



PC 10/24/19
#6
Charlene Tim <charlene.tim@edcgov.us>
10 pages

Fwd: Vineyards at El Dorado Hills - Notice of Public Hearing - El Dorado Hills CSD Comments

Rommel Pabalinas <rommel.pabalinas@edcgov.us> Tue, Oct 22, 2019 at 7:50 AM
To: Charlene Tim <charlene.tim@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>
Cc: Evan Mattes <evan.mattes@edcgov.us>

Public comment for Vineyards.

----- Forwarded message -----

From: **Tauni Fessler** <tfessler@edhcsd.org>
Date: Mon, Oct 21, 2019 at 9:27 PM
Subject: Vineyards at El Dorado Hills - Notice of Public Hearing - El Dorado Hills CSD Comments
To: evan.mattes@edcgov.us <evan.mattes@edcgov.us>
Cc: Kevin Loewen <kloewen@edhcsd.org>, tiffany.schmid@edcgov.us <tiffany.schmid@edcgov.us>, Anne Novotny <anne.novotny@edcgov.us>, rommel.pabalinas@edcgov.us <rommel.pabalinas@edcgov.us>, Breann Moebius <breann.moebius@edcgov.us>

Good evening Evan –

As it relates to the Vineyards at El Dorado Hills project, planned to be heard at the El Dorado County Planning Commission this Thursday, October 24, please find the El Dorado Hills CSD’s comments to be included in the County’s review and consideration.

Included in this email are the following documents:

- o Letter dated 10-21-2019 – Vineyards Notice of Public Hearing Comment Letter (EDHCSD)
 - Attachment 1 – Letter dated 8-31-2017, Vineyards Comment Letter-Annexation-LAFCO (EDHCSD)
 - Attachment 2 – Letter dated 2-1-2019, Vineyards DEIR Comment Letter (EDHCSD)

Should you have any questions please do not hesitate to contact me. Thank you,

Tauni Fessler

Director of Parks & Planning

1021 Harvard Way, El Dorado Hills, CA 95762

office: 916.614.3236

mobile: **916.825.3691**

tfessler@edhcsd.org

www.edhcsd.org

10/23/2019

Edcgov.us Mail - Fwd: Vineyards at El Dorado Hills - Notice of Public Hearing - El Dorado Hills CSD Comments



 Find us on Facebook

Any opinions are my own and do not represent those of the El Dorado Hills Community Services District

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

--

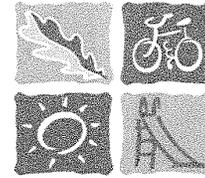
=====
Rommel (Mel) Pabalinas, Planning Manager (Current Planning Division)
El Dorado County Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

3 attachments

 **2019_10_21_Vineyards_Notice of Public Hearing_Comment Letter.pdf**
114K

 **Attachment 1_2017_08_31_Vineyards Comment Letter_Annexation-LAFCO.pdf**
478K

 **Attachment 2_2019_02_01_Vineyards_DEIR_Comment Letter.pdf**
115K



El Dorado Hills
Community Services District

October 21, 2019

Evan Mattes, Associate Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: **NOTICE OF PUBLIC HEARING - THE VINEYARDS AT EL DORADO HILLS
REZONE Z-16-0002 / Planned Development PD16-0001 / Tentative Subdivision Map
TM16-1528 (submitted by OMNI FINANCIAL, LLC)**

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the Notice of Public Hearing as it relates to the above referenced project. The District has provided comments to El Dorado County dating back to August 2017 regarding the development of the 42 single-family residential unit Vineyard Project and the impacts that the subdivision will have on District-owned and operated facilities and programs. The District continues to support the applicant's requests with the following comments:

Community Services District Purview for Parks, Recreation, and Quality of Life Elements

The El Dorado Hills Community Services District ("District") was formed on May 21, 1962 by County Board of Supervisors Resolution No. 98-62 and under Government Code §61600. Although the District has obvious powers related to parks and recreation, it has a broad and strong mission statement to: *"Enhance the quality of life for El Dorado Hills residents through innovative, responsible leadership and by providing superior services and facilities."*

In a letter dated February 1, 2019, the District made the following comments related to the DEIR review, *"The proposed project and its environmental impacts that were evaluated and disclosed in the DEIR will directly, indirectly, and cumulatively affect many elements and factors that contribute to the quality of life of residents within the CSD's service area. Accordingly, the District is seeking through this comment letter to obtain impact mitigation through annexation of the project area into the District's jurisdiction, and/or further analysis and discussion of certain important issues. For instance, an analysis addressing the impacts and mitigation of said impacts unto the District so that better-informed decisions and public participation on this proposed project may occur."*

The District is the local provider in the nearest proximity to the Vineyards Project that provides for certain quality of life elements, including parks and recreation services, senior enrichment services, refuse (garbage) services, telecommunications, and CC&Rs. In addition to those enabled authorities, the District represents the community of El Dorado Hills, specifically, legislatively for matters under the District's purview. New resident populations have recently been found to create an impact to the park and recreation system; a park and recreational facility capital impact of \$11,718 per single family home. That finding is supported by a Nexus Study, which has been approved by the El Dorado County Board of Supervisors on July 17,

2018. There are also other ongoing maintenance, replacement, and operational costs, i.e. impacts, associated with the District's services to the community beyond capital facilities. The Vineyards Project, by proximity to the District, and the lack of comparable services provided within the vicinity, is presenting many unmitigated and unaddressed impacts.

According to the Transportation Impact Study for the Vineyards at El Dorado Hills, dated November 11, 2016, (reference pages iii and 32), it is expected that the project will generate 474 total new daily trips, utilizing specific roadways, bikeways and pedestrian facilities that will connect the Vineyards project to schools, parks and other public facilities; public facilities that are District-owned and operated, and offer amenities and services that will be utilized by the approximate 140 residents that will be generated by the Vineyards project.

The District has previously commented to El Dorado County concerning annexation of the Vineyards Project. See the dated and signed letter from August 31, 2017 (attached). The Vineyards Project abuts the current boundaries of the District. At the time of this report, El Dorado County LAFCO is conducting a district municipal service review (MSR), with the Project area – and other areas nearby – under specific consideration for inclusion into the sphere of influence (SOI) of the District. It is more than likely that the Project area will be included into the SOI given the Project's proximity and need for Project residents to seek the services provided by the District.

Further, during the December 12, 2018 El Dorado Hills Area Planning Action Committee (APAC) meeting the Project was presented by the Project representatives, which included a question and answer portion. The District General Manager inquired of the Project representative, if there were any parks within the Project plan and what/who would be providing those facilities – Senior Services, community pool, public parks – because the County relies on the District for those parks and recreation provisions in this area. The Project representative, Mr. Sandberg, provided a response that conveyed an expectation that the District facilities would be utilized by the planned Project residents. It is District Staff's understanding that this meeting was recorded by the Project representatives. The meeting and discussion was open to the public, and attended by more than 20 residents, as well as County Planning staff. Given this assertion of impacts from the Project representatives, there appears to be sufficient cause for more than a "less than significant" impact created by this project.

In addition to the direct impacts to District facilities addressed above, the District would like to take this opportunity to comment on District Policy and Standards related to residential developments. In accordance with District Policy Series Number 6000, Facility Development including Guidelines for Parkland Dedication and Development Standards:

Parkland Dedication

All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay Quimby fees in-lieu thereof, or by District Board authorization, follow a combination of these alternatives. Dedication amounts shall be determined as a result of calculation based on the legislated rate, as outlined in El Dorado County Subdivisions Ordinance.

Development Standards

Should parkland be considered for dedication to the District, Development Standards outlined in District Policy 6110 details several aspects of development and design requirements related to land suitable for dedication as an active recreation site (parkland). The District requires a

conceptual park site design, demonstrative of the improvements proposed and their footprint within the proposed park site.

Preliminary review of site maps for this project identified wetlands/waterways, as well as a possible naturally occurring spring (seep). The District supports the preservation of such environmental elements, as they in-turn support the aesthetics, wildlife, and character of El Dorado Hills.

Separate of District Policy, the preservation of oak trees, open space, and ridgelines enhances the aesthetic character that defines El Dorado Hills, and supports all efforts for the Developer and County to maintain the maximum level of each.

Additional Project Considerations

A homeowners association ("HOA") needs to be formed to finance ongoing operation and maintenance of streetlights (if any), streetscape, and for open space management. The District recommends the creation of a shell Landscape and Lighting Assessment District for the 42-unit development, as a backup funding mechanism in the event the Homeowner's Association should fail to maintain the improvements to the District's standards.

We look forward to providing further comments throughout the planning review process. Should you have any questions or comments regarding the above, please contact me at (916) 614-3236.

Regards,

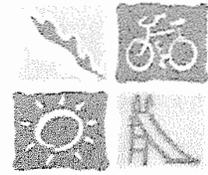
Tauni Fessler

Tauni Fessler
Director of Parks and Planning
El Dorado Hills Community Services District

Enclosures (2)

1. Letter dated August 31, 2017, District Comments to El Dorado County – Proposed Development Review of the Vineyards Project.
2. Letter dated February 1, 2019, District Comments to El Dorado County – DEIR Review for the Vineyards Project.

cc: El Dorado Hills Board of Directors



El Dorado Hills
COMMUNITY SERVICES DISTRICT

August 31, 2017

Rommel Pabalinas, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

**RE: THE VINEYARDS AT EL DORADO HILLS – APN 126-100-24
EL DORADO HILLS COMMUNITY SERVICES DISTRICT
PROPOSED DEVELOPMENT REVIEW**

Dear Mr. Pabalinas:

The El Dorado Hills Community Services District (District) appreciates this opportunity to review and comment on the above referenced project. The District generally supports the proposed development with the following comments:

The District has responsibility for park and recreation facilities and programs, enforcement of CC&R's and design review, street lighting, cable television and solid waste franchise management, landscape and lighting district formations and administration, bicycle and pedestrian trail connectivity and planning. The proposed project submitted for our review and comments is currently not in the District's territory, but will impact the District through use of parks and facility amenities.

Referencing the Municipal Service Review (MSR) by El Dorado County LAFCO, completed in 2012, it depicts the Vineyards at EDH development abutting the El Dorado Hills CSD boundary and could be considered within our Sphere of Influence (SOI) after the MSR update is complete. The District contends that annexation is warranted, and requests that the project not progress past the point at which LAFCO could perform the necessary review of such contention.

EDC.EDHCSD Comments.Vineyards at EDH.2018.08.31

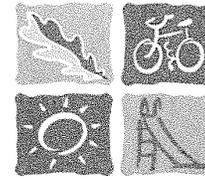
We look forward to providing further comments throughout the planning review process, and the District is available to the applicant to explore the particulars of an annexation. Should you have any questions or comments regarding the above, please contact me at (916) 614-3212.

Cordially,

A handwritten signature in black ink, appearing to read "Kevin A. Loewen". The signature is fluid and cursive, with the first name being the most prominent.

Kevin A. Loewen
General Manager
El Dorado Hills Community Services District

EDC.EDHCSD Comments.Vineyards at EDH.2018.08.31



El Dorado Hills
Community Services District

February 1, 2019

Evan Mattes, Associate Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

**RE: NOTICE OF AVAILABILITY OF THE VINEYARDS AT EL DORADO HILLS PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT SCH #2017102026**

The El Dorado Hills Community Services District appreciates this opportunity to respond to the request for comments on the above referenced project. The District supports the applicant's request for a Notice of Preparation of a Draft Environmental Impact Report with the following comments:

Community Services District Purview for Parks, Recreation, and Quality of Life Elements

The El Dorado Hills Community Services District ("District") was formed on May 21, 1962 by County Board of Supervisors Resolution No. 98-62 and under Government Code §61600. Although the District has obvious powers related to parks and recreation, it has a broad and strong mission statement to: "*Enhance the quality of life for El Dorado Hills residents through innovative, responsible leadership and by providing superior services and facilities.*" The proposed project and its environmental impacts that are evaluated and disclosed in the DEIR will directly, indirectly, and cumulatively affect many elements and factors that contribute to the quality of life of residents within the CSD's service area. Accordingly, the District is seeking through this comment letter to obtain impact mitigation through annexation of the project area into the District's jurisdiction, and/or further analysis and discussion of certain important issues. For instance, an analysis addressing the impacts and mitigation of said impacts unto the District so that better-informed decisions and public participation on this proposed project may occur.

Incomplete Analysis

The DEIR states in Section 3.10 "As described in the Initial Study prepared for the proposed project, with the addition of the proposed trails and open space and payment of applicable County fees, the proposed project will result in a **less than significant** impact to parks, and impacts to parks will not be discussed further in this EIR." However, the DEIR analyses are in respect to the County General Plan, which specifically addresses park and other quality of life element(s) goals. Goals that are accomplished by the District in the El Dorado Hills Community area.

The District is the local provider in the nearest proximity to the Vineyards Project that provides for certain quality of life elements, including parks and recreation services, senior enrichment services, refuse (garbage) services, telecommunications, and CC&Rs. In addition to those enabled authorities, the District represents the community of El Dorado Hills, specifically, legislatively for matters under the District's purview. New resident populations have recently

been found to create an impact to the park and recreation system; a park and recreational facility capital impact of \$11,718 per single family home. That finding is supported by a Nexus Study, which has been approved by the El Dorado County Board of Supervisors on July 17, 2018. There are also other ongoing maintenance, replacement, and operational costs, i.e. impacts, associated with the District's services to the community beyond capital facilities. The Vineyards Project, by proximity to the District, and the lack of comparable services provided within the vicinity, is presenting many unmitigated and unaddressed impacts within the DEIR.

The District has previously commented to El Dorado County concerning annexation of the Vineyards Project. See the dated and signed letter from August 31, 2017 (attached). The Vineyards Project abuts the current boundaries of the District. At the time of this report, El Dorado County LAFCO is conducting a district municipal service review (MSR), with the Project area – and other areas nearby – under specific consideration for inclusion into the sphere of influence (SOI) of the District. It is more than likely that the Project area will be included into the SOI given the Project's proximity and need for Project residents to seek the services provided by the District.

Further, during the December 12, 2018 El Dorado Hills Area Planning Action Committee (APAC) meeting the Project was presented by the Project representatives, which included a question and answer portion. The District General Manager inquired of the Project representative, if there were any parks within the Project plan and what/who would be providing those facilities – Senior Services, community pool, public parks – because the County relies on the District for those parks and recreation provisions in this area. The Project representative, Mr. Sandberg, provided a response that conveyed an expectation that the District facilities would be utilized by the planned Project residents. It is District Staff's understanding that this meeting was recorded by the Project representatives. The meeting and discussion was open to the public, and attended by more than 20 residents, as well as County Planning staff. Given this assertion of impacts from the Project representatives, there appears to be sufficient cause for more than a "less than significant" impact created by this project.

This Project presents specific and recognizable impacts for parks and recreation facilities, which are entirely unaddressed.

In addition to the environmental and quality of life elements addressed above, the District would like to take this opportunity to comment on District standard requirements related to residential developments. The proposed project is to be comprised of 42 single-family residential lots on 42.23 acres, five (5) open space lots totaling 65.58 acres, with a potential small-scale 25-acre vineyard to be planted on open space lots A, B, C, D.

In accordance with District Policy Series Number 6000, Facility Development including Guidelines for Parkland Dedication and Development Standards:

Parkland Dedication

All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay Quimby fees in-lieu thereof, or by District Board authorization, follow a combination of these alternatives. Dedication amounts shall be determined as a result of calculation based on the legislated rate, as outlined in El Dorado County Subdivisions Ordinance.

Development Standards

Should parkland be considered for dedication to the District, Development Standards outlined in District Policy 6110 details several aspects of development and design requirements related to land suitable for dedication as an active recreation site (parkland). The District requires a conceptual park site design, demonstrative of the improvements proposed and their footprint within the proposed park site.

Preliminary review of site maps for this project identified wetlands/waterways, as well as a possible naturally occurring spring (seep). The District supports the preservation of such environmental elements, as they in-turn support the aesthetics, wildlife, and character of El Dorado Hills.

Separate of District Policy, the preservation of oak trees, open space, and ridgelines enhances the aesthetic character that defines El Dorado Hills, and supports all efforts for the Developer and County to maintain the maximum level of each.

Additional Project Considerations

A homeowners association ("HOA") needs to be formed to finance ongoing operation and maintenance of streetlights (if any), streetscape, and for open space management. The District recommends the creation of a shell Landscape and Lighting Assessment District for the 42-unit development, as a backup funding mechanism in the event the Homeowner's Association should fail to maintain the improvements to the District's standards.

We look forward to providing further comments throughout the planning review process. Should you have any questions or comments regarding the above, please contact me at (916) 614-3236.

Regards,

Tauni Fessler

Tauni Fessler
Director of Parks and Planning
El Dorado Hills Community Services District

Enclosures (1)

1. Letter dated August 31, 2017, District Comments to El Dorado County – Proposed Development Review of the Vineyards Project