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Edcgov.us Mail - Letter for Planning Commission - RE: Central / Old Executive Golf Course

PC 5-27-21
Item #4
5 pages



Julie Saylor <julie.saylor@edcgov.us>

Letter for Planning Commission - RE: Central / Old Executive Golf Course

1 message

Brittany DiTonno <bditionno@edhcsd.org>
To: julie.saylor@edcgov.us
Cc: Kevin Loewen <kloewen@edhcsd.org>

Wed, May 26, 2021 at 9:32 AM

Good morning Ms. Saylor,

Attached you will find a letter from our Board President, Noelle Mattock, for the Planning Commissioners.

Note: I've blind copied the CSD Board and Kirk Bone of Parker Development on this message.

Thank you,

Brittany DiTonno

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Planning Commission Letter_RE Central and Clarification Points_2021.pdf
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May 25, 2021

El Dorado County Planning
ATTN: Planning Commission
2850 Fairlane Court
Placerville, CA 95667

RE: Central / Old Executive Golf Course

Dear El Dorado County Planning Commission,

With the Central El Dorado Hills Specific Plan application returning to the County Planning Commission it is important for the El Dorado Hills Community Services District (District) to ensure that certain statements and/or intent are clear to the Commission, the County Administration, the Board of Supervisors and the public at large.

Representatives from Parker Development recently presented to the El Dorado Hills Area Planning Action Committee (APAC), in which the following was stated by Mr. Kirk Bone:

"...What I wanted to share with you this evening is a couple of things.

If you'll remember back to the January 2020 planning commission hearing at the church, in my mind there was four things that we were going to have to work on before this project could resurface and get into another public conversation.

- 1) One is the VMT analysis which is in here now and I gave you the background on that. From our perspective as a developer, the news is good. The project meets, exceeds which is kind of interesting. The VMT level is less than the goal that the county established back in either October or November of last year. So that's good news for us.*
- 2) Second issue, box I had to check was to work with the community services district on an acquisition or some kind of joint use with them on the golf course, old executive golf course part of the project which is basically the serrano west side minus um the two existing villages in El Dorado Hills specific plan and I'm sure we'll have some questions on that. That would be lot, um let me get my notes out here, lot d1, c and d, which are kind of located along the uh adjacent to serrano village d1 that you'll see in the upper right hand corner of the land use maps.*

I think as most of you know, the CSD announced last fall that they had decided they had no interest in acquiring the property. I will tell you that was the culmination of um we had multiple meetings with the CSD through the winter and spring and summer of last year um and that's the decision they came to. So we can kind of check that box off at this point.

3) *The third issue was, there was a lot of conversation about no general plan amendment. Don't change the zoning, leave it the way it is and I think there was some confusion there. The general plan designation is open space but the underlying zoning is RFH which if you've had a chance to read means recreational facilities higher or fairly intense recreational uses. So, there's kind of two things going on and I think perhaps in the public's mind, they thought open space meant it would just be like it is today or something like that and that's not what the underlying zoning allows.*

There is a bit of history on that RFH zoning..."

Within item #2 (above), please allow the District to correct and clarify the statements made, and to implore the owner of the Old Executive Golf Course to provide additional information to the Commission and Public.

The District has remained consistently interested in acquiring the Golf Course property, also at a reasonable price or through dedication/donation to the public. The intent to acquire this land for the public was clearly conveyed in an Open Letter to the Community in November 2020, as found on the District's website and attached hereto.

https://www.eldoradohillscsd.org/programs_and_amp_activities/former_executive_golf_course.php

Mr. Bone expressed at the Planning Commission meeting in January 2020 that Parker Development would be interested in the land, i.e., Old Executive Golf Course, being purchased at a reasonable price. That message conveyed both a willing seller and that there would be a reasonable price. Through the ensuing ten (10) months the District attempted to engage in good faith with the seller. When it became clear that there was not a willing seller, we wrote the Open Letter to the Community. The District honors our obligations to keep land negotiations confidential and feels it would be inappropriate for the District to unilaterally unveil details of our negotiation. Those details are private unless both/all negotiating parties agree to make the information public. The District is very much interested in providing those details to the public, and is confident that the public could and should have access to that information. For this reason, the District will have all those details ready to distribute as soon as the other party – Parker Development – provides permission.

On the third point made by Mr. Bone, about the use of the land as 'Recreational Facilities High', this has been very clear to the District. As such, the District knew that if an acquisition occurred it should be prepared to have a spectrum of facility uses – everything from open space and trail, to a community center and aquatic facility. Thus, the District did in fact prepare concepts for several uses beyond purely open space and trails: Low Recreation Facility; Moderate Recreation Facility; High Recreation Facility. These concepts are attached to provide an illustrative sample, as well as an effortful example, of just how serious the District is about acquisition and that there is a clear understanding about the zoning and the use of the property currently.

Sincerely,



Noelle Mattock
El Dorado Hills CSD, Board President



November 19, 2020

Open Letter to the Community

Dear El Dorado Hills Residents,

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

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

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

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

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

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

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

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

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

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

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

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

Yours in Service,

Board of Directors

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