

March 31, 2018



Joe Harn
El Dorado County
Auditor/Controller Department
360 Fair Lane
Placerville, CA 95667

In regards to: Funds needed from Index Code# 8963117; \$60,271.73

Dear Joe Harn,

Per our request dated February 13, 2018, please release funds from index code # 8963117, in the amount of \$60,271.73, for capital project expenditures through December 31, 2017. This reimbursement request is related to Bass Lake Hills Park, Promontory Bocce Ball Courts, Valley View Community Park, and 2% Project Administration Fee (October 2017 – December 2017) as approved by the El Dorado Hills Community Services District Board of Directors in the FY2017 and FY2018 Park Impact Fee Capital Projects budget, Nexus Study dated August 21, 2017, and Master Plan dated June 2016.

To assist you in locating and reviewing the pertinent documents associated with the District Board's findings and approvals for the aforementioned capital projects the following is provided to you:

FY 17/18 Budget, which includes the capital projects. Found on the District's website here:
http://eldoradohillscsd.org/images/board_of_directors/archive/2017/agendas/2017_06_08_bod_agenda_packet.pdf

Page 49-59 of budget and pages 282-292 of the June 2017 Board Meeting packet, cover the District's Capital projects.

FY 17/18 Budget Approval – Signed Minutes from June 2017 Board of Directors Meeting. Minutes may be found on the District's website here:
http://eldoradohillscsd.org/images/board_of_directors/archive/2017/minutes/2017_06_08_bod_minutes.pdf please see Item #19.

Nexus Study Update approved by District Board of Directors on November 12, 2015, found here
http://eldoradohillscsd.org/images/board_of_directors/archive/2015/agendas/11_12_2015_board_of_directors_packet.pdf see Item #15, and signed Minutes of meeting found here
http://eldoradohillscsd.org/images/board_of_directors/archive/2015/minutes/2015_1112%20signed_minutes.pdf

Prior to District Board review of this Nexus Study Update the El Dorado County Administrative Office, County Counsel, and County Planning/Building Services were notified of the planned update on October 22, 2015 via email. The signed Minutes were provided, at a minimum, via

email to the El Dorado County Administrative Office on January 11, 2016. Records will be provided upon request.

The District Board of Directors has approved a Nexus Update on January 11, 2018, see here http://eldoradohillscsd.org/images/board_of_directors/archive/2018/agendas/00.2018.01.11.Agenda_Combined_Packet_for_Posting.pdf and signed Minutes here http://eldoradohillscsd.org/images/board_of_directors/archive/2018/minutes/2018.01.11.signed_minutes.pdf. This update has also been submitted to the El Dorado County Administrative Office.

El Dorado Hills Community Services District Master Plan, found here <http://eldoradohillscsd.org/component/content/article/17-upcoming-events-blog/284-master-plan.html> and approved in June 2016, see here http://eldoradohillscsd.org/images/board_of_directors/archive/2016/agendas/2016.06.09.bod_agenda_packet.pdf and here http://eldoradohillscsd.org/images/board_of_directors/archive/2016/minutes/2016.06.09.bod_minutes.pdf

El Dorado Hills has seen significant growth since the previous CSD Parks and Recreation Facilities Master Plan (Plan) was completed in 2007 and is expected to see an increase of another 13,111 residents by 2035. The increase in population has placed an additional demand for public facilities and the aforementioned projects are being constructed to accommodate the new development within the community. Bass Lake Hills Park and Valley View Community Park are both new parks, and Promontory Bocce Ball Courts are an expansion to the existing facilities within the park to serve new residents. These projects, and the administration of them, are therefore funded at 100% Park Impact Fees.

When updating the Plan in 2016 the District sought community involvement, evaluated recreation trends and best practices, and reviewed past planning efforts to establish a future vision. The Master Plan is a guide and planning tool for the CSD to follow when prioritizing future projects. The projects for which the District has submitted this funding request are identified within the Master Plan as follows:

Bass Lake Hills Park, page 57

Table 11: Planned New Parks

Site	Size (acres)	Recommendation	Planning-Level Cost*
Neighborhood Parks			
East Ridge @ Valley View Neighborhood Park	2.20	Land has been acquired. Develop in accordance with Neighborhood Park design guidelines	\$949,000
Village Parks			
Bass Lake Hills Park	9.70	Acquire and develop in accordance with Village Park design guidelines	\$6,897,600
Sienna Ridge Sports Park	12.00	Develop in accordance with Village Park design guidelines. Land is anticipated to be dedicated.	\$8,094,000
		Total:	\$15,940,600

Bocce Ball Courts, pages 15, 28, 53 (see excerpts below)

This Master Plan establishes the goal of developing and maintaining diverse park and recreation facilities and program opportunities and provides recommendations for increasing the number and diversity of parks and programming in El Dorado Hills. Throughout the Master Planning process, community members emphasized the important role that the District's recreation facilities play in exercise, sports, recreation and social opportunities in El Dorado Hills. Stakeholders expressed the need for additional pool, sports fields, bocce ball courts, and senior center capacity. Community input revealed that El Dorado Hills and Promontory Community Parks are the most frequently used parks in the system. Residents value these large parks for their many and diverse features, including sports facilities and casual athletic opportunities, open spaces and well-maintained water features that can be enjoyed by all family members.

- B.9 Diversify the recreation opportunities provided in District parks, adding facilities such as bocce courts, a bike skills area/pump track, pickleball courts, exercise stations, a climbing structure, and new facility ideas suggested by the community as new trends emerge.

Table 7: Recommendations for Existing District Parks (cont.)

Site	Recommended Enhancements
Community Parks	
El Dorado Hills Community Park	Landscape renovation and sustainability enhancements, park amenity enhancements, major maintenance and reinvestment
Promontory Park	Landscape renovation and sustainability enhancements, park amenity enhancements, major maintenance and reinvestment

Valley View Community Park, page 58

Community Parks			
Community Park @ Valley View	51.36	Acquire and develop in accordance with master plan	\$47,917,520

Within the District's Nexus Study, David Taussig & Associates (DTA) includes an AB 1600 Nexus Test on page 10, Table 3, as depicted below:

TABLE 3
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

Public Park and Recreational Facilities AB 1600 Nexus Test	
Identify Purpose of Fee	Park and Recreational Facilities.
Identify Use of Fee	The design, acquisition, installation, and construction of public park and recreational facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New development will generate additional residents who will increase the demand for active and passive park and recreational facilities within the District. Land will have to be purchased and improved to meet this increased demand, thus a reasonable relationship exists between the need for park and open space facilities and the impact of development. Fees collected from new development will be used exclusively for park, recreational, and open space facilities identified here in Section IV.

The District would like the requested funds wired to our account at Umpqua Bank at your earliest convenience. Wire instructions are as follows:

Umpqua Bank
3880 El Dorado Hills Blvd.
El Dorado Hills, CA 95762

Bank Account # 4200580
Routing # 121141819

Should you have any questions in regards to this wire transfer please contact me at (916) 614-3233. Thank you for your assistance.

Sincerely,



Kevin A. Loewen
General Manager