



June 1, 2021

Kevin Loewen, General Manager
El Dorado Hills CSD
1021 Harvard Way
El Dorado Hills, CA 95762

Tiffany Schmid
Director of Planning and Building
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

RE: El Dorado Hills Specific Plan
Offer of Dedication - Natural Open Space

Dear Kevin and Tiffany,

Section 6.2.1 of the above-referenced Specific Plan, Section 3.2 of the Development Agreement for the Specific Plan and Section IV E4 of the Financing Plan for the Specific Plan contemplate that we offer to dedicate the natural open space portions of the Serrano project to the Community Services District and, if not accepted by the Community Services District, that we make the same offer to the County. This letter is a follow up to our enclosed letter dated July 13, 2016 in which we informally sought your interest in accepting the long term ownership and management of the natural open space.

Based on your declining interests in 2016, we have since worked in cooperation with the Serrano Owners' Association to develop an Open Space Management Plan (OSMP) that identifies the HOA as the intended long-term owner for the nearly 1,000 acres of open space, and details the necessary management objectives and expenses, should the CSD and the County continue to decline ownership. A draft OSMP was submitted to the El Dorado County Planning Department and the U.S. Army Corps of Engineers (USACE) in February 2021 for review. In a letter from Mel Pabalinas dated May 10, 2021, the Planning Department offered no additional comments or edits to the document and in an email from Tiffany dated May 21, 2021, the County has approved the OSMP. USACE offered several minor comments as summarized on the enclosed attachment, which have been incorporated into the Final OSMP.

This letter serves as our formal offer to dedicate the open space to one of your agencies and transmits a copy of the Final OSMP dated May 2021 for your reference in considering our offer. Note that the Final OSMP makes several references to the Serrano Owners' Association as the long-

SUITE 100

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Kevin Loewen and Tiffany Schmid
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term owner and manager, which presumes the CSD and the County have not changed their position since 2016. Should one of your agencies decide to accept our formal offer, the OSMP will need to be updated with the corresponding agency reference.

Please indicate your desire to accept or decline this formal offer by September 30, 2021.

I am happy to arrange a meeting to review the OSMP obligations with you and answer any questions you may have. I will call you in the next week to discuss this with you.

Best Regards,



Kirk Bone
Director of Government Relations

cc: Bill Parker, Serrano Associates, LLC
Kathryn Henricksen, Serrano Owners' Association

Enclosures:

Final Open Space Management Plan dated May 2021 (digital file)
Serrano letter dated July 13, 2016
CSD letter dated October 19, 2016
County letter dated October 28, 2016
County OSMP approval dated May 21, 2021

Summary of USACE Comments

1. List general expected cost of managing the site each year. Estimated annual costs of open space management are included in Attachment C to the document. There was one cost not displaying properly in the PDF, but it has been corrected so all costs are visible in the final PDF.
2. List fire department contact—who approves the fire management of the area. Contact information for the El Dorado Hills Fire Marshal has been added to Section 1.1.
3. Figures 2 & 3: Add acreage totals to legend by type. These maps have been updated as requested.
4. Page 15: Change in personnel—should tour open space with leaving manager with new one to have a smooth transition. Add: leaving manager will prepare a report that lists the status of the Open Space. Report will include a map of areas of concern for the new manager. This section has been updated to include language regarding a report describing the status of the open space and map of areas of concern.
5. Page 20: List/identify/commit to where the funding for the biological and cultural monitoring will come from. Section 3.3 describes that the funding for open space management will come from owner assessments (e.g. HOA dues). The operating and reserve budget for the Open Space management is estimated from the PAR (attachment C), plus any additional costs incurred during the previous year's management. These costs are then collected from the homeowner's on a monthly basis. The language in this section has been revised in attempts to make this process clearer.
6. Under 3.3.2 Task: #3: Add "Corps" Permit "SPK-1990-00625". This task has been updated to include the permit number.
7. Page 21: What's Master Owners Association? Thanks for catching this. The section has been updated to reference the SEDOA (Serrano El Dorado Owner's Association).
8. Section 5.1: Revegetate with native vegetation. The section has been adjusted accordingly. Additionally, Section 8.9 and Attachment G both describe the use of native vegetation in remediation and restoration activities within the open space.
9. Page 52: State how often trails will be monitored for invasive species or new introductions of plants. (Should be 2-4 times a year during different seasons.). The general inspections have been revised to occur 2x per year and include incidental observations of invasive plant species along trails and meandering transect throughout the Open Space areas.
10. Page 56: General Inspection: Says it will be done 2 times a year—add in that these inspections must be at least three months apart. The timeline for general inspections now indicates they shall be conducted 2x/yr, at any time of the year, at least 3 months apart.

11. Baseline Report, Figure 6: Add acreage total to legend of "Deed Restricted Area". *The map has been updated accordingly.*
12. Baseline Report: Add dates to the photographs in the report of when the pictures were taken. *Dates have been added to the photos plates.*



SERRANO

July 13, 2016

Mr. Steve Pedretti
Director of Community Development
El Dorado County
2850 Fairlane Drive
Placerville, CA 95667

Mr. Brent Dennis
General Manager
El Dorado County Community Services District
1021 Harvard Way
El Dorado Hills, CA 95762

Subject: El Dorado Hills Specific Plan – Open Space

Gentlemen:

Section 6.2.1 of the above-referenced Specific Plan, Section 3.2 of the Development Agreement for the Specific Plan and Section IV E4 of the Financing Plan for the Specific Plan contemplate that we offer to dedicate the Open Space portions of the Serrano project to the Community Services District and, if not accepted by the Community Services District, that we make the same offer to the County.

This letter is not a formal offer to dedicate, but an attempt to gauge your respective interest in accepting this dedication.

I will call you in the next week to discuss this with you.

Best regards,

Kirk Bone
Director of Government Relations

KB:dmc

cc: Dave Defanti, Assistant Director, Community Development Agency

SERRANO ASSOCIATES, LLC

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762

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OCT 19 2016

Mr. Kirk Bone
Director of Government Relations
4525 Serrano Parkway
El Dorado Hills, CA. 95762



Subject: El Dorado Hills Specific Plan Open Space Dedication

Dear Mr. Bone,

The El Dorado Hills Community Services District (District) is in receipt of the materials related to the Subject, as referenced in the August 19th letter. In conjunction with the information obtained during our meeting at your office on August 17th, it appears as though the Serrano Master HOA has the appropriate funding mechanism in place to meet the ongoing requirement for preservation of that open space.

The nature of our earlier meetings and conversations for this topic were primarily related to a potential offer of dedication to the District. In the event that the current funding mechanism were in some way transferable to the District the conversation for transferring maintenance & operations would then be viable.

Should you have additional questions please do not hesitate to contact me.

Cordially,

A handwritten signature in black ink that reads "Kevin A. Loewen".

Kevin A. Loewen
Interim General Manager



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

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 Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

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NOV 01 2016

October 28, 2016

Kirk Bone, Director of Government Relations
Serrano Associates, LLC
4525 Serrano Parkway
El Dorado Hills, CA 95762

Dear Mr. Bone:

We have reviewed your informal offer to dedicate the open space in Serrano to the County. At this time, El Dorado County has no interest in accepting the dedication of open space.

If you have any questions, please contact me at (530) 621-5369.

Sincerely,

Roger Trout
Division Director

RT:cmt

Andrea Howard

From: Tiffany Schmid <tiffany.schmid@edcgov.us>
Sent: Friday, May 21, 2021 12:49 PM
To: Kirk Bone
Cc: Andrea Howard; Robert Peters; Rommel Pabalinas
Subject: Re: Serrano Open Space Dedication

Yes.

Tiffany Schmid
Director, Planning and Building Department

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5132
tiffany.schmid@edcgov.us



On Fri, May 21, 2021 at 10:14 AM Kirk Bone <kbone@parkerdevco.com> wrote:

With your letter and final comments from the COE, I would like to begin the formal process of offering for dedication the Open Space. Can I represent in my offer of dedication that the County has approved the Open Space Management Plan? Thanks.

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