

Public Comment #16
Bos Recd. 3-3-25

From: Jeff Kernen <jkernen@edhcsd.org>
Sent: Monday, March 3, 2025 3:48 PM
To: BOS-Clerk of the Board
Cc: Barbara Biglieri
Subject: PA24-0009 Gateway El Dorado Conceptual Review Public Notice - Agency Comment Letter
Attachments: EDHCSD Comment Ltr_PA24-0009_Final.pdf

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Hello –

Please see the attached comment letter from the District.

Thank you,



EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

Jeff Kernen, MCRP

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March 3, 2025

Evan Mattes, County Planner
evan.mattes@edcgov.us
El Dorado County Planning and Building Department
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: PA24-0009 – GATEWAY EL DORADO CONCEPTUAL REVIEW PRE-APPLICATION
(Scott Hodson, Pacific Realty LP)

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request to review and comment on the above referenced project. The District has reviewed the information provided involving the applicant's request for a Pre-Application for an Initiation Hearing and conceptual review for a proposed new Specific Plan that would require amending the General Plan land use designation of a de-annexed portion of the El Dorado Hills Business Park (EDHBP) from the current Research and Development (R&D) to Approved Plan (AP), to include residential, commercial, recreational, park, and open space land uses. Below are the District's comments and conditions to be addressed in the project.

PER PROJECT APPLICATION

Pacific Realty LP requests an Initiation Hearing and conceptual review for a proposed new Specific Plan that would require amending the General Plan land use designation of a de-annexed portion of the El Dorado Hills Business Park (EDHBP) from the current Research and Development (R&D) to Approved Plan (AP), to include residential, commercial, recreational, park, and open space land uses. The property, identified by Assessor's Parcel Numbers 117-210-048, 117-210-049, 117-210-050, 117-210-054, 117-210-059, 117-210-060, 117-210-061, 117-210-069, 117-210-070 and 117-210-071, consisting of 97 acres, is located within the central portion of the existing EDHBP, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway in the El Dorado Hills area.

PARKLAND DEDICATION & IMPACT FEE REQUIREMENTS

District Policy 6110.10

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

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

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

PARKLAND DEDICATION AND DEVELOPMENT STANDARDS

District Policy 6110.10

Park dedication amounts shall be determined as a result of a calculation based on the legislated rate of 5 acres per 1000 population project yield. The population is calculated at the rate of 3.3 persons for single family subdivisions and 2.1 for multi-family subdivisions on a per dwelling unit basis.

District Policy 6110.20

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

District Policy 6110.30 and 6110.40

The amount of park land to be dedicated shall be calculated on the basis of the subdivision's dwelling unit yield as determined from the approved tentative map or the final map should the yield increase. Also, per District Policy 6110.40, staff shall inspect and evaluate all proposed park land dedications to determine the suitability of the subdivider's offering. **The District will confer jointly with the County to determine the amount of park land to be dedicated within the subdivision and its most suitable location. Please refer to District Policy 6110.60 regarding land suitability.**

The proposed tentative subdivisions, as identified in the Exhibit C&D Land Use Plan and Land Use and Zoning Summary Table in PA24-0009, creates a minimum of 30 multi-family dwelling units per acre that yields a population of 294 persons, and 48 dwelling units per acre that yields a population of 1,041 persons. **Using the 5 acres of parkland per 1,000 persons formula, the required park land dedication for GED to the EDHCSD would be a minimum of 1.47 acres of land to a maximum of 5.2 acres of land.** The applicant can also satisfy this requirement by way of Quimby fees paid in lieu of land dedication.

Specifically, the Exhibit D Land Use and Zoning Summary Table, **proposes 1.77 acres of parks** depicted in the Land Use Plan in Exhibit C. **This proposed amount of park acreage meets the requirement at the minimum number of dwelling units. However, at the maximum number of dwelling units the park land is 3.43 acres less than required. This requirement can be satisfied through additional parkland or Quimby fees paid in lieu of land dedication as described in District Policy 6110.20.** Section 4.4.1 Parks and Recreation describes the GED Park Plan, which as described in Figures 4.9 and 4.10 includes a Creekside Promenade of two adjacent parcels. When determining the land to be dedicated to the District for parkland

dedication, we ask that you review District Policy 6110.60, which references minimum size, topography requirements, easement limitations, park type (village versus neighborhood park), and drainage. The District is excited to work with the applicant on this Parkland Dedication process. Please reach out to me to initiate this process. Any parkland dedication agreements must receive **Board of Director's review and approval** prior to acceptance and processing by the General Manager.

LAND SUITABLE FOR PARKLAND DEDICATION

District Policy 6110.60

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

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

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

DISTRICT BOUNDARY

Currently, none of the parcels are located in the District's Service Boundary. Considering this proposed development borders the existing service area for the District it is clear the District is best suited to provide Park and Recreation facilities and opportunities, as well as other District services. Surely the County recognizes the importance of providing service to this significant development and also recognizes the District is in the best position to provide services. Therefore, annexation into the District's boundary is requested to be required as a Condition of Approval. LAFCO has scheduled the District for a Municipal Service Review (MSR)/Sphere of Influence (SOI) Update in 2025.

COMMUNITY FACILITIES DISTRICT (CFD)

As a Condition of Approval, prior to the approval of the project's Final Map, creation of a new Community Facilities Districts (CFD) or annexation into the following CFD is required:

El Dorado Hills Community Services District Master CFD 2019-01

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

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

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

Best regards,

Jeff Kernen

Jeff Kernen
Principal Planner
El Dorado Hills Community Services District

From: Sue <generalmlm@yahoo.com>
Sent: Monday, March 3, 2025 3:55 PM
To: BOS-Clerk of the Board
Subject: Agenda Item 25-0262

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So, Pacific Realty (aka PacTrust) is again asking for a change in the Gateway El Dorado Specific Plan PA24-0009. How many more times will they ask for changes? This makes me wonder, will their plans be for the betterment of El Dorado Hills or our county. Or will they put in anything that is presently popular that will make them money, regardless of how it impacts the local communities or the wetlands. They could put in something that will not financially benefit EDC. And with the assistance of the Planning Department Head, they are being allowed to forego local, State, and Federal mandates. You need to ensure all the x's and t's are crossed before following the loosely interpreted advice of Karen Gardner. All of the necessary studies must be done. Her interpretations are giving PacTrust carte blanche. Feasibly, her direction can lose the county State and federal funding, set the county up for lawsuits, affect the quality of life in our region (and not just El Dorado Hills).

I am asking that the needs of the residents who live in this county be given top priority in this matter and not some out of state investor who changes it's direction at their whim.

Thank you.

Respectfully,
Sue Williams-Montgomery