Services District
Annual Park Impact Fee (PIF) Report
Fiscal Year 2022-2023

Government Code Section 66006(a) requires local agencies that require the payment of development fees to submit annual notices detailing the status of those fees. The annual report must be made available to the public within 180 days after the last day of each fiscal year.

The following is the annual report for the District's Park Development Fee:

1. Provide a brief description of the type of fee in the account or fund.

   The Park Impact Fee is used to pay for the design, improvement and expansion of new parks and recreation facilities needed to accommodate future growth.

2. List the amount of the development fee.

Effective:	Starting 07/07/21	Starting 07/09/22	Starting 06/10/23
Single Family Unit	$12,347	$12,866	$13,496
Multifamily Unit	8,149	8,491	8,907
Single/Multifamily Affordable	8,149	8,491	8,907
Age Restricted Unit	7,215	7,518	7,886
Single Family-Serrano	6,601	6,878	7,215
Multifamily-Serrano	4,356	4,539	4,761
Age-Restricted-Serrano	3,829	3,990	4,186

3. The beginning and ending fund balance for the development fee account.

Beginning balance as of 7/1/22	$22,908,013
Ending balance as of 6/30/23	21,088,842

4. List the amount of the fees collected and the interest earned.

Fees collected	$2,241,709
Interest earned	347,883

5. Provide an identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

Bass Lake Community Park	$316,831	100%
Valley View Village Park South	3,444,365	100%
Heritage Village Park	122,215	100%
Utility Corridor	70,450	100%
Saratoga Village Park	24,107	100%
County Admin Fee	31,994	100%
CSD Admin Fee	31,905	100%

6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.

Bass Lake Community Park - Acquisition of all land is complete. Project experienced delays due to CEQA (California Environmental Quality Act) requirements. J Lot H portion of the project is scheduled to begin construction in spring 2025.

Valley View Village Park South – Park substantially completed and open in June 2023. Currently working through final punch list to complete the project. Expected to finish September 2023.

Heritage Village Park - Project substantially complete as of August 2022; working through some permitting processes that hold the project open until completed. No additional funding required.

Utility Corridor- Project is in the permitting process and anticipated to start construction in Spring 2024.

Saratoga Village – This project has two phases, the recreation trail and the park. Recreation trail completed as of July 2023. The Park is currently under construction and is anticipated to be completed October 2023.

7. A description of each interfund transfer or loan made from the account.

General Fund Loan	$ -1,249,634	*(cover until paid from county)*
Bass Lake Community Park	2,075,542	
Community Park	200,548	
Bike Park	1,584,264	
Heritage	165,361	
Bertelsen Park	417,021	
Stephen Harris Park	375,000	
Utility Corridor	266,800	
Bell Ranch	105,355	
Valley View Village Park	404,607	

8. Provide the amount of refund made from the account.

None

El Dorado Hills Community Services District
Annual Park Impact Fee Expenditure Report
for the Fiscal Year Ended June 30, 2023

Project	Total AB 1600 Expenditures 2022-2023	Non AB 1600 Expenditures 2022-2023	Total Expenditures 2022-2023	Percentage Funded with Impact Fees	Non AB 1600 Revenue 2022-2023
Bass Lake Regional Park	316,831	0	316,831	100%	
Valley View Viilage Park	3,444,365	0	3,444,365	100%	
Heritage Village Park	122,215	0	122,215	100%	
Utility Corridor	70,450	0	70,450	100%	
Saratoga Village Park	24,107	0	24,107	100%	
Totals	**$3,977,967**	**$0**	**$3,977,967** *	**100%**	**$0**

* $716,897.13 FY2023 Reimbursements received from El Dorado County in July, Aug & Sept 2023

Components may not sum to totals because of rounding

El Dorado Hills Community Services District
Annual Park Impact Fee Summary Report
for the Fiscal Year Ended June 30, 2023

Project	Beginning Balance 7/1/2022	Developer Fees Collected 2022-2023	Interest Income 2022-2023	Transfers In	Expenditures/ Transfers out	Ending Balance 6/30/2023
Park Development Fee	22,908,013	2,241,709	347,883			
General Fund Loan				5,896,044	4,646,410	
Bass Lake Community Park				217,301	2,292,843	
South of 50 Community Park				52,339	52,339	
Community Park					200,548	
Bike Park					1,584,264	
Heritage Park					165,361	
Bertelsen Park					417,021	
Stephen Harris Park					375,000	
Utility Corredor					266,800	
Bell Ranch					105,355	
Valley View					404,607	
County Admin Fee					31,994	
CSD Admin Fee					31,905	
Totals	**$22,908,013**	**$2,241,709**	**$347,883**	**$6,165,684**	**$10,574,447**	**$21,088,842**

Components may not sum to totals because of rounding

Annual Report
El Dorado Hills Community Services District
Annual Park Impact Fee (PIF) Report
Fiscal Year 2023-2024

Government Code Section 66006(a) requires local agencies that require the payment of development fees to submit annual notices detailing the status of those fees. The annual report must be made available to the public within 180 days after the last day of each fiscal year.

The following is the annual report for the District's Park Development Fee:

1. Provide a brief description of the type of fee in the account or fund.

The Park Impact Fee is used to pay for the design, improvement and expansion of new parks and recreation facilities needed to accommodate future growth.

2. List the amount of the development fee.

Effective:	**Starting 06/10/23**
Single Family Unit	$13,496
Multifamily Unit	8,907
Single/Multifamily Affordable	8,907
Age Restricted Unit	7,886
Single Family-Serrano	7,215
Multifamily-Serrano	4,761
Age-Restricted-Serrano	4,186

3. The beginning and ending fund balance for the development fee account.

Beginning balance as of 7/1/23	$21,088,841
Ending balance as of 6/30/24	23,537,901

4. List the amount of the fees collected and the interest earned.

Fees collected	$2,551,744
Interest earned	710,159

5. Provide an identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

Bass Lake Regional Park	$207,657	100%
Bell Ranch Park	476	100%
Bike Park	92,777	100%
Heritage Village Park	6,482	100%
Saratoga Village Park	61,088	100%
Utility Corridor Trail	14,691	100%
Valley View Village Park South	1,628	100%

County Admin Fee	25,517	100%
CSD Admin Fee	51,035	100%

6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.

Bass Lake Community Park - Project experienced delays due to CEQA (California Environmental Quality Act) requirements. J Lot H portion of the project is scheduled to begin construction in 2025/26.

Bell Ranch Park - Project is still in the early planning stages and will not commence construction for a few years.

Bike Park - Project was split into two locations and both are in final design stages, with permitting steps being taken. Construction may begin at the earliest Spring 2025 for both locations.

Heritage Village Park - Project substantially complete as of August 2022; working through some permitting processes that hold the project open until completed.

Saratoga Village Park – This project is set up with two phases, the recreation trail and the park. Recreation trail completed as of July 2023. The Park is completed as of April 2024.

Utility Corridor- Project is in the permitting process and anticipated to start construction in Winter/Spring 2025.

Valley View Village Park South – Park substantially completed and open in June 2023. Worked through punch list to complete items as of August 2024.

7. A description of each interfund transfer or loan made from the account.

General Fund Loan	$ 381,217	*(cover until paid from county)*
Bell Ranch Park	189	
Bike Park	182,598	
Stephen Harris Park	137,153	
Utility Corridor Trail	35,135	

8. Provide the amount of refund made from the account.

None

Annual Report of Revenues and Expenditures (Cal. Gov. Code 66006 (b)(1) (E) and (F)

District: *El Dorado Hills Community Services District*
Fiscal Year: *2023-24*

(E) REPORT YEAR CAPITAL EXPENDITURES/TRANSFERS TO PROJECTS

Identify below each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

DATE	DESCRIPTION OF EXPENDITURE	TOTAL FY EXPENDITURES	FEE EXPENDITURES	FEE PERCENTAGE
7/21/2023	Bass Lake Regional Park, Valley View Village Park, Saratoga Village Park & Heritage Village Park, 2% Admin Fee Oct 2022 -March 2023.	$ 30,455.20	$ 30,455.20	100%
8/1/2023	Bass Lake Regional Park, Valley View Village Park, Saratoga Village Park & Heritage Village Park., Utility Cooridor Trail	$ 647,620.27	$ 647,620.27	100%
9/7/2023	Bass Lake Regional Park, Valley View Village Park, Saratoga Village Park & Heritage Village Park, 2% Admin Fee April - June 2023	$ 38,821.66	$ 38,821.66	100%
3/25/2024	Bass Lake Regional Park, Valley View Village Park, Saratoga Village Park & Heritage Village Park, Utility Cooridor Trail, 2% Admin Fee July - Sept 2023.	$ 70,428.85	$ 70,428.85	100%
6/30/2024	County 1% Admin Fee	$ 25,517.44	$ 25,517.44	100%
			$ 812,843.42	

(F) INCOMPLETE IMPROVEMENTS: If the District has determined that sufficient funds have been collected to complete financing on an incomplete public improvement that has been identified for use of fee revenues and the public improvement remains incomplete at the time of this report, identify the approximate date by which the construction of the improvement will commence.

Note: Attach additional pages if necessary.

Annual Report of Revenues and Expenditures (Cal. Gov. Code 66006 (b)(1) (A), (B), (C), (D), (G), and (H)

District: El Dorado Hills Community Services District

Account: 80310317

Fiscal Year: 2023-24

(D) REVENUES

MONTH	Fees	Interest
JUL	$ 2,516.00	$ -
AUG	$ 364,660.00	$ 45,095.87
SEP	$ 155,046.00	$ 42,729.38
OCT	$ 170,519.00	$ 41,976.87
NOV	$ 186,942.33	$ 45,485.62
DEC	$ 229,398.00	$ 46,801.86
JAN	$ 117,099.00	$ 63,097.66
FEB	$ 340,691.00	$ 66,068.87
MAR	$ 167,394.00	$ 64,565.42
APR	$ 408,956.00	$ 58,663.81
MAY	$ 269,476.00	$ 66,616.10
JUN	$ 139,047.00	$ 134,300.32
TOTAL:	**$ 2,551,744.33**	**$ 675,401.78**

(G)* TRANSFERS TO OTHER FUNDS

MONTH	AMOUNT
JUL	$ 30,455.20
AUG	$ 647,620.27
SEP	$ 38,821.66
OCT	$ -
NOV	$ -
DEC	$ -
JAN	$ -
FEB	$ -
MAR	$ 70,428.85
APR	$ -
MAY	$ -
JUN	$ 25,517.44
TOTAL:	**$ 812,843.42**

*Attach a description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

(C) REPORT YEAR ENDING BALANCE

PRIOR FY ENDING BALANCE:	**$ 20,444,464.23**
REPORT YR REVENUES:	**$ 3,227,146.11**
REPORT YR EXPENDITURES:	**$ 812,843.42**
REPORT YR ENDING BALANCE:	**$ 22,858,766.92**

(H) REFUNDS PROCESSED:

DATE	AMOUNT

Annual Report
El Dorado Hills Community Services District
Annual Park Impact Fee (PIF) Report
Fiscal Year 2024-2025 (FY25)

Government Code § 66006(a) requires local agencies that require the payment of development fees to submit annual notices detailing the status of those fees. The annual report must be made available to the public within 180 days after the last day of each fiscal year.

The following is the annual report for the District's Park Development Fee:

1. Provide a brief description of the type of fee in the account or fund.

The purpose of the El Dorado Hills Community Service District's Park Development Impact Fee (Park Fee) is specifically for the design, acquisition, installation, and construction of the public park and recreational facilities and related costs necessary to mitigate the direct and cumulative impacts of new residential development in the District. By directly funding these costs, the development impact fees will both enhance the quality of life for future District residents and protect their health, safety, and welfare.

2. List the amount of the development fee.

Effective:	**Starting 06/10/23**
Single Family Unit	$13,496
Multifamily Unit	$ 8,907
Single/Multifamily Affordable	$ 8,907
Age Restricted Unit	$ 7,886
Single Family-Serrano	$ 7,215
Multifamily-Serrano	$ 4,761
Age-Restricted-Serrano	$ 4,186

The Board has approved a 2.6% increase (2023) and 2.4% increase (2024) in March 2025. Both PIF increase requests were approved El Dorado County BOS meeting on June 17, 2025, and will go into effect 60 days from the approval date (August 17, 2025).

3. The beginning and ending fund balance for the development fee account.

Beginning balance as of 7/1/24	$23,537,901
Ending balance as of 6/30/25	$26,414,678

4. List the amount of the fees collected and the interest earned.

Fees collected	$2,129,526
Interest earned	$ 925,647

5. Provide an identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

Bass Lake Regional Park	$ 177,775	100%
Bike Park	$ 210,541	100%
Heritage Village Park	$ -2,316	100%
Saratoga Village Park	$ 346,856	100%
Utility Corridor Trail	$ 60,577	100%
Valley View Village Park South	$ 255,706	100%
County Admin Fee	$ 28,089	100%
CSD Admin Fee	$ 23,783	100%

6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.

Bass Lake Community Park - This multi-phase/multi-year project is in this EDHCSD planning phase. District staff are working with consultants to complete the draft Environmental Impact Report and necessary documents to submit for the County permitting process. Estimated Construction Start Date: March 2027.

Bell Ranch Park - This project is in the preliminary project phase. An initial concept design was approved in 2018. Project amenities will need to be refined by the Board of Directors prior to award of a service contract for construction drawings and staff beginning the County permitting process. Construction is not anticipated to commence for a few years, approximately Fiscal Year 27/28.

Powerline Bike Park - EDHCSD is awaiting approval from El Dorado County for conditional use permit (CUP24-0012). Prequalification process and issuance of RFP is pending County permitting approval; construction to begin following EDHCSD Board of Directors award of contract. Estimated Construction Start Date: March 2026.

Silver Dove Bike Park - This project is in the EDHCSD planning phase for utility connections and construction drawings. Estimated Construction Start Date: March 2027

Heritage Village Park - Project substantially complete as of August 2022; working through some permitting processes that hold the project open until completed.

Saratoga Village Park - This project is set up with two phases, the recreation trail and the park. Recreation trail completed as of July 2023. The Park is completed as of April 2024. Project close out was approved by the Board of Directors in August 2024.

Utility Corridor - This project is currently awaiting Board of Directors contract award following RFP issuance for trail construction. Staff are bringing forward the request to the Board of Directors to award the construction contract in September 2025. Estimated Construction Start Date: October 2025

Central EDH Park - This project was created to facilitate the community outreach and planning phases prior to the development of the portion of the Old Executive Golf Course EDHCSD has acquired. It is anticipated to be a multi-year/multi-phase CIP project. EDHCSD is working to acquire the additional acreage of the Old Executive Golf Course during FY26. Long term improvements will be further defined with the Master Plan update in 2026.

7. A description of each interfund transfer or loan made from the account.

General Fund Loan	$ (1,178,035)
Bike Park	$ 931,905
Heritage Park	$ 51,966
Blackstone Park	$ 114,188
Central EDH Park	$ 206,501

8. Provide the amount of refund made from the account.

None

El Dorado Hills Community Services District
Annual Park Impact Fee Summary Report
for the Fiscal Year Ended June 30, 2025

Project	Beginning Balance 7/1/2024	Developer Fees Collected 2024-2025	Interest Income 2024-2025	Transfers In	Expenditures/ Transfers out	Ending Balance 6/30/2024
Park Development Fee	23,537,901	2,129,526	925,647			
General Fund Loan				1,973,716	795,681	
Bell Ranch Park					0	
Bike Park					931,905	
Heritage Park					51,966	
Blackstone Park					114,188	
Central EDH Park					206,501	
County Admin Fee					28,089	
CSD Admin Fee					23,783	
Totals	**$23,537,901**	**$2,129,526**	**$925,647**	**$1,973,716**	**$2,152,113**	**$26,414,678**

Components may not sum to totals because of rounding

El Dorado Hills Community Services District
Annual Park Impact Fee Expenditure Report
for the Fiscal Year Ended June 30, 2024

Project	Total AB 1600 Expenditures 2024-2025	Non AB 1600 Expenditures 2024-2025	Total Expenditures 2024-2025	Percentage Funded with Impact Fees	Non AB 1600 Revenue 2024-2025
Bass Lake Regional Park	177,775	0	177,775	100%	
Bell Ranch Park	0	0	-	100%	
Bike Park	210,541	0	210,541	100%	
Heritage Village Park	-2,316	0	(2,316)	100%	
Saratoga Village Park	346,856	0	346,856	100%	
Utility Corridor Trail	60,577	0	60,577	100%	
Valley View Viilage Park	255,706	0	255,706	100%	
Totals	**$1,049,139**	**$0**	**$1,049,139 ***	**100%**	**$0**

* $175,978 FY2024 Reimbursements requested from El Dorado County not yet received
* $873,162 FY2025 Reimbursements requested from El Dorado County not yet received

Components may not sum to totals because of rounding

ANNUAL REPORT FOR EL DORADO HILLS COMMUNITY SERVICE DISTRICT

Gov. Code § 66006(b)(1)(A)

Fiscal Year 2024-25 (FY25)

Fund or Account No.:	**80310317**
I hereby declare that all the information I provided is accurate to the best of my knowledge.	
Prepared By:	
Date:	

Description of Development Impact Fees

Park Development Impact Fee

The purpose of the El Dorado Hills Community Service District's Park Development Impact Fee (Park Fee) is specifically for the design, acquisition, installation, and construction of the public park and recreational facilities and related costs necessary to mitigate the direct and cumulative impacts of new residential development in the District. By directly funding these costs, the development impact fees will both enhance the quality of life for future District residents and protect their health, safety, and welfare. El Dorado Hills Community Service District first approved a Development Impact fee in 1995.

The Park Fee was last updated on June 17, 2025.

Annual Report

Gov. Code § 66006(b)(1)(B), (C), (D)

Amount of Fee:	See attached fee schedule
Beginning Balance of Fund or Account at Start of Fiscal Year:	$22,858,766.92
Fees Collected in Fiscal Year:	$2,129,526.00
Interest Earned in Fiscal Year:	$891,491.17
Ending Balance of Fund or Account at End of Fiscal Year:	$25,858,488.83

Public Improvements on Which Fees Were Expended in Fiscal Year

Gov. Code § 66006(b)(1)(E)

PUBLIC IMPROVEMENT PROJECT	Total FY2024-25 Project Expenditures	Amount Funded from **Park** Fee	Amount Funded by Other Sources	% of Cost Funded by Fees
El Dorado County 1% Administration Fees	$21,295.26	$21,295.26	$0.00	100%
GRAND TOTAL	**$21,295.26**	**$21,295.26**	**$0.00**	**100%**

Newly Identified Public Improvement Projects with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

The table below shows information about any public improvement projects that have been newly identified in FY 2024-25 as having sufficient funding. For each identified project, a description and the approximate start date of construction are provided.

PUBLIC IMPROVEMENT PROJECT	Project Description	Date of Determination of Sufficient Funds[1]	Approximate Date of Commencement of Construction

[1] Note that the District must identify the date that construction will commence within 180 days of determining that there are sufficient funds to complete the construction.

Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

The table below lists each public improvement identified in a previous report and indicates whether construction started around the date noted in that report. For projects mentioned in a previous report where construction did not begin by the estimated date, the reason for the delay and a revised estimated date for starting construction are also included.

Public Improvement Project Name	Project Description	Previously Identified Date of Commencement of Construction	Date Construction Commenced	Explanation of Reason Why Construction Not Commenced; or Why Construction Did Not Begin on Previously Identified Date	Revised Approximate Date of Commencement of Construction
CIP 954 – Bike Parks (Powerline Bike Park)	Powerline Bike Park – near El Dorado Hills Boulevard in the powerline corridor. This project is proposed to include bike and multi-use trails and trail improvements over the approximately 8 acres of project area.	June, 2025	N/A	Powerline Bike Park – EDHCSD is awaiting approval from El Dorado County for conditional use permit (CUP24-0012). Prequalification process and issuance of RFP is pending County permitting approval; construction to begin following EDHCSD Board of Directors award of contract.	March, 2026
CIP 954 – Bike Parks (Silver Dove Bike Park)	Silver Dove Bike Park - near Bass Lake Road and Silver Dove Way. This project is proposed to include bike flow trails, pump track and multi-use fitness and nature exploration trails.	N/A	N/A	Silver Dove Bike Park – This project is in the EDHCSD planning phase for utility connections and construction drawings.	March, 2027

CIP 955 – Utility Corridor Trail	This project is proposed to refine, design, and construct a trail through the utility corridor area west of El Dorado Hills Boulevard, past Hensley Circle down to Betty Drive.	June, 2024	N/A	This project is currently awaiting Board of Directors contract award following RFP issuance for trail construction. Staff are bringing forward the request to the Board of Directors to award the construction contract in September 2025.	October, 2025
CIP 962 – Bass Lake Park	This project is proposed to include open space, multi-use athletic fields, playgrounds, trails, courts, picnic areas, dog park, and event and nature center amenities.	N/A	N/A	This multi-phase/multi-year project is in this EDHCSD planning phase. District staff are working with consultants to complete the draft Environmental Impact Report and necessary documents to submit for the County permitting process. The draft Environmental Impact report is expected to be brought forward to the EDHCSD Board of Directors in Spring 2026.	March, 2027
CIP 964 – Bell Ranch Park	This project is preliminarily proposed as a 5-acre park in the Bass Lake Hills Specific Plan.	June, 2026	N/A	This project is in the preliminary project phase. An initial concept design was approved in 2018. Project amenities will need to be refined by the Board of Directors prior to award of a service contract for construction drawings and staff beginning the County permitting process.	April, 2027
CIP 966 – Central EDH Park	This project is in the community outreach stage for development of the portion of the Old Executive Golf Course EDHCSD has acquired.	N/A	N/A	This project was created to facilitate the community outreach and planning phases prior to the development of the portion of the Old Executive Golf Course EDHCSD has acquired. It is anticipated to be a multi-year CIP project. EDHCSD is working to acquire the additional acreage of the Old Executive Golf Course during FY26. Long term improvements will be further defined with the Master Plan update in 2026.	Fall 2027

CIP 968 – J Lot H Bass Lake Park	This project will be used for the construction of the J Lot H portion of Bass Lake Park.	N/A	N/A	This project was created to capture the development costs associated with the construction of the J Lot H portion of the Bass Lake Park project (CIP 962) due to the development agreement between El Dorado County and EDHCSD. The project costs for this portion of Bass Lake park are currently forecast to exceed the agreement. Please see CIP 962 for the project status update.	March, 2027

Interfund Transfers and Loans

Gov. Code 66006(b)(1)(G)

The following table explains each interfund transfer made in FY2024-25, including the public improvement project for which the transferred or loaned fees will be used. It also specifies, in the case of an interfund loan, the repayment date and the interest rate that the fund will earn on the loan.

Other Fund to Which Fees Were Transferred or Loaned	Interfund Transfer Type (Transfer or Loan)	Amount of Loan or Transfer ($)	Public Improvement on Which Fees Will be Expended	For Interfund Loans: Date on Which Loan Will Be Repaid, and Interest Rate

Refunds Made Pursuant to Section 66001(e) from This Fund

Gov. Code § 66006(b)(1)(H)

Amount of Refunds ($):	
Number of Persons or Entities Identified to Receive Refunds:	
Reallocations to Different Purposes Pursuant to Section 66001(f):	

FEE SCHEDULE

EL DORADO HILLS COMMUNITY SERVICE DISTRICT

PARK DEVELOPMENT IMPACT FEE

EFFECTIVE JUNE 10, 2023

Land Use Category	Fee Amount
Residential Development	Fee Per Unit
Single Family	$13,496
Multifamily & Affordable Housing	$8,907
Age – Restricted	$7,866
Serrano Single Family	$7,215
Serrano Multifamily	$4,761
Serrano Age-Restricted	$4,186
Mobile Home Park Homes	Exempt
Accessory Dwelling Units	Exempt

Exhibit H

Derek P. Cole
dcole@colehuber.com

REPLY TO:
☑ ROSEVILLE ☐ ONTARIO

July 16, 2024

Ingrid Sheipline, CPA
Managing Partner
Richardson & Company, LLP
550 Howe Ave, Suite 210
Sacramento, CA 95825
Email: isheipline@richardsoncpas.com

Re: ***Annual Audit for the El Dorado Hills Community Services District, Fiscal Year ending on June 30, 2023***

Dear Ms. Sheipline:

Since February 2024, I have served as the El Dorado Hills Community Services District's ("District") Interim General Counsel. I understand that in response to concerns raised by a member of the public, you have requested that I provide information regarding several issues you may deem relevant to the annual audit you are performing for the fiscal year that ended on June 30, 2023. Below, I provide the information you have requested along with links to and exhibits referencing some of the source materials I discuss.

Landscape and Lighting District No. 17

A member of the public has raised concerns about Landscape and Lighting District No. 17 ("LLAD No. 17"). As I understand his contention, he believes the District has failed to acquire ownership of improvements for the Serrano Village. As a result, this individual believes the District's financials improperly omit reference to the capital assets the District should own through LLAD No. 17. This individual believes this purported omission renders your audit for the fiscal year under review incomplete or somehow improper.

This individual's contention is unfounded. It is true the District formed LLAD No. 17 in 1995 and that the LLAD has existed since that time. But as the initial Engineer's Report adopted for this LLAD makes clear that this LLAD is intended to be an alternative and fallback device for improvement maintenance. As that report stated:

> "*This district is established to provide a backup funding source* for landscape maintenance should the Serrano Master Owners Association for some reason in the future determine to terminate its responsibility for landscape maintenance. Should the time ever come for the District to be formally activated then the District would be responsible for the maintenance of landscape medians, landscape corridors,

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> street lights, irrigation systems, plant replacement and similar duties." (Engineer's Report, FY 1995-96, LLAD No. 17, at p. 1, emphasis added, **Exhibit A**.)

Because the LLAD was intended only as a backup entity, the assessments for this district's initial fiscal year were set at $0. (*See id*., at pp. 7-8.) For the nearly 30 years since this district was formed, this null annual assessment has been carried forward each year. Effectively, LLAD No. 17 has existed merely "on paper" since its creation nearly three decades ago. A homeowners association has been maintaining the improvements for all of that time.

There is no legal impediment to the District having formed an LLAD as a backup mechanism for funding improvement maintenance. Nothing in the Landscape and Lighting District statutes (Cal. Streets & Highways Code, §§ 22500 *et seq*.) mandate that the District receive ownership of district assets or precludes the District from annually carrying over the null ($0) assessments originally levied.

For whatever reason, the Serrano developer in 1995—with both the District and County of El Dorado's apparent consent—agreed to set up two mechanisms for financing improvements, with the LLAD serving as a backup. In today's practice, this arrangement might seem unusual; but I note that the arrangement was made before California's Proposition 218 was approved by voters in 1996. Whether the District would agree to such a thing today, there is nothing unlawful about the District continuing the arrangement for the long-established Serrano development.

<u>Village J Lot H</u>

A member of the public has raised issues concerning a parcel of property known as "Village J Lot H," which, he contends, resulted in a "gift of public funds" to a private developer. Although the District must address genuine financial and policy issues associated with this matter, which arises from an agreement the District authorized in 2020, there is no plausible *legal* ground to conclude the State Constitution's Gift Clause (Art. XVI, § 6) has been violated.

The 2020 agreement was executed by the District, County of El Dorado, and Serrano Associates, LLC, the developer of the Serrano development. (*See* **Exhibit B**.) It addresses a 12.5-acre lot the developer was long required to construct and dedicate as a public park, the "Lot J Park." In the late 1980s, the County issued entitlements for the overall development. By the time of the 2020 agreement, the Lot J Park was the only remaining park the developer was required to construct. The developer had previously formed a community facilities district ("CFD") with the County, the balance in which was $3.5 million at the time.

In the agreement, the developer agreed to dedicate to the District the Lot J Park site and assign to the District the balance of funds in the County CFD. This amount was stated to then be up to $3.5 million, in exchange for the right to receive which the District agreed to "exert best efforts to commence construction" of the Lot J Park "as soon as practicable." The County in turn, as the land use agency that entitled the Serrano development, agreed the dedication and assignment of CFD funds satisfied the condition of its entitlement (referred to as "Condition

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51") concerning the Lot J Park. Through these respective covenants, each of the three parties involved in the agreement received consideration sufficient at the time to justify their contracting.

Importantly, the 2020 Agreement was presented to and approved by the District Board of Directors at a regular meeting on August 13, 2020.[1] The item was approved unanimously by a Board quorum on that date.[2] The staff report for this item also included a clear recommendation from the District's then General Manager and indicated the agreement had been reviewed and approved by the District's then General Counsel. In these regards, the record reveals the District followed standard procedures in vetting and approving the agreement.

I understand that at the time of the agreement—more than *three decades* after the entitlement process that resulted in the imposition of the Lot J Park condition—the District was considering the development of a regional park, the Bass Lake Regional Park, on a much larger lot adjacent to Lot J parcel. It appears that the District was then exploring using the Lot J parcel no longer as a stand-alone park site, but as a piece of this much larger park. To this end, the staff report at the time noted that following acquisition, the parcel "will become part of the larger Bass Lake Regional Park – a public asset like no other in the region." The staff report also stated approval of the agreement would fulfill Policy C.3 of the District's (then existing) Master Plan, which committed the District to "pursu[ing] management of Bass Lake as a regional park maintained through a regional public/private partnership."

In short, the record related to the 2020 agreement indicates the District (and other parties) received ample consideration to support the agreement and followed the usual process in approving it. At the time of this approval, the District considered the potential to effectively merge Lot J with the larger Bass Lake Regional Park and acted on that motivation. I am aware of no legal basis by which the District could today, four years later, claim the agreement is somehow invalid, not binding, or unenforceable. Nor am I aware of any procedure by which the District could compel the rescission or cancellation of the agreement.[3]

I acknowledge that some members have recently questioned whether, looking at the agreement today, the agreement was a "good" or "fair" deal for the District. I am aware that the

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[1] The agenda, staff report, and backup material for this item may be accessed at: https://cms8.revize.com/revize/eldoradohills/2020_08_13_Board%20of%20Directors%20Regular%20Meeting_Full%20Packet.pdf

[2] The minutes for the Board's 2020 meetings may be accessed at: https://cms8.revize.com/revize/eldoradohills/Document%20Center/Board%20of%20Director%20Agendas%20&%20Minutes/2020/2020%20All%20Board%20Minutes%20Signed.pdf

[3] I note the 2020 agreement includes a "prevailing party" provision that would require a the losing party in any litigation concerning the Agreement to pay the attorney fees of the winning parties. Because of this provision, even if the District felt there was some good faith basis to seek contract rescission, it would face the prospect of having to pay the developer's (and likely County's) legal fees if it were not successful in the litigation.

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District's cost to construct a stand-alone park on the Lot J Park would likely be well in excess of the $3.5 million in impact fee revenues the District received through the 2020 agreement. In this regard, if District at some point has to actually construct the Lot J Park, it will have to make up the difference between the funds it received and the funds that would be required to construct the park.

Ultimately, however, the decision to approve the 2020 agreement was a decision of a previous Board of Directors and administration based on a consideration—the potential to develop Lot J as part of a much larger regional park—thought important at the time of approval. However the decision to approve the agreement may be perceived today or in the future, there is no *legal* basis by which the Board's previous decision may be disturbed. At the time of approval, the 2020 agreement was supported by valid consideration and was approved in the regular course of business. The agreement was then and remains lawful, even if some question today whether it should have been approved.

Saratoga Estates Ownership Issue

A member of the public has also questioned the District's ownership of certain real property interests for the Saratoga Estates. He asserts that the District has incorrectly obtained easement interests, rather than fee interests, for a public trail, trailhead, and open space. We acknowledge that an easement was incorrectly granted for the trailhead and open space, but note that the District has correctly received an easement for the trail.

More specifically, the Developer of the Saratoga Estates entered into an Amended Park Land Dedication and Construction Agreement with the District on June 1, 2021. Through this agreement, the Developer agreed to:

1. *Dedicate* 5.5 acres of "Public Parks" *and* a 0.7-acre "Recreational Trail" in accordance with the District's Dedication Policy (Policy 6110).

2. Following dedication, the Developer then agreed to convey fee title to *only* the "Public Parks." Notably, the agreement defines "Public Parks" separately from "Recreational Trail." And it makes clear that only the former must be conveyed in fee. (Agreement, ¶ 1.1, **Exhibit C**.)

In accordance with this Agreement, the District will be receiving a fee interest in a park site (identified in the Agreement as "Lot I") at the upcoming Board of Directors meeting in August. Previously, the District received easements for the trailhead, open space area, and recreational trail through an Easement and Maintenance Agreement dated August 25, 2023.

As a matter of contract compliance, the District acted fully in accordance with the Dedication Agreement in obtaining an easement for the Recreational Trail (*See* **Exhibit D**.) The Agreement expressly omits the "Recreational Trail" from the fee conveyances it requires. And it would make little sense, in any event, to have acquired the land needed for a recreational trail in

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fee. The recreational trail runs throughout, across, or about numerous parcels throughout the Saratoga Estates subdivision. It would be unwieldy and unnecessary to create a separate legal parcel—which would occur if a fee conveyance were made—for the trail.

I note, however, that the Dedication Agreement requires the trailhead for the Recreational Trail and the open space (Lot M) to be conveyed in fee. We have brought this deviation to the attention of the developer and the developer has agreed to provide fee conveyances at the District's upcoming meeting in August. These conveyances, once recorded, will supersede the easement interests the District presently has in the trailhead and open space area.

In sum, we are confident the ownership interests regarding the trailhead and open space will be resolved promptly.

The Levine Act

A member of the public has also raised concerns about the District's compliance with the Levine Act (Cal. Government Code, § 84308). This statute was substantially amended in 2022 and took effect on January 1, 2023. Generally, it provides that any "officers" of a local agency that receive more than $250 in *campaign* contributions from "parties" and "participants" that come before the agency are disqualified from participating in or voting on matters involving the "parties" and "participants." The $250 disqualification includes all contributions received within the preceding 12 months.

I am aware of no facts that indicate that any officer of the District that was subject to Levine Act disqualification during the fiscal year you are auditing. Indeed, I am not aware of any District officers who even took in campaign contributions during the six months of 2023 your audit covers. Nor am I aware of any entity or person that would have been a "party" or "participant" during this period for a District approval or authorization to which the Levine Act applied.

I note that you have recently received a copy of the full investigative report regarding former General Manager Kevin Loewen. However, nothing about the matters investigated in this report implicate the Levine Act. Mr. Loewen was not, to my awareness, a candidate for office at any time during your audit period. His documented relationship with the District's former LLAD engineer created a conflict under the Political Reform Act, but did not involve campaign contributions, and thus did not do so under the Levine Act.

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I have appreciated the opportunity to provide you the above information. Should you have any questions about the above, please do not hesitate to contact me.

Sincerely,

Derek P. Cole
COLE HUBER LLP

DPC/TJR

cc: Mark Hornstra, General Manager, EDHCSD
Teri Gotro, Director of Administration and Finance, EDHCSD

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Southern California:
2855 E. Guasti Road, Suite 402
Ontario, CA 91761
Phone: 909.230.4209
Fax: 909.937.2034

Exhibit I

COUNTY COUNSEL
DAVID A. LIVINGSTON

ASSISTANT COUNTY COUNSEL
JANETH D. SANPEDRO

SR. DEPUTY COUNTY COUNSEL
PAULA F. FRANTZ
KATHLEEN A. MARKHAM
ABIGAIL L. ROSEMAN
STEPHEN L. MANSELL

EL DORADO COUNTY
OFFICE OF
THE COUNTY COUNSEL

COUNTY GOVERNMENT CENTER
330 FAIR LANE
PLACERVILLE, CA 95667
(530) 621-5770
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DEPUTY COUNTY COUNSEL
LAUREN C. BOWERS
BREANN M. MOEBIUS
BETH A. McCOURT
ROGER A. RUNKLE
SHARON CAREY-STRONCK
DANIEL S. VANDEKOOLWYK

August 6, 2020

HEFNER LAW
Attn: Mike Cook
2150 River Plaza Drive, Suite 450
Sacramento CA 95833

For: Serrano Associates, LLC.

El Dorado Hills Community Services District
Attn: Kevin A. Loewen, General Manager
1021 Harvard Way
El Dorado Hills, CA 95762

For: EDHCSD

Re: AGREEMENT related to Serrano, Village J, Lot H

Dear Mr. Cook and Mr. Loewen:

Attached to this letter to each of you is an original AGREEMENT as signed by the Chair of the Board of Supervisors of El Dorado County after the Board of Supervisors hearing on August 4, 2020, and also the single page that requires your agency/client's signature.

Please obtain your agency/client's signature(s) where indicated and return the <u>original signature page only to this office</u>. We have retained an original as well and will provide you with a fully executed (in counterparts) copy.

Thank you.

Very truly yours,

DAVID A. LIVINGSTON
County Counsel

by ______________________________
Joyce Russell, Sr. Legal Secretary

Encls.

ORIGINAL

AGREEMENT

This Agreement is entered this 4th day of August, 2020 by and among The County of El Dorado, a political subdivision of the State of California (County), the El Dorado Hills Community Services District, a Special District (EDHCSD) and Serrano Associates, LLC, a Delaware limited liability company (Serrano) for the purpose of resolving several issues related to the dedication, financing and construction of that certain 12.5 acre park to be located within Serrano, Village J, Lot H.

RECITALS

Whereas, County approved the El Dorado Hills Specific Plan (the Project) in December, 1988, establishing a master planned community comprised of up to 6,162 residential units, up to 60 acres of commercial uses, public and private open space areas and numerous parks, including several public parks to be dedicated to and maintained by the EDHCSD; and

Whereas, over the course of the past thirty-plus years, the majority of the residential and commercial areas of the Project have built out, the open space has been preserved and the private and public parks have been developed by Serrano, with all of the public parks now dedicated to the EDHCSD, except for the remaining 12.5 acre park to be constructed in Village J, Lot H (the Village J Park); and

Whereas, the EDHCSD has indicated a desire to construct the Village J Park itself; and

Whereas, in connection with the Project approvals, the County also approved a Development Agreement and Public Improvements Financing Plan, which provide, in part, that Serrano is to construct the public parks, including the Village J Park, and further provided that the financing mechanism therefor would be a Community Facilities District, which was later established and designated CFD 1992-1; and

Whereas, CFD 1992-1 has approximately Three Million Five Hundred Thousand Dollars ($3,500,000.00) in funding available for construction of the Village J Park after accounting for all other remaining CFD projects and obligations, notwithstanding other potentially limiting language contained in the Specific Plan, Development Agreement and Public Improvements Financing Plan, and subject to agreement among County, EDHCSD and Serrano; and

Whereas, in 2020, in connection with the approval of the Village J7 residential village within the Project, the County, at the request of the EDHCSD, imposed a condition upon the Village J7 tentative map approval which provided as follows:

51. Prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County providing for dedication of the 12.5 acre Village J, Lot H park site to the EDHCSD and assignment to the EDHCSD of rights to CFD funds, up to the remaining amount available for park construction pursuant to the Public Improvement Financing Plan, for use by the EDHCSD toward construction of the 12.5 acre Village J, Lot H park. If prior to approval of the first final map for the Project, the County and the Developer are unable to reach agreement on the amount of CFD funds available for park construction despite utilizing good faith efforts, then as an alternative to the foregoing and prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County requiring Developer to commence construction of the 12.5 acre Village J, Lot H District Park described in the Development Agreement, Specific

Plan, and Public Improvement Financing Plan, weather permitting, within ninety (90) days of receiving approval from both the County and EDHCSD of Construction Plans, Specifications, and Contract documents, together with a Cost Sharing Agreement in form and content acceptable to County, EDHCSD, and Developer addressing any improvements included beyond a typical District Park, as defined by the El Dorado Hills Specific Plan; and

Whereas, after discussions among the parties hereto, and in an effort to provide the EDHCSD the ability to acquire the Village J Park property earlier than would otherwise occur, to provide the EDHCSD with the ability to construct the Village J park itself, to provide the EDHCSD the opportunity to directly access CFD 1992-1 Funding for the Village J Park through the County, to determine the amount of CFD 1992-1 funding that will be made available therefor, to document Serrano's satisfaction of Condition 51 imposed upon its Village J7 tentative map and to memorialize Serrano's complete fulfillment of parkland dedication and park construction obligations contained within the Specific Plan, Development Agreement and Public Improvements Financing Plan, and to secure the consent and cooperation of the County with respect to all of the above, the parties desire to enter into this Agreement.

AGREEMENT

1. **Dedication of Parkland**. Serrano will Dedicate to EDHCSD, utilizing the form of Grant Deed attached hereto as Exhibit A, that certain 12.5 acre parcel commonly referred to as the Village J Park, as more fully described in Exhibit A. Dedication of the Village J Park fully and finally satisfies Serrano's parkland dedication obligations for the Project. Dedication shall occur within thirty days of District request, provided that all parties have executed this Agreement.

2. **Assignment of CFD 1992-1 Proceeds/ County Consent**. County, EDHCSD and Serrano agree that the amount of up to Three Million Five Hundred Thousand Dollars ($3,500,000.00) shall be made available to reimburse EDHCSD for Village J Park improvement costs through CFD 1992-1 upon final completion of said park. The parties acknowledge that limiting language within the Development Agreement and Public Improvements Financing Plan might otherwise restrict the amount to be made so available, but have agreed that this amount can be made available to acquire the Village J Park improvements after accounting for all other remaining CFD projects. Recognizing the existence of such other projects, the amount available to EDHCSD shall be strictly limited to Three Million Five Hundred Thousand Dollars ($3,500,000.00) and any required additional funding shall be provided through the EDHCSD. County and EDHCSD will establish the necessary protocols through which EDHCSD may access the CFD funding. The parties agree to cooperate with one another and to execute any additional agreement as necessary to effectuate this Agreement. This Agreement constitutes Serrano's "assignment of rights to CFD funds", up to the Three Million Five Hundred Thousand Dollars ($3,500,000.00) maximum, consistent with Condition 51 referenced in the Recitals above.

3. **Consultation with Serrano**. Consistent with the terms of the Development Agreement and Public Improvements Financing Plan, EDHCSD shall design the Village J Park in consultation with Serrano. EDHCSD shall design the Village J Park in a manner consistent with the terms and provisions of the Specific Plan. EDHCSD shall present conceptual plans to Serrano for review and thereafter shall provide design development level plans for review.

4. **Construction of Village J Park**. EDHCSD shall exert best efforts to commence construction of the park as soon as practicable after mutual execution hereof and to prosecute the construction to completion. EDHCSD and Serrano shall cooperate in connection with mutual boundary issues, access issues, construction issues and any other issues that must be addressed to allow EDHCSD to complete park construction successfully. EDHCSD shall maintain pedestrian access from the residential subdivision immediately to the west of the park. Any necessary pedestrian control mechanism shall be installed and maintained by the adjacent HOA on HOA property. Park frontage improvements (landscaping and hardscape) along Serrano Parkway shall be included in the park design, shall be consistent with existing improvements to the west along Serrano Parkway and applicable County design standards, shall be constructed to the northerly curb of Serrano Parkway, and shall be maintained by the EDHCSD. Any vehicular entrance to the Park from Serrano Parkway shall be aligned with Preston Way and shall match the existing entryway designs installed throughout Serrano (i.e. in design and materials used).

5. **Satisfaction of Condition 51**. The parties agree that upon full execution hereof, Serrano shall have fulfilled Condition 51 imposed upon its Village J7 tentative map.

6. **Satisfaction of all Parkland dedication/improvement obligations**. Upon full execution hereof, EDHCSD acknowledges and agrees that Serrano has fulfilled all parkland dedication and parkland improvement obligations imposed upon it in connection with the Project.

7. **Effectiveness of Agreement**. This Agreement shall be effective only upon the execution by all three parties. Unless and until all three parties sign, the agreements and accommodations provided hereby shall have no force or effect and the willingness of any party to compromise on any position as reflected herein shall not be construed as an admission that such accommodation, compromise or agreement was legally required.

8. **Attorneys' Fees**. If either party commences any action against the other party to interpret or enforce any of the terms of this Agreement or because of the breach by the other party of any of the terms of this Agreement, the losing party shall pay to the prevailing party reasonable attorneys' fees, costs and expenses.

9. **Entire Agreement**. This Agreement and all matters referenced herein (including exhibits attached hereto) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings and agreements with respect thereto.

10. **Governing Law**. The parties hereto acknowledge that this Agreement has been negotiated and entered in the State of California. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under and construed in accordance with the laws of the State of California.

11. **Amendment**. This Agreement may not be amended except by a written instrument signed by all of the parties hereto.

This Agreement is entered by and among the parties hereto, effective the date upon which the last party has executed below.

Dated: ________________

SERRANO ASSOCIATES, LLC, a Delaware Limited liability company

By: Parker Development Company, a California Corporation
Managing Member

By: ______________________________
William R. Parker
Its: President

Dated: 8/14/20

El Dorado Hills Community Services District, a California Special District

By: ______________________________
Its: ______________________________

Dated: 8/4/2020

County of El Dorado, a political subdivision of the State of California

By: Brian K. Veerkamp
Its: Chair, Board of Supervisors

ATTEST: Kim Dawson
Clerk of the Board of Supervisors

By ______________________________
Deputy Clerk

K:\Serrano Associates LLC\General Land Use (5830-0001)\Agmt - Village J park Lot H (Clean Ver 008).docx

Exhibit J

RESOLUTION 2019-16

**EL DORADO HILLS COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS**

RECOMMENDING ADOPTION OF A PARK IMPACT FEE TO THE COUNTY OF EL DORADO

WHEREAS, by letter dated June 10, 2019, the County of El Dorado found in favor of the developers within the Serrano Specific Plan ("Serrano developers") with regard to their challenge to the El Dorado Hills Community Services District ("District") Resolution 2018-19, establishing and adopting an updated Park Impact Fee program ("Park Impact Fee," or "Fees") in accordance with applicable law including without limitation Government Code section 66000, et seq. (the Mitigation Fee Act); and

WHEREAS, along with the determination, the County of El Dorado provided an analysis by New Economics and Advisory, Inc. ("New Economics analysis"), which recommends a reduced amount of the Park Impact Fees for the developments within the Serrano Specific Plan based on historical practice and Serrano's previous parkland dedications; and

WHEREAS, the County of El Dorado determined the developments within the Serrano Specific Plan are entitled to a reduction of the District Park Impact Fees, the amount of which is included in the New Economics analysis, attached hereto as **Exhibit A**; and

WHEREAS, the June 10, 2019 determination of the Serrano developers' appeal states that the Chief Administrative Officer of the County of El Dorado will recommend to the El Dorado County Board of Supervisors that the Board repeal Resolution No. 2018-19 and pass a new Resolution incorporating the Fees recommended by the New Economics analysis; and

WHEREAS, Section 13.20 of the El Dorado County Code requires that a special district requesting that the County implement a fee under the Mitigation Fee Act, must propose the amount of a modified fee, based on a study and written report "that demonstrates and allows the Board of Supervisors to independently evaluate the appropriate nexus between the fee and the purpose for which it is to be charged"; and

WHEREAS, as required under Section 13.20 of the El Dorado County Code, the District is recommending adoption of the reduced impact fee for the Serrano developers as detailed in the New Economic Analysis and the June 10, 2019, letter of the El Dorado County Chief Administrative Officer by this resolution; and

WHEREAS, the District's current Parks Master Plan, updated in 2016, calls for a level of service ("LOS") of 5.0 developed park acres per 1,000 residents of neighborhood parks, village parks, and community parks and an LOS of 3.0 acres of District-owned open space per 1,000 residents, creating a total LOS standard of 8.0 acres per 1,000 residents; and

WHEREAS, the District's current LOS of developed park acres per 1,000 residents of neighborhood parks, village parks, and community parks is 5.33 acres per 1,000 residents; and

WHEREAS, the Nexus Study establishing the challenged Park Impact Fees determined the fee schedule based on the District's current level of service of 5.33 acres of developed park acres per 1,000 residents; and

WHEREAS, in adopting the New Economics analysis under the Serrano developers' appeal, the County of El Dorado's recommended reductions in Park Impact Fees that will result in a shortfall of funding that is necessary to maintain the identified 5.33 acres per 1,000 resident LOS, which may result in a reduction in LOS unless the District provides alternative funding; and

WHEREAS, to offset the deficiency between the funding established in the Nexus Study to maintain the District's current LOS and the LOS established by the fee reduction for Serrano developers, the District will have to reallocate resources that would otherwise provide other park and recreation services; and

WHEREAS, the Nexus Study and the New Economics analysis establish the nexus between the imposition of an updated Fee program and the estimated reasonable cost of providing the services and constructing the public facilities for which the Fees are being charged; and

WHEREAS, the establishment of specific fees for developments within the Serrano Specific Plan shall have no effect on the fees established for all other developments in accordance with El Dorado County Resolution 135-2018 and the Fee Nexus Study and Report incorporated therein;

WHEREAS, pursuant to Government Code section 66001, fees may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that is consistent with the general plan.

NOW, THEREFORE, **BE IT RESOLVED** by the Board of Directors of the El Dorado Hills Community Services District as follows:

1. The District, as required under El Dorado County Code section 13.20, has reviewed, approves and recommends the El Dorado County Board of Supervisors adopt the revised Park Impact Fees for Serrano developers as described in the County of El Dorado's June 10, 2019 appeal determination letter attached hereto and incorporated herein as **Exhibit B**.

2. A reasonable relationship exists between the need for District public facilities and the type of development project on which the Park Impact Fees are imposed as indicated by the Nexus Study and New Economics analysis. Park Impact Fees collected from each new development will generate revenue which is necessary to offset development's impacts to the District's facilities.

3. A reasonable relationship exists between the use of Park Impact Fees and the type of development project on which the fees are imposed as indicated by the Park Impact Fee Justification Study. Park Impact Fees collected will be used for the acquisition, installation, and construction of the public facilities identified in the Nexus Study.

4. A reasonable relationship exists between the amount of the Park Impact Fees and the cost of the public facilities attributable to the development on which the Fees are imposed as indicated by the Nexus Study.

5. The adoption of this resolution is statutorily exempt, pursuant to Public Resources Code section 21080(b)(8) of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines under Code of Regulations section 15273(a).

6. The Park Impact Fees collected shall be placed in an individual interest-bearing account, or multiple accounts, established for the purpose of tracking the fee revenue and expenses separately.

7. The Park Impact Fees shall be solely used for (i) the purposes described in the Nexus Study and the New Economics analysis; (ii) reimbursing the District for a development project's fair share of those public facilities identified in the Nexus Study and the New Economics analysis, and

constructed by the District; or (iii) reimbursing developers who construct public facilities identified in the Nexus Study and New Economics analysis.

8. The following definitions shall apply in implementing the Fees and the terms of this resolution:

(a) "Building permit" means the permit issued or required for the construction or improvement of additional square footage for any structure pursuant to and as defined by the building code adopted by the Land Use Authority.

(b) "District" means the El Dorado Hills Community Services District.

(c) "Park Impact Fees" means the fees described by this Resolution to fund park development and construction, and operation of recreation facilities necessary to mitigate the impacts caused by new development.

(d) "Facilities" means the facilities financed by the Park Impact Fee.

(e) "Land Use Authority" means the County of El Dorado.

(f) "Nexus Study" means the Park Impact Fee Justification Study, El Dorado Hills Community Services District, dated August 21, 2017.

(g) "New Economics analysis" means the Park Impact Fee Review prepared for the County of El Dorado Hills by New Economics & Advisory, dated May 30, 2019.

(h) "Residential" means and includes, but is not limited to, residential structures used for the following purposes:

1. Single Family detached homes;

2. Multi-family, including buildings with attached residential units including apartments, town homes, condominiums, duplexes, and all other residential units not classified as Single Family Detached.

3. Age-Restricted, includes residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units. At least 80 percent (%) of the occupied units include at least one resident who is verified to be over the age of 55, and the community follows a policy that demonstrates an intent to provide housing for those aged 55 or older.

(i) "Affordable Housing" means housing affordable to very low, lower, and moderate income households.

1. "Very low income household" means a household that earns less than 50 percent of the area median income for El Dorado County, adjusted for family size and updated annually and includes extremely low income households earning less than 30 percent of the area median income for El Dorado County, adjusted for family size and updated annually.
2. "Lower income household" means a household that earns between 50 and 80 percent of the area median income for El Dorado County, adjusted for family size and updated annually.

3. "Moderate income household" means a household that earns between 80 and 110 percent of area median income for El Dorado County, adjusted for family size and updated annually.

(j) "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated, as established in Government Code section 65852.2, as may be amended from time to time.

(k) "Manufactured home" means residential structures that are constructed in a factory and which, since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD).

9. Schedule of Fees. Effective on and after the date fixed by the Land Use Authority, Park Impact Fees shall be imposed according to the following schedules unless otherwise amended by resolution of the Land Use Authority. Pursuant to the Land Use Authority's determination of the Serrano developers' appeal, Table 2 contains the Fees applicable to units located in the Serrano Specific Plan. Table 1 is applicable to all other units in the District's jurisdiction.

Table 1
Park Impact Fee – El Dorado Hills Community Services District

Land Use Type	Total Fee
Single Family Residential	$11,718 per Unit
Multi-Family Residential (Includes Very Low, Lower, and Moderate Income Homes, as defined in 8.(i) herein)	$7,734 per Unit
Age-Restricted	$6,848 per Unit
Mobile Home Park Homes	Exempt
Accessory Dwelling Units	Exempt

Table 2
Park Impact Fee – El Dorado Hills Community Services District
(Applicable to Serrano Specific Plan developers only)

Land Use Type	Total Fee
Single Family Residential	$6,265 per Unit
Multi-Family Residential (Includes Very Low, Lower, and Moderate Income Homes, as defined in 8.(i) herein)	$4,135 per Unit
Age-Restricted	$3,634 per Unit
Mobile Home Park Homes	Exempt
Accessory Dwelling Units	Exempt

(a) Park Impact Fees shall be charged on applicable new buildings.

(b) Park Impact Fees shall be calculated on the expansion of an existing non- residential building based on the applicable fee amount per 1,000 square foot described in this Section 9 multiplied by the new enclosed square footage of building.

(c) Park Impact Fees shall be calculated at the time of issuance of the building permit of a building that is triggering their collection and shall be collected prior to the final inspection of said building permit.

(d) Park Impact Fees shall be calculated based on the building's use, with a best fit into one of the applicable land use type fee categories identified in the Park Impact Fee Justification Study and in instances where a unique use is presented, the El Dorado County Board of Supervisors will determine, in its sole discretion, which land use category is most appropriate.

(e) Park Impact Fees collected on Single Family and Multi-Family Residential property shall be based on the applicable amount per unit described in this Section 9.

(f) Park Impact Fees collected on the reuse of an existing building shall be calculated based upon the current land use category less any previous Park Impact Fee paid to the District. The land owner shall be required to provide evidence of prior payment of the Park Impact Fee.

(g) Park Impact Fees for affordable housing units shall be assessed Park Impact Fees at the same level as Multi-Family Residential projects, even where that development would qualify as a Single Family Residential development, subject to the higher Impact Fee.

(h) Accessory dwelling units and manufactured home developments shall be exempted from the Park Impact Fees.

10. Administration**.**

(a) *Administrative Fee.* The District shall be responsible for administration of the Park Impact Fee, including the calculation and collection of the fees, tracking of deposits, and preparation of required reports.

(b) *Annual Adjustment.* An annual adjustment to account for cost escalations shall be applied to all Park Impact Fees in this Resolution in the manner and time specified herein:

1. Prior to the end of each fiscal year, the District shall report to the El Dorado County Clerk his or her finding on the annual escalation of construction costs for the prior twelve (12) months through May and the Park Impact Fees shall be adjusted accordingly.

2. The basis for this annual adjustment shall be the percentage increase in the Engineering News Record (ENR)'s Construction Cost Index (CCI) to reflect changes in construction costs. The escalation shall be based on the change in the ENR CCI for the 12-month period ending in October of the prior year.

3. The District shall post the annual adjustment in Fees as specified in this Section 10.

11. Credits and reimbursements.

(a) Park Impact Fee credits and reimbursements as described in Tables 1 and 2 above will be available to developers who fund construction of eligible Facilities. The District shall determine which Facilities will be eligible for developers to construct. Facilities must meet District standards for acquisition projects in order to be eligible for Park Impact Fee credits or reimbursements. Developers will be responsible for complying with all applicable laws, codes, and regulations relating to contracting and construction procedures for publicly funded public works projects.

(b) Developers will be eligible for Park Impact Fee credits up to one hundred percent (100%) of the Park Impact Fees. Fee credits/reimbursements will be available for the Facility cost up to the lesser of (1) the cost shown in the Nexus Study and (2) actual construction cost of the eligible Facilities. Park Impact Fee credits/reimbursements will be adjusted annually in the same manner as the Park Impact Fees. Once fee credits have been determined, they will be used at the time the respective fees would be due. The District, in its sole discretion, shall be responsible for determining the fee credit amount.

(c) Once all criteria are met, Park Impact Fee credits may be taken against fees when payable. To obtain fee credits, the Facilities must meet all District standards and criteria. The District maintains the flexibility to allocate Fee credits in a manner it chooses.

(d) Reimbursements will be due to developers who finance Facilities in excess of their fair share of the cost of these Facilities. In such a case, developers would first obtain Park Impact Fee credits up to their fair share cost requirement for a Facility and then await reimbursement from Park Impact Fee revenue collections from other fee payers. Reimbursement priority will be determined on a first-in and first-out basis. When funds are available, and no high priority projects need to be financed, reimbursements will be paid to the first (1st) developer waiting for reimbursement. Once that developer is paid in full, the next developer awaiting reimbursement will start to be repaid in full. To obtain reimbursements, developers must enter into a reimbursement agreement with the District. Reimbursements will be paid only after the District's acceptance of the Facilities. Reimbursements are an obligation payable only from the Park Impact Fee program funds and not an obligation of the District's general fund.

12. Upon an update of the County of El Dorado's Housing Element, the District reserves the right to seek a reevaluation of the Nexus Study, the New Economics analysis, and Park Impact Fees.

13. This resolution shall be effective immediately upon approval, and shall remain in effect until modified, terminated, or rescinded by subsequent resolution of the District. Upon adoption by the County of El Dorado, the Fees approved herein shall supersede and replace the Park Impact Fee amounts previously adopted by the County of El Dorado upon the recommendation of the District, including but not limited to Park Impact Fees as referenced in Resolution No. 2015-18, Resolution No. 2007-15, and Resolution No. 2018-19, respectively.

continued on next page

PASSED AND ADOPTED this 11th day of July 2019, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

BY:

____

Ben Paulsen, *President*
Board of Directors

ATTEST:

____

Kevin A. Loewen, *General Manager*
Secretary to the Board of Directors

Exhibit K

Outlook

RE: EDHCSD Reso 7-11-2019 EDH Specific Plan Park Impact Fee Credit

From Joe H. Harn <joe.harn@edcgov.us>
Date Fri 6/12/2026 3:06 PM
To DEAN GETZ <dean@deangetz.com>

Mr. Getz,

I do intend to address the BOS on Tuesday regarding the appeal.

You will probably like some of the things I say, but not everything that I say.

I do not expect to spend a bunch of time explaining the PIF Fee credit “gap.”

If the EDHCSD Board of Directors has a problem with the PIF fees, (and they should) they should write the County a letter.

I am unaware of any instances where the County collected PIF fees absent directions from the EDHCSD Board of Directors.

Joe Harn
Auditor-Controller
El Dorado County

From: DEAN GETZ <dean@deangetz.com>
Sent: Thursday, June 11, 2026 2:13 PM
To: Joe H. Harn <joe.harn@edcgov.us>; Greg Hansen <glhansenjr@gmail.com>
Cc: greg@ccdipolicy.org
Subject: Re: EDHCSD Reso 7-11-2019 EDH Specific Plan Park Impact Fee Credit
Importance: High

Dear Auditor-Controller Harn,

Thank you again for taking the time to meet and speak with Greg Hansen and me on May 28, and for our multiple conversations over the past few weeks. I also greatly appreciate you previously emailing me the attached CSD Resolution on May 28 to help document this issue. I am writing to memorialize the key facts from our discussions regarding the massive gap between the Serrano Park Impact Fee credits and the actual installed parks.

As I understand from our conversations, you acknowledge that this gap amounts to many millions of dollars. As you highlighted by sending me the CSD Resolution regarding the tracking hand-off, you confirmed that your office did not track these specific Serrano fee credits. **Importantly, when the EDHCSD assumed tracking authority—specifically detailed in Section 10(a) and Section 11(b) of Resolution 2019-16 that you provided, which grants the District responsibility for the "tracking of deposits" and "sole discretion" in determining fee credit amounts—your office did not provide the CSD with a reconciled**

'hand-off' balance or closing ledger. You were clear that the tracking of these developer credits was strictly the CSD's responsibility.

To fully document this, I have secured every Annual Park Impact Fee Report (AB 1600) produced by the CSD dating back to 2012-13. Under the Mitigation Fee Act (California Government Code § 66006(b)(1)), local agencies are strictly mandated to publicly disclose the status of these accounts, including tracking exactly what fees are collected, what public improvements they pay for, and the specific amount of any refunds or fee credits applied. I have attached the CSD's latest AB 1600 report to this email for your reference, which, like the others, shows $0 in applied refunds or credits.

Furthermore, while the CSD produces these reports, the historical and legal record proves that it is El Dorado County—not the CSD—that has always levied and assessed this development fee. The County cannot legally waive fees it levies based on a CSD ledger that has been mathematically empty for over a decade.

I also want to express my sincere appreciation for your commitment to attend my Board of Supervisors appeal hearing next Tuesday, June 16, 2026. Having you there to officially explain this missing multi-million-dollar fee credit gap to the Board will be invaluable. Your testimony is crucial to ensuring the Supervisors understand the true financial reality before they vote on granting fee waivers for the M5 map.

If I have misunderstood any part of our conversations or your commitment to address the Board on Tuesday, please let me know immediately so I can correct my records. Otherwise, I remain incredibly grateful for your transparency, your assistance in providing the documentation on May 28, and your willingness to speak truth to this issue.

All the best,

Dean Getz

DEANGETZ.COM
P: (916) 807-0876
F: (916) 853-6050
4935 Hillsdale Circle I El Dorado Hills I CA 95762 USA I www.deangetz.com

---

From: Joe H. Harn <joe.harn@edcgov.us>
Sent: Thursday, May 28, 2026 9:13 AM

To: Greg Hansen <glhansenjr@gmail.com>
Cc: DEAN GETZ <dean@deangetz.com>; greg@ccdipolicy.org <greg@ccdipolicy.org>
Subject: EDHCSD Reso 7-11-2019 EDH Specific Plan Park Impact Fee Credit

FYI

Joe Harn
Auditor-Controller
El Dorado County

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Exhibit L

County of El Dorado
OFFICE OF AUDITOR-CONTROLLER

360 FAIR LANE
PLACERVILLE, CALIFORNIA 95667-4193
Phone: (530) 621-5487 Fax: (530) 295-2535

JOE HARN, CPA
Auditor-Controller

TSUNG-KUEI HSU
Assistant Auditor-Controller

December 11, 2024

Mr. Steve Ferry, Director
El Dorado Hills CSD
1021 Harvard Way
El Dorado Hills, CA 95762

RE: CFD 1992-1 and the Promised Park by Bass Lake

Steve:

The County's 1989 Development Agreement (DA) for the EDH Specific Plan (Serrano) included a requirement that a 12.5-acre park near Bass Lake be constructed by the Developer. The type and design of the improvements in the park were to be determined by EDHCSD in consultation with the developer. The DA was 20 years in duration and expired in 2009.

Although in my position at the County I have no jurisdiction or authority over parks or monitoring compliance with DAs, I have discussed this specific park construction requirement with your last four former General Managers. I was frustrated with the lack of progress in imposing this requirement of the DA and was concerned that it could be contended that because the DA had expired, the park construction requirement was no longer enforceable. It is important to remember that any time during the last 20 years the EDHCSD could have and should have appealed the County's approval of Serrano tentative maps, because the maps did not include a condition requiring the construction of the park near Bass Lake. EDHCSD chose not to do so.

Included on the June 27, 2017, BOS agenda was a tentative map proposed by Serrano for the Safeway shopping center on Bass Lake Road. Although I didn't object to the proposed Safeway, I called Serrano on June 26, 2017, and informed them that I would oppose the proposed tentative map if Serrano did not provide the County with a letter stating that they would construct the park. On the morning of the 27th I was provided a draft of the letter to determine if the letter was sufficient. At noon on June 27th, 2017, the County received the letter. The letter stated that Serrano "will have no objection to the imposition of a reasonable condition upon the submitted Village J, Lot H tentative requiring timely construction of the park..."

On October 24, 2019, the Planning Commission again approved a Serrano tentative map without a condition requiring park construction. On November 4, 2019, as a private citizen, I appealed the Commission's decision to the BOS. My appeal stated, "The map conditions approved by the Commission do not adequately ensure that the park mandated by the 1989 DA will be constructed by Serrano Associates, LLC. Further, this approval will increase automobile, bike, and pedestrian traffic that will create safety and circulation impacts that are not mitigated by the conditions approved by the Commission." Immediately after filing the appeal, I contacted your former GM. I expected that the EDHCSD would be standing beside me at the BOS meeting arguing with me for sidewalks, road improvements, and enforcement of the 30-year-old park construction requirement. My expectations of EDHCSD action could not have been farther off. The EDHCSD instantly cut legs out from under my appeal by publicly stating the EDHCSD opposed developer construction of the turnkey park. The EDHCSD was also not interested in supporting my request for sidewalks and road improvements.

On February 11, 2020, the BOS, with EDHCSD support, denied my appeal, and upheld most of the Planning Commissions conditions. A condition was added requiring the transfer of title of the 12.5 acres to the CSD and "assignment to the EDHCSD of rights to CFD funds, up to the remaining amount available for park construction pursuant to the Public Improvement Financing Plan, for use by the EDHCSD toward construction of the 12.5-acre Village J, Lot H Park." The CSD's decision to agree to this condition was baffling and remains a mystery to this day. With the acceptance of this condition, the CSD gave up the community's rights under the 1989 DA to a park 100% funded by the developer and CFD 1992-1.

In response to an inquiry by the EDHCSD, on May 16, 2020, I wrote the former District I Supervisor, your former general counsel, and your former general manager that $6 million remained in the facilities account of CFD 1992-1 and that the amount available for park construction was of legal controversy. In August 2020, the CSD, County, and Serrano Associates entered into an agreement formally transferring responsibility of park construction to the CSD. The EDHCSD's decision to settle for $3.5 million in CFD 1992-1 construction funds is incomprehensible to me.

Steve, the draft letter in your agenda materials is a bit surprising. We've known each other for over a decade and have worked informally and cooperatively on many issues. You certainly don't need the EDHCSD Board's approval to ask me a question.

CFD 1992-1 has $3.5 million set aside for construction of the park. The August 2020 contract regarding the park between the developer, EDHCSD, and the County states, "The parties acknowledge that limiting language within the Development Agreement and Public Improvements Financing Plan might otherwise restrict the amount to be made so available, but have agreed that this amount can be made available to acquire the Village J Park improvements..." It is not my position, but it was the County Supervisors and the CSD Board's position that the limiting language related to park construction costs would be ignored. I was not involved in drafting this agreement. I am not an attorney and I have no legal opinion whether these two elected boards can overrule the 35-year-old DA park construction CFD cost limitation clause. You might ask your general counsel.

Steve, I used to have a great, collaborative relationship with the CSD, and I hope to again soon. But the CSD's decision to sue me twice in the last 10 years rather than sitting down and talking to work out any differences, and you asking the CSD Board for the permission to ask me a question, isn't helping. I look forward to all of us rolling up our sleeves and working together to make the west end of El Dorado County an even better place.

Sincerely,

Joe Harn

Joe Harn
EDC Auditor-Controller

Cc: EDHCSD Board of Directors, GM, & General Counsel

EDHSP Specific Plan Financing Plan Excerpts:

The CFD shall be authorized to fund the construction or acquisition of the improvements to the community and district parks at a cost not to exceed Two Million Dollars ($2,000,000). The community and district park costs shall be adjusted annually based upon the California Department of Transportation District 3 Construction Cost Index, 1988 as base year. In the event said index is not available, an equivalent index agreed to by the parties shall be used,

finance. The portion of the authorized EDHCSD Facilities actually to be financed through the CFD has yet to be determined. Any portion of the EDHCSD Facilities not funded through the CFD shall be funded by the developer. The County agrees to keep EDHCSD informed by the status of such proceedings.

4. The County shall administer the CFD, including employing

Exhibit M

PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

http://www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:
2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bldgdept@edcgov.us
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
924 B Emerald Bay Road
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax
tahoebuild@edcgov.us

TO: Board of Supervisors | Agenda of: June 16, 2026

FROM: Cameron Welch, Senior Planner | Legistar No.: 26-0960

RE: TM-A26-0001, TM-A26-0002, and TM-A26-0003 Appeal of Tentative Subdivision Map/Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5

Recommendation

Based on the analysis of TM-A26-0001, TM-A26-0002, and TM-A26-0003, staff recommends the Board of Supervisors take the following action:

Uphold the Planning Commission approval of Tentative Subdivision Map/Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5 (deny appeals TM-A26-0001, TM-A26-0002, TM-A26-0003), based on the Findings of Project Approval adopted by the Planning Commission, as may be modified by the Board.

Alternative Actions

Alternatively, the Board of Supervisors may reverse the Planning Commission's approval of Tentative Subdivision Map/Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5 (approve one or more of the three (3) appeals TM-A26-0001, TM-A26-0002, and/or TM-A26-0003) with Findings of Project Denial based upon the Board of Supervisors direction.

Project Description

The proposed project is a request for a Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet with multiple phases presented for Final Subdivision Map filing; and a Planned Development Permit to ensure consistency with El Dorado Hills Specific Plan (EDHSP), along with Design Waivers to the County Design and Improvement Standards Manual (DISM), as is typical for subdivisions within this Specific Plan.

Project History

The application for the Serrano M5 Subdivision for 10 new residential lots, TM25-0003/PD25-0005, was submitted to the County for review on September 24, 2025, and heard by the Planning Commission (PC) on May 14, 2026. A motion was made by Commissioner Spaur, seconded by Commissioner Costello, to approve the project with a modification to Condition 30. The PC moved to eliminate a Department of Transportation (DOT) requirement to construct an all-way stop at the Appian Way/Sangiovese Drive intersection and to instead commit to analyzing the intersection again sometime in the future and apply traffic calming measures. The motion passed with a 4-1 vote.

The PC report documentation, and written comments for this project are available here: County of El Dorado - File #: 26-0785 and the recording of the public hearing is available here: https://eldorado.granicus.com/player/clip/2607?view_id=2&redirect=true These are part of the record on appeal.

The original M5 Subdivision for 10 residential lots was approved by the PC on July 12, 2007 (TM01-1381), but the applicant did not record the final map with the Board prior to the 2023 expiration date.

An interim M5 Subdivision proposal was received in 2024 for 20 lots (TM24-0001,PD24-0001, Z24-0001), which necessarily included a rezone request, and was recommended for denial by the PC based on the following findings: a. The project is not consistent with the specific plan, b. The requested increased density is not appropriate for the area, and c. There are concerns of compatibility between the project and the existing neighborhood. The PC determined these findings for denial at the March 13, 2025 public hearing, with a 3-1 vote (Legistar 25-0387). At the Board of Supervisors, the Board deliberated the request but did not reach a consensus and the decision on the proposal was reverted to the recommendation made by the Planning Commission, which was project denial. Therefore, the 20-lot M5 Subdivision proposal was denied without prejudice on July 29, 2025 (Legistar 25-1214).

General Overview of Appeals

Appellants' arguments from three (3) separate submittals; **A) TM-A26-0001** (Getz), **B) TM-A26-0002** (Kinghorn), and **3) TM-A26-0003** (McCann) roughly fall into the following four (4) categories:

- Approximately 40% are associated with a vacant property owned by El Dorado Hills Community Service District (EDHCSD): Lot H within Serrano Village J7.
- Approximately 30% express concerns about either the review process, prior approval, and/or state regulations.
- Approximately 20% relate to the DOT review process and/or Condition #30 for an all-way stop to be constructed prior to final map.

- The remaining approximate 10% are associated with the California Environmental Quality Act (CEQA).

The 10 units associated with this proposal for Serrano Village M5 would decrease the total number of remaining undeveloped units for EDHSP to 199 future single-family lots. The full Serrano EDHSP buildout is anticipated to equal approximately 4,765 units, substantially less than was analyzed in the EDHSP Environmental Impact Report (EIR). Serrano Village M5 is in the northwest corner of EDHSP, is the last of the M Villages to be constructed and is approximately two (2) miles northwest of Serrano Village J7 (Attachment H4, Exhibit S).

Serrano Village J7 is a 65-lot, fully built subdivision that abuts the eastern edge of Bass Lake Regional Park property. The 2020 approval of Serrano Village J7 coincided with a condition to resolve plans for a 12.5-acre proposed park site (Lot H). The only way in which these Serrano Villages J7 and M5 are linked is that they were both included in the 1988 EDHSP. Because nearly half of the arguments raised among three (3) appeals are focused on this topic, following are details for the Serrano Village J7 timeline, with excerpts of Board direction and the subsequent 2020 three-party agreement:

Serrano Village J7 Review Timeline:

- 10/24/2019 Planning Commission approved TM18-1536/ PD18-0005 (Legistar 19-1171)
- 02/11/2020 Board of Supervisors denied appeal TM-A19-0001 (Legistar 19-1714)
- 05/04/2021 Board of Supervisors approved Final Map (Legistar 21-0695)

Serrano Village J7 Action Text of the 2/11/2020 Board Hearing:
Supervisor Veerkamp re-opened the public hearing from February 4, 2020 and after public and staff input closed the hearing. A motion was made by Supervisor Hidahl, seconded by Supervisor Novasel to Deny the Appeal thereby upholding the PD October 24, 2019 approval with the following additional conditions:

2) Item 50 - Prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County providing for dedication of the 12.5 acre Village J, Lot H park site to the EDHCSD and assignment to the EDHCSD of rights to CFD funds, up to the remaining amount available for park construction pursuant to the Public Improvement Financing Plan, for use by the EDHCSD toward construction of the 12.5 acre Village J, Lot H park.[…]

Excerpt from the Lot H Fully Executed Park Agreement:
Whereas, after discussions among the parties hereto, and in an effort to provide the EDHCSD the ability to acquire the Village J Park property earlier than would otherwise occur, to provide the EDHCSD with the ability to construct the Village J park itself, to provide the EDHCSD the opportunity to directly access CFD 1992-1 Funding for the Village J Park through the County, to determine the amount of CFD 1992-1 funding that will be made available therefor, to document Serrano's satisfaction of Condition 51 (*sic*) imposed upon its Village J7 tentative map and to memorialize Serrano's complete fulfillment of parkland dedication and park construction

obligations contained within the Specific Plan, Development Agreement and Public Improvements Financing Plan, and to secure the consent and cooperation of the County with respect to all of the above, the parties desire to enter into this Agreement. (Attachment H, Exhibit L).

A. Appeal Filed: TM-A26-0001 (Getz)

On May 20, 2026, appeal TM-A26-0001 (Attachment A) was submitted in a timely manner by Dean Getz. As stated in the appeal, the appellant is appealing the PC's approval of the Tentative Subdivision Map for Serrano Village M5 (10 lots) and its associated CEQA environmental findings.

The following are the appellant's list of five (5) considerations that the appellant included with their Appeal Form (Attachment A):

1. The Appellant believes the Planning Commission's approval violates the California Environmental Quality Act (CEQA)-specifically the mitigation oversight mandates of Public Resources Code§ 21081.6 (AB 3180). The Commission approved this map based on a legally defective environmental baseline. The County has systematically failed to enforce the Specific Plan's statutory Mitigation Monitoring and Reporting Program regarding the Developer's acknowledged "turnkey park" obligation {as documented in the August 19, 2019, County Senior Planner memo entered into today's administrative record}.

   A.1. Staff Response: The Appellant references a memo focused on an outdated Serrano obligation to construct a park at the Serrano Village J Lot H location. The memo describes the then-anticipated Serrano construction of the park and discussion with El Dorado Hills Community Service District (EDHCSD). Subsequently, an agreement was signed on August 4, 2020 at the request of EDHCSD, and signed by Serrano Associates, and El Dorado County to dedicate the 12.5 acre Village J, Lot H park site to EDHCSD (Attachment H2, Exhibit L). This agreement was imposed as a condition upon the Village J7 tentative map approval at the Board of Supervisors on appeal February 11, 2020.

2. The Appellant believes because of this failure in statutory oversight, the Commission unlawfully allowed the Developer to retain unearned impact fee credits for a turnkey park they failed to construct. To justify this missing mitigation, the Commission relied upon a 2020 agreement between the Developer and the EDHCSD. This reliance is legally void; the CSD is not the CEQA Lead Agency and lacks the authority to unilaterally waive or alter a County-mandated mitigation.

   A.2. Staff Response: The County is a party to the three-party signed agreement signed on August 4, 2020. The 2020 Agreement was signed by EDHCSD, Serrano Associates, and El Dorado County to dedicate the 12.5-acre Village J, Lot H park site to the EDHCSD (Attachment A). The Agreement satisfied the parkland obligations of the Specific Plan and has not been ruled legally void.

Exhibit N

DEVELOPMENT IMPACT FEE REPORT

Fiscal Year Ended June 30, 2025

THE CITY OF BRENTWOOD
HERITAGE • VISION • OPPORTUNITY

150 City Park Way
Brentwood, CA 94513

purchased a new home in the City of Brentwood. The DIF Funds receive payment for these deferred development fees at a rate of 5% of the original deferral amount per year over 20 years. The General Fund is obligated to make the annual 5% payments unless the officer's employment with the City is terminated prior to full repayment of the deferred DIFs, at which time the remaining balance is immediately due and payable by the officer. The program is now closed to new applicants and will terminate once all of the existing loans have been paid. As of June 30, 2025, the gross repayment obligation to the Water DIF Fund totaled $3,185. During FY 2024/25, the Water DIF Fund received $1,425 in payments on deferred fees.

Receivable Fund	Balance June 30, 2024	Payoffs	Balance June 30, 2025
Water Development Impact Fee	$ 4,610	$ (1,425)	$ 3,185
Total	$ 4,610	$ (1,425)	$ 3,185

B. COMMERCIAL, OFFICE & INDUSTRIAL

In 2000, the City enacted a Deferred Fee Payment Program for development fees associated with commercial, office and industrial development. This program allows for the deferral of a portion of the Water, Roadway, Wastewater, and Community Facility DIFs. Highlights of the plan include payment of 10% of development fees at permit issuance with the remaining balance, including administrative and interest charges set at 4%, collected as a special assessment on the developer's property tax bill. In 2009, the program's repayment schedule was changed from ten years to five years. As of June 30, 2025, there is one developer with an outstanding agreement.

Developer	Receivable Fund	Principal Outstanding
Rodda Electric	Water DIF	$ 6,486
Rodda Electric	Roadway DIF	19,813
Rodda Electric	Wastewater DIF	6,658
Rodda Electric	Community Facilities DIF	48
	Total	$ 33,005

NOTE # 4 – DEVELOPMENT REIMBURSEMENTS

A. DEVELOPMENT REIMBURSEMENTS

The Subdivision Map Act requires the City enter into a reimbursement agreement when a developer constructs excess improvements. Per the reimbursement agreement, the City shall reduce the DIFs collected from the developer, in the form of DIF credits, for the costs associated with the design, financing, construction and installation of the excess improvements. The value of credits does not increase for inflation nor do they accrue interest. As of June 30, 2025 the total value of credits was $618,208, after a total of $614,770 was used as credits during FY 2024/25. Any unused credits from one development project may be transferred by a developer to another project located elsewhere in the City. Occasionally, credits exceed the fees attributable to the development and another development project is not available to which the excess credits can be transferred to. In these limited situations, the reimbursement agreement requires the City to make annual installment payments to the developer from like DIF funds and no other. Currently, there are two such outstanding agreements, as shown below:

Developer	Payable Fund	Credits Outstanding
Signature Homes	Parks and Trails DIF	$ 26,187
Lennar Homes	Water DIF	(2,088)
Lennar Homes	Wastewater DIF	(1,000)
Lennar Homes	Roadway DIF	(12,068)
Lennar Homes	Parks and Trails DIF	108,548
	Total	$ 119,579

NOTE # 5 – REFUNDS PAYABLE

A. REFUNDS OF DEVELOPER FEES

When the City no longer needs the funds for the purposes collected, or if the City fails to make required findings or perform certain administrative tasks prescribed by AB 1600, the City may be required to refund, on a prorated basis, to owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds. At this time, all fees being collected pursuant to the DIF Program have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing service areas to serve new development.